

IMPORTANT NOTICE

NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES

IMPORTANT: You must read the following disclaimer before continuing. The following disclaimer applies to the attached offering circular (the “offering circular”). You are advised to read this disclaimer carefully before accessing, reading or making any other use of the offering circular. In accessing the offering circular, you agree to be bound by the following terms and conditions, including any modifications to them from time to time, each time you receive any information from us as a result of such access.

CONFIRMATION OF YOUR REPRESENTATION: You have accessed the attached document on the basis that you have confirmed your representation to GLP Pte. Ltd. (formerly known as Global Logistic Properties Limited) (the “Issuer”) and to Citigroup Global Markets Singapore Pte. Ltd., Goldman Sachs (Singapore) Pte., Mizuho Securities Asia Limited and Mizuho Securities (Singapore) Pte. Ltd. (together, the “Dealers”) that (1) you consent to delivery of the offering circular and any amendments or supplements thereto by electronic transmission and (2) (i) you and any customers you represent are non-U.S. persons (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the “Securities Act”)) outside the United States and, to the extent you purchase the securities described in the offering circular, you will be doing so pursuant to Regulation S under the Securities Act, and (ii) the electronic mail address to which the offering circular has been delivered is not located in the United States.

The attached document has been made available to you in electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of transmission and consequently none of the Issuer, the Dealers and their respective affiliates, directors, officers, employees, representatives and agents or any other person controlling the Issuer, the Dealers or any of their respective affiliates accepts any liability or responsibility whatsoever in respect of any discrepancies between the document distributed to you in electronic format and the hard copy version. We will provide a hard copy version to you upon request.

ANY SECURITIES TO BE ISSUED UNDER THE PROGRAMME (AS DEFINED BELOW) TO WHICH THE OFFERING CIRCULAR RELATES HAVE NOT BEEN, AND WILL NOT BE, REGISTERED UNDER THE SECURITIES ACT, OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES OR OTHER JURISDICTION AND MAY NOT BE OFFERED OR SOLD IN THE UNITED STATES OR TO, OR FOR THE ACCOUNT OR BENEFIT OF U.S. PERSONS, UNLESS REGISTERED UNDER THE SECURITIES ACT OR PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO THE REGISTRATION REQUIREMENTS OF, THE SECURITIES ACT AND APPLICABLE U.S. STATE OR LOCAL SECURITIES LAWS.

YOU ARE NOT AUTHORISED TO AND YOU MAY NOT FORWARD OR DELIVER THE OFFERING CIRCULAR, ELECTRONICALLY OR OTHERWISE, TO ANY OTHER PERSON OR REPRODUCE SUCH OFFERING CIRCULAR IN ANY MANNER WHATSOEVER. ANY FORWARDING, DISTRIBUTION OR REPRODUCTION OF THIS DOCUMENT AND THE OFFERING CIRCULAR IN WHOLE OR IN PART IS UNAUTHORISED. FAILURE TO COMPLY WITH THIS DIRECTIVE MAY RESULT IN A VIOLATION OF THE SECURITIES ACT OR THE APPLICABLE LAWS OF OTHER JURISDICTIONS.

The offering circular does not constitute, and may not be used in connection with, an offer or solicitation in any place where offers or solicitations are not permitted by law. No action has been or will be taken in any jurisdiction by the Dealers or the Issuer that would, or is intended to, permit a public offering of the securities to be issued under the Issuer's US\$5,000,000,000 Euro Medium Term Note Programme (the “Programme”) to which the offering circular relates, or possession or distribution of the offering circular or any other offering or publicity material relating to any such securities, in any country or jurisdiction where action for that purpose is required. If a jurisdiction requires that the offering be made by a licenced broker or dealer and the Dealers or any affiliate of the Dealers is a licenced broker

or dealer in that jurisdiction, the offering shall be deemed to be made by the Dealers or such affiliate on behalf of the Issuer in such jurisdiction.

The attached offering circular is not a prospectus for the purposes of the European Union's Regulation (EU) 2017/1129.

IMPORTANT – EEA AND UK RETAIL INVESTORS

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the "EEA") or in the United Kingdom ("UK"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "MiFID II"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the Insurance Distribution Directive), as amended or superseded, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA or in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA or in the UK may be unlawful under the PRIIPs Regulation.

Reference in this section to Regulations or Directives include, in relation to the UK, those Regulations or Directives as they form part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 or have been implemented in UK domestic law, as appropriate.

NOTIFICATION UNDER SECTION 309B(1) OF THE SECURITIES AND FUTURES ACT (CHAPTER 289 OF SINGAPORE) – Unless otherwise stated in the pricing supplement in respect of any Notes, all Notes issued or to be issued under the Programme shall be prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

This document is for distribution only to persons who (i) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the "Financial Promotion Order"), (ii) are persons falling within Article 49(2)(a) to (d) ("high net worth companies, unincorporated associations etc.") of the Financial Promotion Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) in connection with the issue or sale of any securities may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as "**relevant persons**"). This document is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this document relates is available only to relevant persons and will be engaged in only with relevant persons.

You are reminded that you have accessed the offering circular on the basis that you are a person into whose possession the offering circular may be lawfully delivered in accordance with the laws of the jurisdiction in which you are located and you may not nor are you authorised to deliver this document, electronically or otherwise, to any other person. If you have gained access to this transmission contrary to the foregoing restrictions you will be unable to purchase any of the securities described therein. If you receive this document by e-mail, you should not reply by email to this announcement and you may not purchase any securities by doing so. Any reply e-mail communications, including those you generate by using the "Reply" function on your e-mail software, will be ignored or rejected. If you receive this document by e-mail, your use of this e-mail is at your own risk and it is your responsibility to take precautions to ensure that it is free from viruses and other items of a destructive nature.



GLP Pte. Ltd.

(a limited liability company incorporated in Singapore)

US\$5,000,000,000

EURO MEDIUM TERM NOTE PROGRAMME

Under the US\$5,000,000,000 Euro Medium Term Note Programme described in this Offering Circular (the “Programme”), GLP Pte. Ltd. (formerly known as Global Logistic Properties Limited) (the “Issuer”) may from time to time issue notes (the “Notes”) denominated in any currency agreed between the Issuer and the relevant Dealer (as defined below).

Notes may be issued in bearer or registered form (respectively “Bearer Notes” and “Registered Notes”). The maximum aggregate nominal amount of all Notes outstanding under the Programme will not at any time exceed US\$5,000,000,000 (or its equivalent in other currencies calculated as described herein), subject to increase as described herein.

An investment in Notes issued under the Programme involves certain risks. For a discussion of these see “Risk Factors”.

Application has been made to the Singapore Exchange Securities Trading Limited (the “SGX-ST”) for permission to deal in, and for the listing and quotation of, any Notes that may be issued pursuant to the Programme and which are agreed at or prior to the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any statements made or opinions expressed or reports contained in this Offering Circular. There is no assurance that the application to the SGX-ST for the listing and quotation of the Notes will be approved. Admission to the Official List of the SGX-ST and quotation of any Notes on the SGX-ST are not to be taken as an indication of the merits of the Issuer, the Programme or the Notes. Notice of the aggregate nominal amount of the Notes, interest (if any) payable in respect of the Notes, the issue price of the Notes and any other terms and conditions not contained herein which are applicable to each Tranche (as defined under “Terms and Conditions of the Notes”) of Notes will be set out in a pricing supplement (each a “Pricing Supplement”) which, with respect to Notes to be listed on the SGX-ST, will be delivered to the SGX-ST before the date of listing of Notes of such Tranche.

Each Series (as defined on page 8) of Notes in bearer form will be represented on issue by a temporary global note in bearer form (each a “Temporary Bearer Global Note”) or a permanent global note in bearer form (each a “Permanent Bearer Global Note”) (collectively, the “Bearer Global Note”). Each Series of Notes in registered form will be represented on issue by a registered global note (each, a “Registered Global Note”). Bearer Global Notes and Registered Global Notes (together with the Bearer Global Notes, the “Global Notes”) may be deposited on the issue date with a common depository on behalf of Euroclear Bank S.A./N.V. (“Euroclear”) and Clearstream Banking, S.A. (“Clearstream, Luxembourg”) or with a sub-custodian for the Central Moneymarkets Unit Service, operated by the Hong Kong Monetary Authority (the “CMU”). The provisions governing the exchange of interests in Global Notes for other Global Notes and definitive Notes are described in “Form of the Notes”.

The Programme provides that Notes may be listed or admitted to trading, as the case may be, on such other or further stock exchanges or markets as may be agreed between the Issuer and the relevant Dealer. The Issuer may also issue unlisted Notes and/or Notes not admitted to trading on any market. The relevant Pricing Supplement in respect of any Series will specify whether or not such Notes will be listed and, if so, on which exchange(s) the Notes are to be listed.

The Notes have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the “Securities Act”), or with any securities regulatory authority of any state or other jurisdiction of the United States, and the Notes may include bearer notes that are subject to U.S. tax law requirements. The Notes may not be offered or sold or, in the case of bearer notes, delivered within the United States. Accordingly, the Notes are being offered and sold only outside the United States in compliance with Regulation S under the Securities Act. For a description of certain restrictions on offers, sales and transfers of Notes and distribution of this Offering Circular see “Subscription and Sale”.

Tranches of Notes to be issued under the Programme will be rated or unrated. Where a Tranche of Notes is to be rated, such rating will not necessarily be the same as the rating assigned to Notes already issued.

Arrangers

**Citigroup Global Markets
Singapore Pte. Ltd.**

**Goldman Sachs
(Singapore) Pte.**

**Mizuho Securities (Singapore)
Pte. Ltd.**

Dealers

**Citigroup Global Markets
Singapore Pte. Ltd.**

**Goldman Sachs
(Singapore) Pte.**

**Mizuho Securities
Asia Limited**

**Mizuho Securities
(Singapore) Pte. Ltd.**

IMPORTANT NOTICE

To the best of the knowledge of the Issuer (having taken all reasonable care to ensure that such is the case) the information contained in this Offering Circular is in accordance with the facts and does not omit anything likely to affect the import of such information and the Issuer accepts responsibility accordingly.

Copies of each Pricing Supplement relating to Notes issued under the Programme will be available to Noteholders upon request from the registered office of the Issuer and the specified office of the Fiscal Agent.

This Offering Circular is to be read in conjunction with any supplement hereto and with all documents which are incorporated herein by reference. This Offering Circular shall be read and construed on the basis that such documents are incorporated in, and form part of, this Offering Circular and in relation to any Tranche of Notes shall be read and construed together with the relevant Pricing Supplement.

The Dealers have not independently verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Dealers as to the accuracy or completeness of the information contained or incorporated in this Offering Circular or any other information provided by the Issuer in connection with the Programme.

Subject as provided in the applicable Pricing Supplement, the only persons authorised to use this Offering Circular in connection with an offer of Notes are the persons named in the applicable Pricing Supplement as the relevant Dealer, the Managers or the person named in or identifiable in the applicable Pricing Supplement as the financial intermediaries (the “Financial Intermediaries”), as the case may be.

No person is or has been authorised by the Issuer to give any information or to make any representation not contained in or not consistent with this Offering Circular or any other information supplied in connection with the Programme or the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer or any of the Dealers.

Neither this Offering Circular nor any other information supplied in connection with the Programme or any Notes (i) is intended to provide the basis of any credit or other evaluation or (ii) should be considered as a recommendation by the Issuer or any of the Dealers that any recipient of this Offering Circular or any other information supplied in connection with the Programme or any Notes should purchase any Notes. Each investor contemplating purchasing any Notes should make its own independent investigation of the financial condition, results of operations and affairs, and its own appraisal of the creditworthiness, of the Issuer. Prospective investors should also read the detailed information set out elsewhere in this Offering Circular and in the Pricing Supplement of the relevant Tranche of Notes and reach their own views, based upon their own judgement and upon advice from such financial, legal and tax advisers as they have deemed necessary, prior to making any investment decision. Neither this Offering Circular nor any other information supplied in connection with the Programme or the issue of any Notes constitutes an offer of, or invitation by or on behalf of the Issuer or any of the Dealers to any person to subscribe for, or to purchase, any Notes.

Neither the delivery of this Offering Circular nor the offering, sale or delivery of any Notes shall in any circumstances imply that the information contained herein concerning the Issuer is correct at any time subsequent to the date hereof or that there has been no change in the affairs of the Issuer or the Issuer and its subsidiaries taken as a whole (the “Group”) since the date hereof or the date upon which this Offering Circular has been most recently amended or supplemented or that there has been no adverse change in the financial position of the Issuer or the Group since the date hereof or the date upon which this Offering Circular has been most recently amended or supplemented or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date indicated in the document containing the same. The Dealers expressly do not undertake to review the financial condition or affairs of the Issuer during the life of the Programme or to advise any investor in the Notes of any information coming to their attention.

This Offering Circular does not constitute an offer to sell or the solicitation of an offer to buy any Notes in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Offering Circular and the offer or sale of Notes may be restricted by law in certain jurisdictions. The Issuer and the Dealers do not represent that this Offering Circular may be lawfully distributed, or that any Notes may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer or the Dealers which is intended to permit a public offering of any Notes or distribution of this Offering Circular in any jurisdiction where action for that purpose is required. Accordingly, no Notes may be offered or sold, directly or indirectly, and neither this Offering Circular nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Offering Circular or any Notes may come must inform themselves about, and observe, any such restrictions on the distribution of this Offering Circular and the offering and sale of Notes. In particular, there are restrictions on the distribution of this Offering Circular and the offer or sale of Notes in the United States, the European Economic Area, the United Kingdom, Hong Kong, Singapore, The People's Republic of China ("China" or the "PRC") and Japan, see "Subscription and Sale".

The Notes have not been approved or disapproved by the U.S. Securities and Exchange Commission, any state securities commission in the United States or any other U.S. regulatory authority, nor has any of the foregoing authorities passed upon or endorsed the merits of the offering of Notes or the accuracy or the adequacy of this Offering Circular. Any representation to the contrary is a criminal offence in the United States.

In connection with the offering, any Dealers regulated by the Financial Conduct Authority ("FCA") are not acting for anyone other than the Issuer and will not be responsible to anyone other than the Issuer for providing the protections afforded to their clients nor for providing advice in relation to the offering.

This Offering Circular is not a prospectus for the purposes of the Regulation (EU) 2017/1129 (as amended or superseded, the "Prospectus Regulation").

IMPORTANT – EEA AND UK RETAIL INVESTORS

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the "EEA") or in the United Kingdom ("UK"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "MiFID II"); (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the "Insurance Distribution Directive"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA or in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA or in the UK may be unlawful under the PRIIPs Regulation.

This Offering Circular has been prepared on the basis that any offer of Notes in any Member State of the EEA and the UK will be made pursuant to an exemption under the Prospectus Regulation from the requirement to publish a prospectus for offers of Notes. Accordingly any person making or intending to make an offer in that Member State or the UK of Notes which are the subject of the offering contemplated in this offering circular may only do so to legal entities which are qualified investors as defined in the Prospectus Regulation, provided that no such offer of Notes shall require the Issuer or any of the Dealers to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation, in each case in relation to such offer.

Neither the Issuer nor the Dealers have authorised, nor do they authorise, the making of any offer of Notes to any legal entity which is not a qualified investor as defined in the Prospectus Regulation. Neither the Issuer nor the

Dealers have authorised, nor do they authorise, the making of any offer of Notes through any financial intermediary, other than offers made by the Dealers, which constitute the final placement of the Notes contemplated in this Offering Circular.

MiFID II product governance / target market – The Pricing Supplement in respect of any Notes may include a legend entitled “MiFID II Product Governance” which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a “distributor”) should take into consideration the target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels. A determination will be made in relation to each issue of the Notes about whether, for the purpose of the MiFID Product Governance rules under EU Delegated Directive 2017/593 (the “MiFID Product Governance Rules”), any Arranger subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arrangers nor any relevant Dealer nor the Managers nor any of their respective affiliates will be a manufacturer for the purposes of the MiFID Product Governance Rules. The Issuer makes no representation or warranty as to any manufacturer's or distributor's compliance with the MiFID Product Governance Rules.

References in this section to Regulations or Directives include, in relation to the UK, those Regulations or Directives as they form part of UK domestic law by virtue of the European Union (Withdrawn) Act 2018 or have been implemented in UK domestic law, as appropriate.

Notice to Prospective Investors in the United Kingdom

This document is for distribution only to persons who (i) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the “Financial Promotion Order”), (ii) are persons falling within Article 49(2)(a) to (d) (“high net worth companies, unincorporated associations etc.”) of the Financial Promotion Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) in connection with the issue or sale of any securities may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as “**relevant persons**”). This document is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this document relates is available only to relevant persons and will be engaged in only with relevant persons.

NOTIFICATION UNDER SECTION 309B(1) OF THE SECURITIES AND FUTURES ACT (CHAPTER 289 OF SINGAPORE) – Unless otherwise stated in the Pricing Supplement in respect of any Notes, all Notes issued or to be issued under the Programme shall be prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

In making an investment decision, investors must rely on their own examination of the Issuer and the terms of the Notes being offered, including the merits and risks involved. The Notes described herein have not been approved or disapproved by the United States Securities and Exchange Commission or any state securities commission or other regulatory authority in the United States, nor have any of the foregoing authorities passed upon or endorsed the merits of this offering or the accuracy or adequacy of this Offering Circular. Any representation to the contrary is unlawful.

None of the Dealers nor the Issuer makes any representation to any investor in the Notes regarding the legality of its investment under any applicable laws. Any investor in the Notes should be able to bear the economic risk of an investment in the Notes for an indefinite period of time.

PRESENTATION OF FINANCIAL AND OTHER INFORMATION

The Offering Circular contains the Group's audited consolidated financial statements for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 (the "Financial Statements"). The Group's consolidated financial statements for the financial year ended 31 March 2018 have been audited by KPMG LLP and prepared and presented in accordance with Singapore Financial Reporting Standards ("SFRS") and the Group's consolidated financial statements for the financial period from 1 April 2018 and 31 December 2018 and the financial year ended 31 December 2019 have been audited by KPMG LLP and prepared and presented in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)"). Unless the context otherwise requires, financial information in this Offering Circular is presented on a consolidated basis.

In November 2018, the Group changed its financial year end from 31 March to 31 December. Consequently, the financial period ended 31 December 2018 consisted of only nine months from 1 April 2018 to 31 December 2018. Furthermore, the Group has applied SFRS(I) 16 using the modified retrospective approach starting from 1 January 2019. However, the comparative information for the nine months from 1 April 2018 to 31 December 2018 has not been restated and continues to be reported under SFRS(I) 1-17 and SFRS(I) INT 4. As a result, the Group's financial information may not be comparable. Investors must therefore exercise caution when making comparisons against the Issuer's historical financial figures in light of the above.

Selected financial data from the Financial Statements are set out in the section entitled "Selected Consolidated Financial Information" of this Offering Circular. Such selected financial data should be read together with the relevant notes to the Financial Statements, where applicable, which are included in this Offering Circular.

Market data, industry forecasts and industry statistics in this Offering Circular have been obtained from both public and private sources, including market research, publicly available information and industry publications. Although the Issuer believes this information to be reliable, it has not been independently verified by the Issuer or the Dealers or their respective directors and advisors, and none of the Issuer nor the Dealers nor their respective directors and advisors makes any representation as to the accuracy or completeness of that information. In addition, third party information providers may have obtained information from market participants and such information may not have been independently verified. Furthermore, such market data, industry forecasts and industry statistics have been obtained prior to the outbreak of the COVID-19 pandemic and have not been updated to reflect the impact from the COVID-19 pandemic. See "Risk Factors—Risks Relating to the Group's Business and Operations—The outbreak of the COVID-19 disease is growing and its impact is uncertain and hard to measure but may cause a material adverse effect on the Group's business". Due to possibly inconsistent collection methods and other problems, such statistics herein may be inaccurate. Investors should not unduly rely on such market data, industry forecasts and industry statistics.

In this Offering Circular, all references to "US\$" and "U.S. dollars" are to United States dollars, the official currency of the United States of America (the "United States" or "U.S."), all references to "RMB" or "Renminbi" are to Renminbi, the official currency of the PRC, all references to "¥", "Yen" or "JPY" are to Japanese Yen, the official currency of Japan, all references to "BRL" are to Brazilian Real, the official currency of Brazil, all references to "Singapore dollars" and "S\$" are to Singapore dollars, the official currency of the Republic of Singapore, all references to "Indian Rupees" or "Rs." are to Indian Rupees, the official currency of India and all references to "€" or "Euro" are to the official currency introduced at the third state of the Economic and Monetary Union pursuant to the Treaty on European Union.

The Group's financial statements are published in U.S. dollars.

References to "PRC" and "China," for the statistical purposes of this Offering Circular, except where the context otherwise requires, do not include the Hong Kong Special Administrative Region of the PRC, the Macau Special Administrative Region of the PRC or Taiwan. "PRC government" or "State" means the central government of the PRC, including all political subdivisions (including provincial, municipal and other regional or local governments) and instrumentalities thereof, or, where the context requires, any of them.

Totals presented in this Offering Circular may not total correctly because of rounding of numbers.

VALUATIONS, PROPERTY VALUES AND GROSS FLOOR AREA/GROSS LEASABLE AREA

Valuations of the Group's interests in properties are included in this Offering Circular. These valuations reflect the market value of the properties at the date of valuation, being generally the estimated amount at which an asset would be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction. The methodologies used by the Issuer and each of the independent valuers (the "Independent Valuers") of the Group's property interests may differ, and are based on assumptions by the Issuer and the Independent Valuers of facts particular to that property.

Where valuations are performed by Independent Valuers, valuation reports generally provide that the Independent Valuers have relied on information provided by the entity owning the relevant property (which may not be the Issuer's subsidiary or an entity over which the Group has control), and that they do not take responsibility for the accuracy of the information.

A parcel of land in land reserve is not reflected as part of the Group's assets unless and until the relevant PRC subsidiary and/or a joint venture acquires the relevant parcel. For more information about the definition of "land reserve", see "Description of the Group – The Group's Portfolio – Portfolio Summary".

There can be no assurance that valuations and property values reflect accurately the value of the Group's property interests and that the Group's property interests will be realised at such values. See "Risk Factors – Risks Relating to the Group's Business and Operations – The valuations of the Group's logistics and warehousing facilities contain assumptions that may not materialise".

The gross floor area ("GFA") (in the case of the China Portfolio, the Japan Portfolio and the India Portfolio) and the gross leasable area ("GLA") (in the case of the Brazil Portfolio and the Europe Portfolio) of the Group's property interests are included in this Offering Circular. The Issuer determines GFA generally by reference to the built-up area of the property, excluding car park space, and determines GLA generally by reference to the total leasable rent area. For properties under development, the GFA or GLA (as the case may be) is based on the Issuer's estimation by reference to, among other things, construction plans, which may change. The GFA or GLA (as the case may be) of the Group's properties under development, in certain cases, is subject to final verification by survey and regulatory approval. For properties being repositioned, the GFA or GLA (as the case may be) is based on the current built-up area reflected in the title certificates or leasable area (as the case may be) as determined by the Issuer. For land held for future development and land reserve, the GFA or GLA (as the case may be) is assumed using certain planning parameters of the land, such as plot ratio and building coverage ratio. Unless otherwise expressly stated, the calculation of GFA or GLA (as the case may be) and the information derived from GFA or GLA amounts (e.g. weighted average contracted rental rate) set forth in this Offering Circular are based on 100.0 per cent. of the GFA or GLA (as the case may be) of the properties owned by the Issuer's subsidiaries, associates and joint ventures, and not just the Group's attributable interest in those properties. For more information about the GFA or GLA of properties held by the Issuer's subsidiaries, associates and joint ventures, see "Description of the Group – The Group's Portfolio – Portfolio Summary".

Various operation ratios of the Group's property interests with regard to completed properties are also included in this Offering Circular:

- "Lease ratio" means the total floor area contracted to be leased divided by the total net leasable area.
- "Average lease ratio" means the total floor area contracted to be leased over the relevant period divided by the total floor area available for lease over the same period.
- "WALE" means the weighted average lease expiry, or the average lease term remaining to expiry across the portfolio, weighted by leased space.

- “Weighted average lease terms (original)” means the sum of the product between each lease's floor area contracted to be leased and the full contractual term of the lease, divided by the total floor area leased.
- “Weighted average lease terms (remaining)” means the sum of the product between each lease's floor area contracted to be leased and the remaining term of the lease, divided by the total floor area leased.
- “Weighted average contracted rental rate” means, (i) in the case of properties in the Japan Portfolio and the Brazil Portfolio, the sum of the product between the floor area of each property contracted to be leased and the contracted rent plus common area maintenance fee per square metre per month, divided by the total floor area leased; (ii) in the case of properties in the China Portfolio, the sum of the product between the floor area of each property contracted to be leased and the contracted rent plus property management fee per sq.m. per day, divided by the total floor area leased; and (iii) in the case of properties in the Europe Portfolio and the India Portfolio, the sum of the product between the floor area of each property contracted to be leased divided by the total floor area leased.

CLASSIFICATION OF PROPERTIES

Prospective investors should note that the approach which the Issuer uses for classifying a property's development status may differ from that of independent valuers. The Issuer classifies the status of a property based on its internal definition of actual development start date and the estimated completion date and the commercial or business intention with which the property is or will be placed, whilst certain independent valuers may value and classify the status of a property based on its actual physical status/condition as at the date of valuation. As an example to illustrate this difference, if the Issuer had commenced construction on a site but then suspended construction because of adverse changes in the global economic outlook, the Issuer would treat the property as “Land held for future development”, while certain independent valuers may treat the property as “Property under development”.

Prospective investors should also note that any information derived from a particular category of properties such as the GFA or GLA (as the case may be) of the Group's completed and pre-stabilised portfolio in a particular city as a percentage of the total GFA or GLA (as the case may be) is calculated and presented based on the Issuer's classification of properties. Similarly, all derived information, such as the lease ratio, average lease ratio, weighted average lease term and weighted average contracted rental rate, are calculated and presented in the same way.

Notwithstanding the differences in the classification of properties, the total valuation of the Group's properties is not affected although the value of properties comprising a particular sub-category may be different because of the differences in classification described above.

STABILISATION

In connection with the issue and distribution of any Tranche of Notes, the Dealer or Dealers (if any) named as the stabilising manager(s) in the applicable Pricing Supplement (the “Stabilising Managers”) (or persons acting on behalf of any Stabilising Manager(s)) may over-allot Notes or effect transactions with a view to supporting the market price of the Notes during the stabilisation period at a level higher than that which might otherwise prevail. However, stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Notes is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the date the Issuer received the proceeds of the relevant Tranche of Notes and 60 days after the date of the allotment of the relevant Tranche of Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilising Manager(s) (or persons acting on behalf of any Stabilising Manager(s)) in accordance with all applicable laws and rules and will be undertaken at the offices of the Stabilising Managers (or persons acting on their behalf). Any loss of profit sustained as a consequence of any over-allotment or stabilising shall, as against the Issuer, be for the account of the Stabilising Manager(s).

FORWARD-LOOKING STATEMENTS

All statements other than statements of historical facts included in this Offering Circular, including, without limitation, those regarding the respective financial positions of the Issuer and the Group, their business strategy, plans and objectives of management for future operations (including their respective development plans and objectives relating to their businesses), are forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Issuer and the Group to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Issuer's and the Group's present and future business strategies and the environment in which the Issuer and the Group will operate in the future. Factors that could cause actual results, performance or achievements to differ materially include, but are not limited to, those discussed under “Risk Factors”. These forward-looking statements speak only as of the date of this Offering Circular. The Issuer expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any change in their respective expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

DOCUMENTS INCORPORATED BY REFERENCE

This Offering Circular should be read and construed in conjunction with each relevant Pricing Supplement, the most recently published audited annual accounts and any interim accounts (whether audited or unaudited) published subsequently to such annual accounts of the Issuer from time to time (if any) and all amendments and supplements from time to time to this Offering Circular, which shall be deemed to be incorporated in, and to form part of, this Offering Circular and such accounts, amendments and supplements shall be deemed to modify or supersede the contents of this Offering Circular to the extent that a statement contained in any such document is inconsistent with such contents. Copies of all such documents which are so deemed to be incorporated in, and to form part of, this Offering Circular will be available free of charge during usual business hours on any weekday (Saturdays and public holidays excepted) from the specified offices of the Paying Agents set out at the end of this Offering Circular.

References in this Offering Circular to “Dealers” are to Arrangers and to such additional persons that are appointed as dealers in respect of the whole Programme (and whose appointment has not been terminated) and all persons appointed as a dealer in respect of one or more Tranches.

Table of Contents

	Page
SUMMARY	1
SELECTED CONSOLIDATED FINANCIAL INFORMATION	4
OVERVIEW OF THE PROGRAMME	7
RISK FACTORS	12
TERMS AND CONDITIONS OF THE NOTES	50
FORM OF THE NOTES	88
USE OF PROCEEDS	92
CAPITALISATION AND INDEBTEDNESS	93
DESCRIPTION OF THE GROUP	94
STRUCTURE OF THE ISSUER	97
MANAGEMENT	139
CLEARANCE AND SETTLEMENT	147
TAXATION	149
PRC CURRENCY CONTROLS AND EXCHANGE RATES	156
SUBSCRIPTION AND SALE	159
FORM OF PRICING SUPPLEMENT	164
GENERAL INFORMATION.....	175
INDEX TO FINANCIAL STATEMENTS	F-1

SUMMARY

The Issuer is the holding company of the Group's portfolios of logistics and warehousing facilities located primarily in China, Japan, Brazil, Europe and India, as well as the asset management companies that manage these facilities. The Issuer was listed on the Main Board of the SGX-ST on 18 October 2010. On 30 November 2017, the shareholders of the Issuer approved the privatisation of the Issuer (the "Privatisation") by way of a scheme of arrangement. Upon completion of the scheme of arrangement on 22 January 2018, GLP Bidco Limited (formerly known as Nesta Investment Limited) and GLP Holdings L.P. became the Issuer's immediate holding company and ultimate holding company, respectively, and the Issuer was delisted from the Main Board of the SGX-ST.

The Group is a leading global investment manager and a business builder in logistics, real estate, infrastructure, finance and related technologies. These business activities are intertwined and, combined with the Group's size and scale, create "Network Effect" synergies, recycle capital for the best possible returns and provide the best solutions for its customers, allowing customers to seamlessly expand and optimise their distribution network in convenient warehouse locations.

The Group is one of the largest global investors and operators in logistics and real estate. It owns, manages and leases out an extensive network of 2,184 completed properties across China, Japan, Brazil, Europe and India within 665 GLP parks, with a combined GFA and GLA of approximately 40.1 million square metres as of 31 December 2019. The Group also has interests in an additional 7.1 million square metres of properties under development or being repositioned and approximately 14.2 million square metres of combined GFA and GLA under land held for future development as of 31 December 2019. In addition, the Group also has approximately 7.8 million square metres of GFA under land reserve in China as of 31 December 2019. Japan and China are Asia's two largest economies and China is one of Asia's largest logistics markets. In addition, Brazil is one of Latin America's fastest growing logistics markets. The Group's early mover advantage in these markets has allowed it to establish its presence in strategically located sites across key gateway cities in these countries. In 2015 and 2017, the Group expanded into United States and Europe, respectively, and in 2018, the Group entered the Indian market by establishing a strategic joint venture with IndoSpace, the pioneer and largest provider of modern industrial and logistics real estate in India. In September 2019, the Group disposed of 179 million square feet of urban infill logistics assets from three of the Group's U.S. funds for a consideration of US\$18.7 billion (the "U.S. Disposition"). As of 31 December 2019, the Group's network was spread across 95 cities in China, Japan, Brazil, Europe and India. See "Description of the Group – The Group's Portfolio". Each of the Group's parks is strategically located within key logistics hubs and near major seaports, airports, transportation hubs or industrial zones in the greater metropolitan areas of China, Japan, Brazil, Europe and India.

The Group is also a leading global fund manager, managing 21 investment vehicles (including one real estate investment trust listed on the Tokyo Stock Exchange) representing an aggregate of US\$50.7 billion of assets under management when fully leveraged and invested across the real estate and private equity segments as of 31 December 2019. The Group's fund management platform is one of the largest in the world and continues to be an important source of growth and vehicle for capital recycling for the Group.

For the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019, the Group had revenue of US\$975.7 million and US\$1,451.6 million, respectively. The Group recorded a net profit of US\$2,347.9 million for the financial period from 1 April 2018 to 31 December 2018 and a net profit of US\$1,855.9 million for the financial year ended 31 December 2019. As at 31 December 2018 and 31 December 2019, the total assets of the Group amounted to US\$30,494.9 million and US\$34,595.4 million, respectively.

The Group's Strengths

- The Group is a leading global investment manager and a business builder in logistics, real estate, infrastructure, finance and related technologies
- Leadership in leading and growing global economies

- Prudent financial management and strong balance sheet with defensive growth
- Global scale of operation that maximises the “Network Effect”
- High quality properties with strong lease profile
- Well-established brand and reputation
- Proven operational and investment track record
- Strong corporate governance framework and experienced management team
- Fully integrated developer, operator and fund manager

The Group's Strategy

- Continue to secure well-located land sites within prime markets and develop projects to assemble large-scale logistics real estate portfolios
- Continue to provide customers with high quality and best-in-class logistics and warehousing facilities supported by a technology-led logistics ecosystem
- Strengthen the Group's market leadership position and capitalise on significant market opportunities
- Increase economies of scale
- Strategically recycle capital to create and enhance shareholder value
- Leverage and continue to build the Group's strong recurring income
- Continue to maintain prudent and disciplined financial management and liquidity position
- High priority on operating and governing in accordance with best business practices standards
- Maximise risk-adjusted returns for our partners globally

Recent Developments

Agreement to acquire Goodman Group’s Central and Eastern Europe logistics real estate portfolio

On 13 March 2020, the Group entered into an agreement to acquire Goodman Group’s Central and Eastern Europe logistics real estate portfolio for a purchase price of €1 billion (approximately US\$1.1 billion), subject to regulatory approval. The Group expects to finance the transaction with a combination of cash on hand and proceeds from additional indebtedness. The transaction involves 2.4 million square feet of logistics assets spread across Poland, Czech Republic, Slovakia and Hungary. The acquisition would expand the Group’s European presence to ten countries, and allow it to bring a number of new customers in to its business and better support its existing customers with their expanding supply chain requirements in Poland, Czech Republic, Slovakia and Hungary. Upon completion of the transaction, an approximately 40-person team from Goodman Group’s Central and Eastern Europe will join the Group’s European team to support the Group’s growth across Europe. The completion of the transaction is subject to a number of customary closing conditions and there can be no assurance that it will be completed. No pro forma financial information relating to this transaction has been provided in the Offering Circular.

Participation in take-private bid for Li & Fung Limited

On 20 March 2020, it was announced that a consortium comprised of the Fung Family and the Group submitted an offer to acquire and privatize by way of a scheme of arrangement Li & Fung Limited, a Hong Kong-

based merchandise supply chain company currently listed on the Hong Kong Stock Exchange (the “Offer”). Under the terms of the Offer, 5,778,319,530 ordinary shares of Li & Fung Limited which are not held by the Founder Group (as defined below) would be cancelled in exchange for a cancellation price of HK\$1.25 per share as part of a scheme of arrangement under Bermuda law resulting in Golden Lincoln Holdings I Limited (the “Offeror”) becoming the holding company of Li & Fung Limited. A total amount of HK\$7.2 billion (approximately US\$931 million) in cash would be required to implement the Offer, which would be funded by the Group through its external debt financing and/or internal resources. The Offer is subject to a number of customary conditions, including shareholder and court approval of the scheme of arrangement as well as regulatory approvals, and there can be no assurance that it will be successfully completed. The Group expects to finance the transaction with a combination of cash on hand and proceeds from additional indebtedness.

If the Offer is successfully completed, a group of entities directly or indirectly controlled by Dr. William Fung Kwok Lun and Dr. Victor Fung Kwok King (the “Founder Group”) will hold 60 per cent. of the voting shares in a holding company that wholly owns the Offeror (the “Holdco”), and the Group will hold the remaining 40 per cent. of the voting shares in the Holdco and 100 per cent. of the non-voting shares in the Holdco. As a result of the above arrangement, the Group will hold an “effective economic ownership” of 67.7 per cent. in Li & Fung Limited. No pro forma financial information relating to this transaction has been provided in the Offering Circular.

Acquisition of 50 per cent. stake in China Merchants Capital

In early April, the Group entered into an investment partnership with China Merchants Group (“CMG”) and acquired 50 per cent. equity interest in China Merchants Capital (“CMC”), which is CMG’s private equity investment vehicle. Thereafter, CMC became a joint venture of the Group. The Group has subscribed for RMB1 billion (approximately US\$143 million) of the newly issued share capital of CMC at the consideration of RMB4,762.7 million (approximately US\$683 million), and plans to provide loans not exceeding RMB3,730 million (approximately US\$535 million) to support CMC’s daily operations. The Group expects to finance the transaction with a combination of cash on hand and proceeds from additional indebtedness. The Group’s global presence is expected to help CMC strengthen its ability to raise capital from global investors and operate in domestic and overseas markets. Under this partnership, the Group and CMC will co-manage CMC’s existing RMB 270 billion (approximately US\$38 billion) assets under management and will leverage each other’s network of domestic and international investors to collaborate on the development of new funds. CMC will manage the day-to-day operations and the Group will be overseeing the formation of new funds and key investment decisions. No pro forma financial information relating to this transaction has been provided in the Offering Circular.

The COVID-19 Pandemic

See “Risk Factors—Risks Relating to the Group’s Business and Operations—The outbreak of the COVID-19 disease is growing and its impact is uncertain and hard to measure but may cause a material adverse effect on the Group’s business”.

SELECTED CONSOLIDATED FINANCIAL INFORMATION

The following tables set forth the selected consolidated financial information of the Group as at and for the periods indicated.

The selected audited consolidated financial information of the Group as of and for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 have been derived from the Financial Statements included in this Offering Circular which have been audited by KPMG LLP, and should be read together with the Financial Statements and the notes thereto.

The Group's financial statements are reported in U.S. dollars. The Group's consolidated financial statements for the financial year ended 31 March 2018 contained in this Offering Circular have been prepared and presented in accordance with SFRS and the Group's consolidated financial statements for the financial period from 1 April 2018 and 31 December 2018 and for the financial year ended 31 December 2019 contained in this Offering Circular have been prepared and presented in accordance with SFRS(I).

In November 2018, the Group changed its financial year end from 31 March to 31 December. Consequently, the financial period ended 31 December 2018 consisted of only nine months from 1 April 2018 to 31 December 2018. Furthermore, the Group has applied SFRS(I) 16 using the modified retrospective approach starting from 1 January 2019. However, the comparative information for the nine months from 1 April 2018 to 31 December 2018 has not been restated and continues to be reported under SFRS(I) 1-17 and SFRS(I) INT 4. As a result, the Group's financial information may not be directly comparable. Investors must therefore exercise caution when making comparisons against the Issuer's historical financial figures in light of the above.

On 26 September 2019, the Issuer completed the sale of 179 million square feet of urban, infill logistics assets from three of the Group's U.S. funds, namely GLP US Income Partners I, GLP US Income Partners II and GLP US Income Partners III, to the Blackstone group ("Blackstone") for a consideration of US\$18.7 billion (the "U.S. Disposition"). No pro forma financial information relating to the U.S. Disposition, the assets of which comprise substantially all of the U.S. Portfolio, has been provided in the Offering Circular.

SELECTED CONSOLIDATED INCOME STATEMENT INFORMATION

	For the year ended 31 March 2018	For the period from 1 April 2018 to 31 December 2018	For the year ended 31 December 2019
	US\$ (in thousands)		
Revenue.....	1,179,933	975,700	1,451,602
Other income	9,464	53,971	186,636
Property-related expenses.....	(188,532)	(152,733)	(226,081)
Cost of goods and other financial services cost.....	(149,147)	(70,491)	(25,857)
Other expenses	(379,144)	(247,556)	(447,958)
	472,574	558,891	938,342
Share of results (net of tax expense) of associates and joint ventures.....	480,138	405,894	426,571
Profit from operating activities after share of results of associates and joint ventures.....	952,712	964,785	1,364,913
Net finance costs	(51,367)	(458,053)	(471,341)
Non-operating income	27,035	198,240	426,839
Profit before changes in fair value of subsidiaries' investment properties.....	928,380	704,972	1,320,411
Changes in fair value of investment properties	1,719,731	2,467,482	1,193,643
Profit before tax.....	2,648,111	3,172,454	2,514,054

	For the year ended 31 March 2018	For the period from 1 April 2018 to 31 December 2018	For the year ended 31 December 2019
	US\$ (in thousands)		
Tax expense.....	(569,409)	(824,515)	(658,142)
Profit from continuing operations.....	2,078,702	2,347,939	1,855,912
Discontinued operation			
Profit from discontinued operations (net of tax).....	1,450	–	–
Profit for the year/period.....	2,080,152	2,347,939	1,855,912
Profit attributable to:			
Owners of the Company.....	1,312,276	1,438,685	1,256,317
Non-controlling interests.....	767,876	909,254	599,595
Profit for the year/period.....	2,080,152	2,347,939	1,855,912

SELECTED STATEMENT OF FINANCIAL POSITION INFORMATION

	As at 31 March 2018	As at 31 December 2018	2019
	US\$ (in thousand)		
Non-current assets			
Investment properties	18,497,429	19,481,683	21,275,620
Subsidiaries	–	–	–
Associates and joint ventures	3,251,749	4,366,690	4,419,731
Deferred tax assets.....	11,879	19,649	21,861
Property, plant and equipment.....	19,232	22,198	235,643
Intangible assets	474,303	445,038	438,052
Other investments.....	1,483,046	1,481,794	1,894,056
Other non-current assets	509,956	736,450	375,920
	<u>24,247,594</u>	<u>26,553,502</u>	<u>28,660,883</u>
Current assets			
Trade and other receivables.....	1,376,188	2,265,764	3,478,891
Cash and cash equivalents.....	1,235,736	988,369	1,004,174
Asset classified as held for sale	1,684,966	687,224	1,451,482
	<u>4,296,890</u>	<u>3,941,357</u>	<u>5,934,547</u>
Total assets	<u>28,544,484</u>	<u>30,494,859</u>	<u>34,595,430</u>
Equity attributable to owners of the Company			
Share capital	6,305,266	5,638,589	5,538,589
Reserves	4,214,654	4,628,762	5,274,440
	<u>10,519,920</u>	<u>10,267,351</u>	<u>10,813,029</u>
Non-controlling interests.....	5,867,562	6,107,073	7,596,293
Total equity	<u>16,387,482</u>	<u>16,374,424</u>	<u>18,409,322</u>
Non-current liabilities			
Loans and borrowings	4,384,447	7,351,561	9,336,929
Financial derivative liabilities	3,901	6,845	4,741
Deferred tax liabilities	1,776,582	2,021,089	2,350,528
Other non-current liabilities.....	259,986	201,552	274,396
	<u>6,424,916</u>	<u>9,581,047</u>	<u>11,966,594</u>
Current liabilities			
Loans and borrowings	3,508,081	2,725,818	1,836,377
Trade and other payables.....	2,191,079	1,323,167	1,539,195

	As at 31 March 2018	As at 31 December 2018	2019
	US\$ (in thousand)		
Financial derivative liabilities	2,108	1,176	23
Current tax payable.....	30,818	62,541	86,519
Liabilities classified as held for sale	–	426,686	757,400
	<u>5,732,086</u>	<u>4,539,388</u>	<u>4,219,514</u>
Total liabilities	<u>12,157,002</u>	<u>14,120,435</u>	<u>16,186,108</u>
Total equity and liabilities	<u>28,544,484</u>	<u>30,494,859</u>	<u>34,595,430</u>

SELECTED CONSOLIDATED STATEMENT OF CASH FLOWS INFORMATION

	For the year ended 31 March 2018	For the period from 1 April 2018 to 31 December 2018	For the year ended 31 December 2019
	US\$ (in thousands)		
Net cash from operating activities	134,931	275,581	827,003
Net cash from operating activities of discontinued operation	11,493	–	–
Net cash used in investing activities	(2,196,982)	(3,409,522)	(2,091,577)
Net cash used in investing activities of discontinued operation.....	(896,680)	–	–
Net cash from financing activities	2,910,102	2,970,980	1,353,757
Net cash from financing activities of discontinued operation	6,894	–	–
Net (decrease)/increase in cash and cash equivalents	(30,242)	(162,961)	89,183
Cash and cash equivalents at beginning of year/period	1,174,243	1,192,675	974,429
Effects of exchange rate changes on cash balances held in foreign currencies	48,674	(55,285)	(8,704)
Cash and cash equivalents at end of year/period ...	<u>1,192,675</u>	<u>974,429</u>	<u>1,054,908</u>

OVERVIEW OF THE PROGRAMME

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Offering Circular and, in relation to the terms and conditions of any particular Tranche of Notes, the applicable Pricing Supplement.

Words and expressions defined in “Terms and Conditions of the Notes” below shall have the same meanings in this overview.

Issuer	GLP Pte. Ltd.
Issuer Legal Entity Identifier (LEI)	254900PC2NNG9BLIJO15
Description	Euro Medium Term Note Programme
Size	Up to US\$5,000,000,000 (or the equivalent in other currencies at the date of issue) in aggregate nominal amount of Notes outstanding at any one time. The Issuer may increase the aggregate nominal amount of the Programme in accordance with the terms of the Programme Agreement.
Arrangers	Citigroup Global Markets Singapore Pte. Ltd. Goldman Sachs (Singapore) Pte. Mizuho Securities (Singapore) Pte. Ltd.
Dealers	Citigroup Global Markets Singapore Pte. Ltd. Goldman Sachs (Singapore) Pte. Mizuho Securities Asia Limited Mizuho Securities (Singapore) Pte. Ltd.
	The Issuer may from time to time terminate the appointment of any Dealer under the Programme or appoint additional dealers either in respect of one or more Tranches or in respect of the whole Programme. References in this Offering Circular to “Dealers” are to the persons listed above as Dealers and to such additional persons that are appointed as dealers in respect of the whole Programme (and whose appointment has not been terminated) and all persons appointed as a dealer in respect of one or more Tranches.
Fiscal Agent.....	Citicorp International Limited
Registrar.....	Citigroup Global Markets Europe AG
Paying Agent and Transfer Agent	Citibank, N.A., London Branch
Hong Kong Paying Agent and Lodging Agent	Citicorp International Limited
Method of Issue.....	The Notes will be issued on a syndicated or non-syndicated basis. The Notes will be issued in series (each a “Series”) having one or more issue dates and on terms otherwise identical (or identical other than in respect of the first payment of interest), the Notes of each Series being intended to be interchangeable with all other Notes of that Series. Each Series may be issued in tranches (each a “Tranche”) on the same or different issue dates. The specific terms of each Tranche (which will be completed, where necessary, with the relevant terms and conditions and, save in respect of the issue date, issue price, first payment of interest and nominal amount of

the Tranche, will be identical to the terms of other Tranches of the same Series) will be completed in the pricing supplement (the “Pricing Supplement”).

Issue Price	Notes may be issued at their nominal amount or at a discount or premium to their nominal amount.
Partly Paid Notes	Partly-paid Notes may be issued, the issue price of which will be payable in two or more instalments.
Form of Notes.....	The Notes may be issued in bearer form or in registered form as described in “Form of the Notes”.
Initial Delivery of Notes	On or before the issue date for each Tranche, the Bearer Global Note representing Bearer Notes or the Registered Global Note representing Registered Notes may be deposited with a common depositary for Euroclear and Clearstream, Luxembourg or deposited with a sub-custodian for the CMU or any other clearing system or may be delivered outside any clearing system provided that the method of such delivery has been agreed in advance by the Issuer, the Fiscal Agent and the relevant Dealer(s). Registered Notes that are to be credited to one or more clearing systems on issue will be registered in the name of, or in the name of nominees or a common nominee or a sub-custodian for, such clearing systems.
Currencies	Subject to compliance with all relevant laws, regulations and directives, Notes may be issued in any currency agreed between the Issuer and the relevant Dealer(s).
Maturities	Such maturities as may be agreed between the Issuer and the relevant Dealer(s), subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws, regulations or directives applicable to the Issuer or the relevant Specified Currency.
Specified Denomination	Notes will be in such denominations as may be specified in the relevant Pricing Supplement save that unless otherwise permitted by then current laws and regulations, Notes (including Notes denominated in sterling) which have a maturity of less than one year and in respect of which the issue proceeds are to be accepted by the Issuer in the UK or whose issue otherwise constitutes a contravention of section 19 of the Financial Services and Markets Act 2000 (“FSMA”) will have a minimum denomination of £100,000 (or its equivalent in other currencies). Notes to be admitted to trading on a regulated market situated or operating within the EEA or in the UK or to be offered to the public in the EEA or in the UK for the purposes of the Prospectus Regulation shall have the minimum denomination of €100,000 (or its equivalent in other currencies).
Currency Fallback.....	The applicable Pricing Supplement may provide that Currency fallback provisions apply, in which case, if by reason of certain circumstances as described in Condition 6(h) of the Terms and Conditions, the Issuer is not able, or it would be impractical for it, to satisfy payments in principal or interest (in whole or in part) in respect of Notes where the Specified Currency is Renminbi, when any payment on such Notes is due, the Issuer shall be entitled to satisfy its obligations in respect of such payment by

making such payment in U.S. dollars on the basis of the then prevailing exchange rate, as further described in the Terms and Conditions “Currency Fallback”.

Fixed Rate Notes

Fixed interest will be payable in arrear on such date or dates in each year specified in the relevant Pricing Supplement.

Floating Rate Notes

Floating Rate Notes will bear interest at a rate determined separately for each Series as follows:

- (i) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the 2006 ISDA Definitions (as published by the International Swaps and Derivatives Association, Inc., and as amended and updated as at the Issue Date of the first Tranche of the Notes of the relevant Series); or
- (ii) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service; or
- (iii) on such other basis as may be agreed between the Issuer and the relevant Dealer.

The margin (if any) relating to such floating rate will be agreed between the Issuer and the relevant Dealer for each Series of Floating Rate Notes.

Interest periods will be specified in the relevant Pricing Supplement.

Index Linked Notes.....

Payments of principal in respect of Index Linked Redemption Notes or of interest in respect of Index Linked Interest Notes will be calculated by reference to such index and/or formula or to changes in the prices of securities or commodities or to such other factors as the Issuer and the relevant Dealer may agree.

Dual Currency Notes

Payments (whether in respect of principal or interest and whether at maturity or otherwise) in respect of Dual Currency Notes will be made in such currencies, and based on such rates of exchange, as the Issuer and the relevant Dealer may agree.

Zero Coupon Notes

Zero Coupon Notes may be issued at their nominal amount or at a discount to it and will not bear interest.

Interest Periods and Interest Rates

The length of the interest periods for the Notes and the applicable interest rate or its method of calculation may differ from time to time or be constant for any Series. Notes may have a maximum interest rate, a minimum interest rate, or both. The use of interest accrual periods permits the Notes to bear interest at different rates in the same interest period. All such information will be set out in the relevant Pricing Supplement.

Redemption

The relevant Pricing Supplement will specify the basis for calculating the redemption amounts payable. Unless permitted by then current laws and regulations, Notes (including Notes denominated in sterling) which have a maturity of less than one year and in respect of which the issue proceeds are to be accepted by the Issuer in the UK or whose issue otherwise constitutes a contravention of section 19 of the FSMA must have a

	minimum redemption amount of £100,000 (or its equivalent in other currencies).
Other Notes	Terms applicable to high interest Notes, low interest Notes, step-up Notes, step-down Notes, reverse dual currency Notes, optional dual currency Notes, partly paid Notes and any other type of Note that the Issuer and any relevant Dealer(s) may agree to issue and subscribe respectively under the Programme will be set out in the relevant Pricing Supplement.
Optional Redemption	The Pricing Supplement issued in respect of each issue of Notes will state whether such Notes may be redeemed prior to their stated maturity at the option of the Issuer (either in whole or in part) and/or the holders, and if so the terms applicable to such redemption.
Early Redemption.....	Except as provided in “Optional Redemption” above, Notes will be redeemable at the option of the Issuer prior to maturity only for tax reasons.
Taxation.....	All payments in respect of the Notes will be made without deduction or withholding for or on account of tax imposed by any Tax Jurisdiction (as defined in Condition 8), as provided in Condition 8. In the event that any such deduction or withholding is made, the Issuer will, except in certain limited circumstances provided in Condition 8, be required to pay additional amounts to cover the amounts so deducted.
Negative Pledge.....	The terms and conditions of the Notes will contain a negative pledge provision as further described in Condition 4.
Cross Default.....	The terms and conditions of the Notes will contain a cross default provision as further described in Condition 10.
Status of the Notes	The Notes will constitute direct, unconditional, unsubordinated and (subject to the provisions of Condition 4), unsecured obligations of the Issuer and will rank <i>pari passu</i> without any preference among themselves and at least equally with all other outstanding unsecured and unsubordinated obligations of the Issuer, present and future, other than obligations, if any, that are mandatorily preferred by statute or by operation of law.
Rating	Tranches of Notes will be rated or unrated. Where a Tranche of Notes is to be rated, such rating will be specified in the relevant Pricing Supplement. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, revision, reduction or withdrawal at any time by the assigning rating agency.
Listing and Admission to Trading	Application has been made to the SGX-ST for permission to deal in, and for the listing and quotation of, any Notes that may be issued pursuant to the Programme and which are agreed at or prior to the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. There is no assurance that the application to the SGX-ST for the listing and quotation of the Notes will be approved. Notes may also be listed or admitted to trading on or by such other or further stock exchange(s) and/or competent listing authorities as may be agreed between the Issuer and the relevant Dealer and specified in the applicable Pricing Supplement. For

so long as any Notes are listed on the SGX-ST and the rules of the SGX-ST so require, such Notes will be traded on the SGX-ST in a minimum board lot size of at least S\$200,000 (or its equivalent in other currencies).

Unlisted Notes may also be issued. The applicable Pricing Supplement will state whether or not the relevant Notes are to be listed or admitted to trading and, if so, on or by which stock exchange(s) and/or competent listing authorities.

Governing Law

The Notes and any non-contractual obligations arising out of or in connection with them will be governed by, and construed in accordance with, English law.

Clearing Systems

Euroclear, Clearstream, Luxembourg, the CMU and, in relation to any Tranche, any other clearing system as may be agreed between the Issuer, the Fiscal Agent and the relevant dealer and specified in the relevant Pricing Supplement.

Selling Restrictions

There are restrictions on the offer, sale and transfer of the Notes in the United States, the EEA, the UK, the PRC, Hong Kong, Singapore and Japan and such other restrictions as may be required in connection with the offering and sale of a particular Tranche of Notes, see “Subscription and Sale”.

In connection with the offering and sale of a particular Tranche of Notes, additional restrictions may be imposed which will be set out in the relevant Pricing Supplement.

Each Tranche of Notes in bearer form will be issued either in compliance with U.S. Treas. Reg. section 1.163-5(c)(2)(i)(D) or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the U.S. Internal Revenue Code of 1986, as amended (the “Code”) (the “TEFRA D Rules”) or with U.S. Treas. Reg. section 1.163-5(c)(2)(i)(C) or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the Code (the “TEFRA C Rules”) unless the Notes are only in registered form and/or the applicable Pricing Supplement specifies that the TEFRA Rules are not applicable.

RISK FACTORS

The Issuer believes that the following factors may affect its ability to fulfil its obligations under Notes issued under the Programme. All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring. In addition, factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme are also described below.

The Issuer believes that the factors described below represent the principal risks inherent in investing in Notes issued under the Programme, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with any Notes may occur for other unknown reasons and the Issuer does not make any representation that the statements below regarding the risks of holding any Notes are exhaustive. There may be additional risks not described below or not presently known to the Issuer or that the Issuer currently deems immaterial that turn out to be material. Prospective investors should also read the detailed information set out elsewhere in this Offering Circular and reach their own views prior to making any investment decision.

This Offering Circular also contains forward-looking statements that involve risks and uncertainties. The actual results of the Group's operations could differ materially from those anticipated in these forward-looking statements due to a variety of factors, including the risks described below and elsewhere in this Offering Circular.

RISKS RELATING TO THE GROUP'S BUSINESS AND OPERATIONS

The Group is subject to the risks of the logistics and warehousing facilities business.

The Group is subject to risks associated with the provision of logistics and warehousing facilities. Some of the factors that may affect the Group's business include:

- local market conditions, such as oversupply of logistics or warehousing facility space, reduction in demand for logistics or warehousing facility space and the rents that the Group can charge for a completed logistics or warehousing facility, which may make a logistics and warehousing facility unprofitable, and local trends, such as outsourcing of operations by customers to countries in which the Group does not operate;
- significant liabilities associated with logistics or warehousing facility assets, such as mortgage payments, and real estate taxes, are generally fixed and need to be paid even when market conditions reduce income from the assets;
- the attractiveness of the Group's facilities to potential customers and investors;
- the Group's ability to maintain, refurbish and redevelop existing facilities;
- competition from other available logistics and warehousing facilities and new entrants into the logistics market;
- the Group's ability to maintain, and obtain insurance for, its facilities;
- the Group's ability to control rents and variable operating costs;
- changes in labour laws;
- governmental regulations, including changes in zoning and usage, condemnation, redevelopment and tax laws and changes in these laws;
- difficulty in acquiring land to build logistics and warehousing facilities;

- difficulty in finding a buyer for any land parcel that the Group seeks to sell or in achieving the sales price which may not allow the Group to recover its investment, resulting in additional impairment charges;
- construction costs (including labour cost) of a logistics or warehousing facility may exceed original estimates, or construction may not be concluded on schedule, due to factors such as contract default, the effects of local weather conditions, the possibility of local or national strikes by construction-related labour and the possibility of shortages or an increase in the cost of materials, building supplies or energy and fuel for equipment as a result of rising commodity prices, inflation or otherwise, making the logistics or warehousing facility less profitable than originally estimated or not profitable at all;
- delays in obtaining governmental permits and authorisations, and changes to and liability under all applicable zoning, building, occupancy and other laws;
- changes in or abandonment of development opportunities, and the requirement to recognise an impairment charge for those investments; and
- a slowdown in global economic growth, including as a result of the ongoing COVID-19 pandemic.

Any of these factors could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The outbreak of the COVID-19 disease is growing and its impact is uncertain and hard to measure but may cause a material adverse effect on the Group's business.

In December 2019, the COVID-19 disease, commonly known as “coronavirus”, was first reported in Wuhan, Hubei Province, China. While initially the outbreak was largely concentrated in China and caused significant disruptions to its economy, it has now spread globally, including in locations where we operate. In January 2020, the World Health Organization declared the COVID-19 outbreak a “Public Health Emergency of International Concern”, and on 11 March, 2020 it was declared a pandemic. The continued spread of the coronavirus globally has had, and could have a significantly greater, material adverse effect on the global economy, as well as the countries and cities where the Group owns and manages properties in particular.

Governments and health authorities in affected areas have imposed measures designed to contain the outbreak, including, among others, temporary shutdowns, travel restrictions, quarantines and cancellations of gatherings and events. This, in turn, has resulted in disruptions in global supply chains, reduced trade, lower industrial production and lower consumption generally, even in areas not directly affected by the outbreak, which may negatively impact the Group's business and its customers' business and the demand for logistics and warehousing facilities, which could have a material adverse effect on the Group's business and results of operations. The extent to which the coronavirus will impact the Group's operations and those of its customers will depend on future developments, which are highly uncertain and cannot be predicted with confidence, including the scope, severity and duration of the outbreak, the actions taken to contain the coronavirus or mitigate its impact, and the direct and indirect economic effects of the illness and containment measures, among others.

Concerns relating to the coronavirus outbreak could prevent the Group's on-site personnel from reporting for work at its facilities, which could adversely affect the Group's ability to adequately manage its facilities. Further, in order to prevent the spread of the coronavirus several cities, counties, states, and national governments have imposed shut down of all non-essential business activities which include the Group's facilities. Such restrictions could affect the progress of the Group's construction projects and may result in cost increases due to shortage of labor and disruption in the supply chain. Any of these developments could have a material adverse effect on the Group's business and results of operations.

Furthermore, the Group's rental revenue and operating results depend significantly on the demand for logistics and warehousing facilities. Due to the scope of the outbreak and the related uncertainties, the coronavirus outbreak is negatively impacting almost every industry directly or indirectly, particularly the retail industry and

businesses that rely on domestic consumption. A reduction in domestic consumption could reduce demand for products and services of some of the Group's customers. Additionally, many manufacturers in China and other countries, including some of the Group's customers, have seen downturns in production due to the suspension of business and temporary closure of factories in an attempt to curb the spread of the illness, which has impacted the business of the Group's customers. All of these factors could diminish the demand, lease ratio and rental rates for the Group's properties and harm some of the Group's customers' ability or willingness to pay rent, and the Group may provide rent concessions to certain customers, which could have a material adverse effect on the Group's business and results of operations. Moreover, some of the Group's customers may be required by the local, regional, state or national authorities to cease operations thereby preventing them from generating revenue. Enforcing the Group's rights as landlord against customers who fail to pay rent or otherwise do not comply with the terms of their leases may be costly and may consume valuable time and resources, and even if the Group obtains a judgment, customers that have been severely impacted may not be able to pay the Group what it is owed.

The business and operating results of the Group and its customers may also be negatively impacted if the outbreak of the coronavirus occurs within the workforce or otherwise disrupts their management and other personnel, their supply chains or the ability to operate their respective businesses. Many companies, including the Group, have implemented policies and procedures designed to protect against the introduction of the coronavirus to the workforce, including permitting or requiring personnel to work offsite, among others. These changes in the work processes of the Group and its customers could lead to disruptions, such as a reduced ability to effectively transact with colleagues, customers and suppliers and a loss of IT system functionality due to unusual or excess burdens on IT infrastructures, which could have a negative impact on the business of the Group and its customers.

Any of these developments, and others, could have a material adverse effect on the Group's business, financial condition and results of operations. To the extent the coronavirus pandemic adversely affects the Group's business and financial results, it may also have the effect of heightening many of the other risks described in this "Risk Factors" section, such as those relating to disruptions to the Group's operations, the Group's dependence on external financing to service or refinance existing financing obligations, fluctuations in properties' value and rental income, the Group's exposure to a range of risks relating to the development of logistics assets and the Group's dependence on its customer's ability to meet lease obligations.

The Group's development strategy is subject to various risks, any of which could, among other things, result in disruptions to its operations, strain management resources and materially and adversely affect its business, financial condition, results of operations and cash flows.

The Group's development strategy includes focusing on opportunistically acquiring and/or developing properties and investments that it believes will create shareholder value, deepen its market presence and refresh its portfolio quality while meeting its customers' needs. These activities include the following significant risks to the Group's ongoing operations:

- it may not be able to acquire land and/or investment that is suitable to our development strategy or to obtain financing or third party investment for development projects on favourable terms or at all, or lease properties it develops on favourable terms or at all;
- it may pursue development opportunities that ultimately may be abandoned, development costs may be incurred for projects that are not pursued to completion and the related investment impaired;
- acquired, redeveloped or renovated properties and/or investments (including newly acquired portfolios of properties) may not initially be accretive to the Group's results, and it may not successfully manage and lease newly acquired, redeveloped or renovated properties (including newly acquired portfolios of properties) to meet its expectations;
- it may not be able to obtain, or may experience delays in obtaining, all necessary zoning, land-use, building, occupancy and other required governmental permits and authorisations, causing a delay in the expected revenues of such projects;

- it may incur significant pre-operating costs or may not budget adequately for these pre-operating costs, which may not be recovered for some time, and projects may not be completed, delivered or stabilised as planned due to defects or other issues;
- it may seek to sell certain land parcels and not be able to find a third party to acquire such land or the sales price will not allow us to recover its investment, resulting in impairment charges; and
- management's attention may be diverted from other important operational matters by its acquisition, renovation, new development and redevelopment activities.

The occurrence of any of the foregoing events could affect the Group's ability to implement its development strategy and could have a material adverse effect on the Group's business, financial condition, results of operations and cash flows.

The Group operates in a capital-intensive industry and may not have adequate funding resources to finance land acquisitions or logistics and warehousing facilities, or to service or refinance its existing financing obligations.

The logistics and warehousing facilities business is capital-intensive and the Group may in the future require additional financing to fund its capital expenditure, to support the future growth of its business, particularly if significant expansion is undertaken, and/or to refinance existing debt obligations. The Group intends to obtain financing for its logistics and warehousing facilities primarily through a combination of strategic recycling of its capital, borrowings from banks (which include variable rate borrowings), access to the capital markets, cash from its operations and capital contributions. The Group's ability to arrange adequate external financing and the cost of such financing is dependent on numerous factors, including general economic and capital market conditions, interest rates, credit availability from banks or other lenders, investor confidence in the Group, the success of the Group's business, provisions of relevant tax and securities laws and political and economic conditions in the jurisdictions in which it operates. There can be no assurance that the Group will be able to obtain additional financing, either on a short-term or a long-term basis, or refinance any maturing indebtedness, that any refinancing would be on terms as favourable as the terms of the maturing indebtedness, or that the Group will be able to otherwise obtain funds by selling assets or raising equity to repay maturing indebtedness.

The inability to refinance its indebtedness at maturity or meet its payment obligations could adversely affect the cash flows and the financial condition of the Group. In such circumstances, the Group may require equity financing, which would be dependent on the appetite and financial capacity of its shareholders. In addition, equity financing may result in a different taxation treatment to debt financing, which may result in an adverse impact on the business, financial condition and results of operation of the Group.

Covenants in the Group's credit agreements limit the Group's flexibility and breaches of these covenants could adversely affect its financial condition.

The terms of the Group's various credit and/or project finance agreements for its business require it to comply with a number of customary financial covenants, such as restrictions on indebtedness, maintenance of loan-to-value and debt-service coverage ratios and mandatory redemption upon disposal of assets. These covenants may limit the Group's flexibility in its operations, and breaches of these covenants could result in defaults under the instruments governing the applicable indebtedness. If the Group were to default under its covenant provisions and were unable to cure the default, refinance its indebtedness or meet its payment obligations, it would have a material adverse effect on the Group's business, financial condition, results of operations and prospects. If the Group were unable to refinance its indebtedness at maturity or meet its payment obligations, it would have a material adverse effect on its business, financial condition, results of operations and prospects. The Group could be required to sell one or more logistics and warehousing facilities at times or under circumstances that reduce the Group's return on those assets. In addition, if the maturing debt were secured, the lender may foreclose on the property securing that indebtedness.

The real property portfolio of the Group and the returns from its investments could be adversely affected by fluctuations in the value and rental income of its properties and other factors.

Returns from an investment in real estate depend largely upon the amount of rental income generated from the property and the expenses incurred in the operation of the property, including the management and maintenance of the property, as well as changes in the market value of the property.

Rental income and the market value of properties may be adversely affected by a number of factors including:

- the overall conditions in the jurisdictions in which the Group operates, such as growth or contraction in gross domestic product, consumer sentiment, employment trends and the level of inflation and interest rates;
- local real estate conditions, such as the level of demand for, and supply of, industrial property and business space;
- the Group's ability to collect rent on a timely basis or at all;
- defects affecting the properties in the Group's portfolio which could affect the ability of the relevant tenants to operate on such properties;
- the perception of prospective customers of the usefulness and convenience of the relevant property;
- the Group's ability to provide adequate management, maintenance or insurance;
- the financial condition of customers and the possible bankruptcy of customers;
- high or increasing vacancy rates;
- changes in tenancy laws; and
- external factors including major world events, such as war, terrorist attacks, epidemics and pandemics, such as the recent COVID-19 pandemic, and acts of God such as floods and earthquakes. See also "Risk Factors—Risks Relating to the Group's Business and Operations—The outbreak of the COVID-19 disease is growing and its impact is uncertain and hard to measure but may cause a material adverse effect on the Group's business".

In addition, other factors may adversely affect a property's value without necessarily affecting its current revenues and operating profit, including (i) changes in laws and governmental regulations, including tenancy, zoning, planning, environmental or tax laws, (ii) potential environmental or other legal liabilities, (iii) unforeseen capital expenditure, (iv) the supply and demand for industrial properties or business space, (v) loss of anchor tenants, (vi) the availability of financing and (vii) changes in interest rates.

Consequently, the Group's operating results and financial condition may be materially adversely impacted by economic conditions. Reduction in the maximum loan-to-value ratio for mortgages and increases in interest rates in the jurisdictions where the Group has property interests may also adversely affect the availability of loans on terms acceptable to purchasers, and hence the amount of other income the Group may be able to generate should it wish to dispose of any property interests. The Group may also be subject to third party solvency risk and other risks in relation to its financial investments and arrangements.

The Group is exposed to a range of risks relating to the development and construction or expansion of its logistics and warehousing facilities.

As at 31 December 2019, the area of logistics and warehousing facilities under construction/reconstruction and development of the Group was approximately 7.1 million square metres. The average time frame taken for such

projects to complete constructions ranges from an average of one to one and a half years (calculated from the day of physical commencement) and another few years thereafter for such projects to commence operations and generate steady rental income. The Group's ability to develop and construct or expand a logistics and warehousing facility, as well as the time and costs required to complete its development and construction or expansion, may be adversely affected by various factors, including, but not limited to:

- delays or inability to obtain all necessary zoning, land use, building, development and other required governmental and regulatory licenses, permits, approvals and authorisations;
- construction risks, which include delays in construction and cost overruns (for example, due to variation from original design plans, a shortage or increase in the cost of construction and building materials, equipment or labour as a result of rising commodity prices, inflation or otherwise), inclement weather conditions, unforeseen engineering, environmental or geological problems, defective materials or building methods, default by contractors and other third party service and goods providers of their obligations, or financial difficulties faced by such persons, disputes between counterparties to a construction or construction related contract, work stoppages, strikes or accidents;
- any land which the relevant government delivers to the Group failing to meet all its development or operational requirements, such as the lack of necessary infrastructure leading to the site, the lack of water and power supply, and unsuitable soil level and height of the land for construction. If the land delivered to the Group is not ready for construction or later suffers subsidence or similar damages, the Group would need to prepare its land for use before it commences construction. The costs involved in the preparation of the land may exceed the Group's budget;
- the failure to resolve land resettlement issues;
- the need to incur significant pre-operating costs, which the Group may not recover for some time, or a failure to budget adequately for these pre-operating costs;
- the need to expend significant capital long before the Group's logistics and warehousing facilities begin to generate revenue;
- limited cash available to fund construction and capital improvements and the related possibility that financing for these capital improvements may not be available on commercially acceptable terms or at all;
- the potential abandonment of development activities after expending resources to determine feasibility;
- insufficient market demand from customers after construction or expansion has begun, whether resulting from a downturn in the economy, a change in the surrounding environment of the project, including the location or operation of transportation hubs or the population density, or otherwise; and
- the occurrence of any force majeure event, such as natural disaster, accidents, epidemics, such as the recent COVID-19 pandemic, or other unforeseeable difficulties. See also “Risk Factors—Risks Relating to the Group’s Business and Operations—The outbreak of the COVID-19 disease is growing and its impact is uncertain and hard to measure but may cause a material adverse effect on the Group’s business”.

There can be no assurance that the Group will complete any or all of its current or future logistics and warehousing facilities within the anticipated time frame or budget, if at all, as a result of one or more of these risks. As the Group's business model premises on the provisions of such logistics and warehousing facilities to third party logistics service providers, retailers and manufacturers for the generation of income in the form of rentals and management fees, an inability to complete a logistics and warehousing facility within the anticipated time frame and budget would render the Group exposed to the risk arising from the uncertainty in the income to be generated from

such projects which in turn could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The amount of cash flow available to the Group could be adversely affected if property and other operating expenses increase without a corresponding increase in revenue.

Factors which could increase property expenses and other operating expenses include any (i) increase in the amount of maintenance and sinking fund contributions payable to the management corporations of the properties, (ii) increase in agent commission expenses for procuring new customers, (iii) increase in property tax assessments and other statutory charges, (iv) change in statutory laws, regulations or government policies which increase the cost of compliance with such laws, regulations or policies, (v) increase in sub-contracted service costs, (vi) increase in the rate of inflation, (vii) increase in insurance premiums and (viii) increase in costs relating to adjustment of the tenant mix. In addition, the Group may potentially incur expenditures to restore its facilities to its original state should a customer or tenant fail to remove its equipment fully or adequately at the end of its lease term. Furthermore, in the event that the cost of operating a property exceeds that property's rental income, the Group may have to advance funds and operate such property at a loss. The Group may also be required to sell properties on disadvantageous terms if necessary to raise funds to continue operations. The occurrence of any of the foregoing could result in a decrease in the amount of cash flow available to the Group which could adversely affect its business, financial condition, results of operations and prospects.

The illiquidity of property investments could limit the Group's ability to respond to adverse changes in the performance of its properties.

The Group's logistics real estate investments are generally illiquid which limits its ability to vary the size and mix of its investment portfolios or the Group's ability to liquidate part of its assets in response to changes in economic, real estate market or other conditions. As at 31 March 2018 and 31 December 2018 and 2019, the Group's investment properties amounted to US\$18,497.4 million, US\$19,481.7 million and US\$21,275.6 million, respectively, and represented the largest non-current assets financial item on the Group's balance sheet for each of the respective financial years and/or period. The Group is continuously exploring strategic alternatives for its properties and portfolios. The real estate market is affected by many factors beyond the Group's control, such as general economic conditions, availability of financing, interest rates, and supply and demand of properties. Certain real estate markets in which the Group operates, such as Japan, have historically been particularly illiquid as compared to other developed markets due to properties being tailored to the requirements of specific tenants or industries and the market for sale or leasing of logistics properties being under-developed relative to property type. The Group cannot predict whether it will be able to sell any of its investment properties or other assets for the price or on the terms set by it, or whether any price or other terms offered by a prospective purchaser would be acceptable to it. The Group also cannot predict the length of time needed to find a purchaser or to close a sale in respect of an investment property or other assets. These factors could affect the Group's gains from realisation of its investments in its real estate assets including the value at which the Group may dispose of its holdings in entities that hold the real estate assets, the income or other distributions received by the Group from its respective holdings, which in turn would have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

In addition, the Group may be required to expend funds to maintain properties, correct defects, or make improvements before an investment property or a certain other asset can be sold. There is no assurance that the Group will have funds available for these purposes. These factors and any other factors that would impede the Group's ability to respond to adverse changes in the performance of its investment properties and/or certain other assets could affect its ability to retain customers and to compete with other market participants, as well as negatively affect its business, financial condition and results of operations.

The Group faces increasing competition.

In recent years, a large number of logistics and warehousing facility providers have begun to undertake investment projects and the logistics and warehousing facility market is evolving rapidly. In addition to the expansions by the existing international and domestic logistics and warehousing facility providers of their operations and

businesses in the jurisdictions in which the Group operates, a number of new entrants from other industries have entered or plan to enter the market which in turn may severely challenge the Group's market-leading position. The Issuer expects many of these providers have sufficient financial, managerial, marketing and other resources to be competitive, and may have more experience in logistics and warehousing facility and land development.

Competition between logistics and warehousing facility providers in the jurisdictions in which the Group operates is intense, and the Group faces significant competition for attractive investment opportunities from local and regional providers who may have better local knowledge and relationships as well as greater access to funding to acquire properties than the Group does, which may result in, among other things:

- an increased supply of business or industrial premises from time to time through over-development, which could lead to downward pressure on rental rates;
- volatile supply of tenants and occupants, which may affect the Group's ability to maintain high occupancy levels and rental rates;
- a difficulty in acquiring desirable properties at reasonable prices due to shortage of suitable properties in the target market; and
- inflation of prices for existing properties or land for development through competing bids by potential purchasers and developers, which could lead to the inability to acquire properties or development land at satisfactory cost.

Any such developments could have a material adverse effect on the Group's business, financial condition, results of operations and prospects. If the Group cannot respond to changes in market conditions more swiftly or effectively than its competitors do, it could have a material adverse effect on its business, financial condition, results of operations and prospects.

Moreover, the performance of the Group's investment portfolio depends in part on the volumes of trade flowing through the jurisdictions in which it operates that drives the demand for logistics and warehousing space, and factors such as more favourable regulatory taxation and tariff regimes, cheaper terminal costs and cost competitiveness of competing ports compared to such jurisdictions that might divert trade to such alternative ports.

In addition, if the Group's competitors sell assets similar to those that the Group intends to divest in the same markets and/or at lower prices, the Group may not be able to divest its assets on expected terms or at all. Furthermore, competitors selling similar assets at lower prices than comparable assets held by the Group will have an adverse impact on the Group's property valuations. Likewise, the existence of such competition for lettable properties may have a material adverse impact on the Group's ability to secure customers for its properties at satisfactory rental rates and on a timely basis.

For more details, please refer to the section headed "Description of the Group – Competition" in this Offering Circular.

The Group may be adversely affected if a significant number of its customers are unable to meet their lease obligations.

The Group's performance depends on its ability to renew leases as they expire, to re-let properties subject to non-renewed leases and to lease newly developed properties on economically favourable terms. If a significant number of the Group's customers are unable to meet their lease obligations and the expiring or terminated leases are unable to be either promptly renewed or the Group is not able to promptly re-let the space covered by such leases, or the terms of re-leasing (including the cost of required renovations or concessions to customers) may be commercially less favourable to the Group than previous lease terms, the Group's results of operations and cash flows would be adversely affected. As of 31 December 2019, approximately 56 per cent. of the Group's existing customers had renewed their leases.

The Group's customers are exposed to their own business and other risks, and if one or more customers were to experience downturns in their businesses, the Group could lose the customer, or the customer may fail to make rental payments when due and/or require a restructuring of rental payments that might reduce its cash flow from the lease. If a customer in such a logistics and warehousing facility were not to renew its lease or were to default, the cash flow of the relevant logistics and warehousing facility would decline significantly. It is not possible to predict when the Group would be able to re-let the logistics and warehousing facility, the creditworthiness of the replacement customer or customers, or the rent it could charge the replacement customer. As some of the Group's customers may be related to each other, the risk of such loss is concentrated and could affect the Group's other properties if it should occur. In addition, a customer may seek the protection of bankruptcy, insolvency or similar laws, which could result in the rejection and termination of such customer's lease and thereby reduce the Group's available cash flow. The occurrence of any of these events could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

Changes to local, regional and global economic conditions may cause companies to downsize and even close their operations in the jurisdictions in which the Group operates and the demand and rental rates for industrial property and business space may greatly reduce. In the event of a default by a significant number of the Group's customers or a default by any of its major customers on all or a significant portion of their leases, the Group would suffer decreased rents and incur substantial costs in enforcing its rights as a landlord, which could adversely affect its results of operations and cash flows.

In addition, in order to attract and retain tenants, the Group may incur significant capital or other expenditure. Such expenses may include rent or other concessions, renovations, build-to-suit remodelling and other improvements, or provision of additional services to tenants. Such expenditure, or non-renewals by tenants in the event such expenditures are not incurred, may adversely affect the Group's business, financial condition, results, operations and prospects.

The Group may not be able to reclaim its deposit from the lessor of the underlying land if such lessor were to become insolvent.

In certain cases, the Group holds leasehold or sub-leasehold interests in the land on which its buildings are developed or built. Buildings and the underlying land upon which they are built can be owned independently of each other. For example, the owner of a building may only hold a leasehold interest in the underlying land. To the extent that the Group holds leasehold or sub-leased interests in the underlying land, if the lessor of the underlying land were to become insolvent, the Group may become an unsecured creditor with respect to the tenant leasehold and security deposits paid to the lessor in any bankruptcy or other similar proceeding. As a result, the Group may not be able to recover its security deposits against the lessor or exert its rights as a lessee of the land. In certain cases, the leasehold interest may be terminated. Furthermore, if the leasehold interest was not perfected, it may not be asserted against third parties, including any new owner of the underlying land. The occurrence of any of these events could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The Group faces inherent risks in concentrating its business in one asset class and in the jurisdictions in which it operates.

The Group's principal business strategy is to strengthen its market leadership position and capitalise on significant market opportunities. The Group's strategy rests on its belief that logistics and warehousing facilities will benefit from significant economic growth, particularly e-commerce consumption. See "Description of the Group – Overview" and "Description of the Group – Strategy". The Group's principal business strategy exposes it to the risks inherent in concentrating its business in one asset class and in the jurisdictions in which it operates. These risks include, but are not limited to, an economic downturn, which would in turn affect valuations of the Group's logistics and warehousing facilities, decreases in rental or occupancy rates and insolvency of customers and other counterparties. This risk may also restrict the Group's ability to raise funds for its business and result in higher financing costs. If this were to occur, or the potential economic and e-commerce consumption growth globally that the Group anticipates does not materialise, it could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The Group leases a significant portion of the leasable area under its facilities in each of the jurisdictions in which it operates to its key customers. As of 31 December 2019, the Group's top 10 customers in each of China, Japan, Brazil, Europe and India leased an aggregate of approximately 22 per cent., 38 per cent., 38 per cent., 49 per cent. and 41 per cent., respectively, of the leasable area under the Group's facilities in these countries. While the Group would try to replace any key customers it were to lose with other customers, there can be no assurance that the Group would succeed. If any of the Group's largest customers were to stop leasing from it and the Group were unable to replace the revenue it generates from them, it would have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

Disputes or conflicts with joint venture or project development partners may materially and adversely affect the Group's business.

The Group has partnered with, or acquired interests in, joint ventures to acquire some of its investment properties and may, in the future, enter into new joint ventures or similar arrangements. Co-operation and agreement among the Group and its joint venture partners on its existing or future projects is an important factor for the smooth operation and financial success of such projects. In fact, certain corporate actions of these joint ventures require approval of all partners. Such joint ventures may involve special risks associated with the possibility that Group's joint venture partners may (i) have economic or business interests or goals that are inconsistent with those of the Group, (ii) take action contrary to the instructions or requests of the Group or contrary to the Group's policies or objectives with respect to its investments, (iii) be unable or unwilling to fulfil their obligations under the joint venture agreements, (iv) experience financial or other difficulties or (v) have disputes with the Group as to the scope of their responsibilities and obligations.

Although the Group has not experienced any significant problems with respect to its joint venture partners to date which could not be resolved, should such problems occur in the future, they could have a material adverse effect on the success of these joint ventures and thereby material adverse effect on the Group's business, financial condition, results of operations and prospects. In addition, a disposal of the Group's interests in joint ventures is subject to certain pre-emptive rights on the part of the other joint venture partners or certain restrictions. As a result, a disposal of the Group's interests in its joint ventures may require a longer time to complete, if at all, than a disposal of a wholly owned asset.

The valuations of the Group's properties and investments contain assumptions that may not materialise and may fluctuate from time to time.

Real estate assets are inherently difficult to value. Valuations are subject to subjective judgments and are made on the basis of assumptions which may not necessarily materialise. Additionally, the inspections of the Group's properties and other work undertaken in connection with a valuation exercise may not identify all material defects, breaches of contracts, laws and regulations, and other deficiencies and factors that could affect the valuation. There can be no assurance that the Group's investment in its properties will be realised at the valuations or property values recorded or reflected in its financial statements or in this Offering Circular. The Group applies fair value accounting for all its investment properties. Independent valuations are carried out on the Group's investment properties at least once every year. The Group assesses the valuation of its properties to ensure that the carrying amount of each investment property reflects the market conditions at the relevant financial reporting date.

Furthermore, the value of the properties and investments (which include unquote equity investments) in the Group's portfolio may fluctuate from time to time due to market and other conditions and are also based on certain assumptions which, by their nature, are subjective and uncertain, and may differ materially from actual results. There is no assurance that the Group's properties or investments will retain the price at which they may be valued or that the Group's investment in such properties or investments will be realised at the valuations or property values it has recorded or reflected in its financial statements, and the price at which the Group may sell or lease any part or the whole of the properties or investments may be lower than the valuation for those properties or investments. Such adjustments to the fair value of the properties in the portfolio or investments could have an adverse effect on the Group's net asset value and profitability. It may also affect the Group's ability to obtain more borrowings, or result in the Group having to reduce debt, if the financial covenants in its financing and other agreements require the Group to

maintain a level of debt relative to asset value, and such covenants are triggered as a result of adjustments made to the fair value of the Group's properties or investments.

The due diligence exercise on the Group's properties, tenancies, buildings and equipment may not have identified all material defects and other deficiencies.

The Group believes that reasonable due diligence investigations with respect to the Group's properties have been conducted prior to their acquisition. However, there is no assurance that the Group's properties will not have defects or deficiencies requiring repair or maintenance (including design, construction or other latent property or equipment defects or asbestos contamination in the Group's properties which may require additional capital expenditure, special repair or maintenance expenses). The Group may also acquire properties or entities that hold properties, which are subject to liabilities and, as a result, be left without any recourse, or with only limited recourse, to the seller with respect to such unknown liabilities. In such cases, the Group may incur significant expenses in addressing such liabilities following such acquisitions. Any such liabilities may also lower a property's value and/or make it unusually difficult for the Group to sell such property. Such undisclosed and undetected defects or deficiencies may require significant capital expenditure or trigger obligations to third parties and involve significant and unpredictable patterns and levels of expenditure which may have a material adverse effect on the Group's business, financial condition, results of operations, performance and prospects.

The experts' due diligence reports that the Group relies upon as part of its due diligence process may be subject to inaccuracies and deficiencies. This may be because certain building defects and deficiencies are difficult or impossible to ascertain due to limitations inherent in the scope of the inspections, the technologies or techniques used and other factors. Any inadequacies in the due diligence investigations may result in an adverse impact on the Group's business, financial condition, performance and prospects.

The Group depends on certain key personnel and the loss of any key personnel may adversely affect its operations.

The Group's success depends, in part, upon the continued service and performance of members of the Issuer's senior management team and certain key senior personnel. These key personnel may leave the Group in the future and compete with the Group. The Group has experienced significant growth in recent years and as a consequence would require more personnel with specific skill-sets as it continues to expand its operations. However, the competition for talent and skilled personnel is intense, especially for those who have the relevant skill-set and experience in logistics and warehousing facilities industry. Although the Group has in place succession planning policies and strategies, and while it believes that the salaries offered to its employees are competitive with respect to, and are in line with, salaries offered by its competitors, the loss of any of these key employees, or the inability to attract skilled employees, could have a material adverse effect on its business, financial condition, results of operations, performance and prospects.

The Group may be exposed to operational and other external risk that could negatively impact its business and results of operations.

As of 31 December 2019, the Group's existing logistics and warehousing network was spread across 95 cities in China, Japan, Brazil, Europe and India, and covers a vast area, which in turn has exposed the Group to increasing demands on the overall management, technology upgrade, management systems, fund allocation and cost control of the Group. As the Group continues to expand its business and operations in the jurisdictions in which it operates, any oversight in management, control and even the failure of project development processes to meet the business expansion may adversely affect the coordinated development of various business lines and subject the Issuer to certain operational risks.

The Group also faces a risk of loss resulting from, among other factors, inadequate or flawed processes or systems, theft and fraud. Operational risk of this kind can occur in many forms including, among others, errors, business interruptions, inappropriate behaviour of, or misconduct by, employees of the Group or those contracted to perform services for the Group, and third parties that do not perform in accordance with their contractual agreements.

These events could result in financial losses or other damage to the Group. Furthermore, the Group relies on internal and external information technology systems to manage its operations and is exposed to risk of loss resulting from breaches in the security, or other failures, of these systems.

The Group's insurance coverage does not include all potential losses.

The Group currently carries property all risk insurance and business interruption insurance which covers the potential property damage and/or rental loss resulting from accidents and natural hazards such as windstorms. The Group covers certain facilities and business operations against additional risks such as earthquakes and tsunamis under an extended coverage policy as the Group deems appropriate. In addition, the Group's China operations carry public liability insurance which covers the potential risks as the result of claims from the third parties due to its legal liability arising from its business operations. The insurance coverage contains policy specifications and insured limits customarily carried for similar facilities, business activities and markets. While the Issuer believes the Group has insured its facilities in the jurisdictions in which it operates in line with industry practices in the respective markets, there can be no assurance that such insurance coverage will be sufficient. For example, there are certain losses, including losses from earthquakes, acts of war, acts of terrorism, riots or labour unrest, which are not customary to insure against in full or at all because it is not deemed economically feasible or prudent to do so.

Moreover, in line with the industry practices in Japan referenced above, the Group does not maintain insurance against other personal injuries or property damage that might occur during the construction of new facilities in Japan. The Group also does not carry insurance coverage for the non-performance of contracts during construction and other risks associated with construction and installation work during the construction period. As is customary in Japan, the Group does not expect to obtain earthquake insurance coverage for its facilities of which "probable maximum loss" ("PML") is below a certain threshold percentage. For insured facilities, the Group obtains additional earthquake insurance to cover damages up to the PML value. See "Risk Factors – Risks Relating to the Group's Operations in Japan – The expert appraisals and reports upon which the Group relies are subject to significant uncertainties".

Whilst every care is taken by the Group during its operation, accidents and other incidents may occur from time to time. Such accidents may result in serious changes to the Group's properties or may expose the Group to liability or other claims by its customers and other third parties. Although the Group believes that it has adequate insurance arrangements in place to cover such eventualities, it is possible that accidents or incidents could occur which are not covered by these arrangements. Any substantial losses arising from the occurrence of any such accidents or incidents which are not covered by insurance could adversely affect the business and results of operations of the Group.

The Group relies on independent service providers for the provision of essential services.

The Group engages contractors and independent third party service providers in connection with its business and its investment portfolio, such as information technology, construction and onsite security. There is no assurance that the services rendered by any contractors or independent service providers engaged by the Group will always be satisfactory or match the level of quality expected by the Group or required by the relevant contractual arrangements, or that such contractual relationships will not be breached or terminated.

Furthermore, there can be no assurance that the Group's contractors and service providers will always perform to contractual specifications, or that such providers will continue their contractual relationships with the Group under commercially reasonable terms, if at all, and the Group may be unable to source adequate replacement services in a timely or cost-efficient manner.

There is also a risk that the Group's major contractors and service providers may experience financial or other difficulties which may affect their ability to discharge their obligations, thus delaying the completion of their work in connection with the Group's ordinary business or development projects and may result in additional costs for the Group. The timely performance of these contractors and service providers may also be affected by natural and human factors such as natural disasters, calamities, outbreak of wars and strikes which are beyond the control of the Group.

Moreover, such contractors and service providers depend on the services of experienced key senior management and it would be difficult to find and integrate replacement personnel in a timely manner or at all if such contractors and service providers lost their services. Any of these factors could adversely affect the business, financial condition or results of operations of the Group.

Any failure, inadequacy and security breach in the Group's computer systems and servers may adversely affect the Group's business.

The Group's operations depend on its ability to process a large number of transactions on a daily basis across its network of offices, most of which are connected through computer systems and servers to its head office. The Group's financial, accounting or other data processing systems may fail to operate adequately or become disabled as a result of events that are beyond its control, including a disruption of electrical or communications services. The Group's ability to operate and remain competitive will depend in part on its ability to maintain and upgrade its information technology systems on a timely and cost-effective basis. The information available to, and received by, the Group's management through its existing systems may not be timely and sufficient to manage risks or to plan for and respond to changes in market conditions and other developments in its operations. The Group may experience difficulties in upgrading, developing and expanding its systems quickly enough to accommodate changing times.

The Group's operations also rely on the secure processing, storage and transmission of confidential and other information in its computer systems and networks. The Group's computer systems, servers and software, including software licensed from vendors and networks, may be vulnerable to unauthorised access, computer viruses or other malicious code and other events that could compromise data integrity and security and result in identity theft, including customer data, employee data and proprietary business data, for which it could potentially be liable. Any failure to effectively maintain, improve or upgrade its management information systems in a timely manner could adversely affect its competitiveness, financial position and results of operations. Moreover, if any of these systems do not operate properly, are disabled or if there are other shortcomings or failures in its internal processes or systems, it could affect the Group's operations or result in financial loss, disruption of its businesses, regulatory intervention or damage to its reputation. In addition, the Group's ability to conduct business may be adversely impacted by a disruption in the infrastructure that supports its business.

The Group is subject to various environmental laws and regulations, which could impose significant costs or liabilities on it.

As an owner and lessor of real property, the Group is subject to various environmental laws and regulations concerning the protection of health and safety and the environment, including, among others, laws and regulations related to soil contamination, health and hygiene, environmental pollution, chemical processing, hazardous substances and waste storage.

For example, under the Soil Contamination Countermeasures Act and related regulations, landowners in Japan are responsible for removal or remedy of several hazardous substances and Brazilian environmental laws also establish rules for the proper disposal of solid wastes, including those resulting from construction work. In China, the Environment Protection Law sets forth the general principles for pollution controls, and the Law on Prevention and Control of Atmospheric Pollution, the Law on Prevention and Control of Water Pollution and the Law on Prevention and Control of Environmental Pollution by Solid Waste provide more detailed rules on preventing and controlling these major types of pollutions. In addition, the Administration Regulations on Environmental Protection for Construction Projects and other relevant regulations of China specifically regulate environmental issues related to construction activities.

Environmental laws and conditions often impose liability without regard to whether the owner or operator knew of, or was responsible for, the release or presence of hazardous substances and accordingly may adversely affect the Group's operations and developments, and may cause the Group to incur compliance and other costs and can prohibit or severely restrict project development activity in environmentally-sensitive regions or areas. While the Group generally conducts environmental reviews of assets that it acquires, these reviews may fail to identify all environmental problems. Based on these reviews and past experience, the Group is not aware of any environmental

claims or other liabilities that would require material expenditure. However, there can be no assurance that potential environmental liabilities do not exist or will not arise in the future. The presence of contamination or hazardous substances on the Group's facilities could adversely affect its ability to lease or sell such facilities or to borrow using these facilities as collateral, which could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

Foreign currency exchange rate fluctuations may have a material adverse effect on the Group's results of operations and the Group's hedging strategies may not reduce foreign exchange rate risk or interest rate risk.

The Group operates in China, Japan, Brazil, Europe and India and is naturally exposed to foreign exchange rate fluctuations. The Group's consolidated financial statements are presented in U.S. dollars and its pre-tax profit is also exposed to currency risks on revenue, expenses, borrowings and monetary balances that are denominated in currencies (such as Singapore dollar) other than the respective functional currencies of the Group's entities in these jurisdictions. Any significant depreciation of functional currencies of the Group's entities against these other currencies could have an adverse effect on the Group's business, financial condition, results of operations and prospects.

Where necessary, the Group uses foreign exchange contracts to hedge and minimise net foreign exchange risk exposures. The Group also uses various derivative financial instruments to provide some protection against interest rate risks. These instruments involve risks, such as the risk that the counterparties may fail to honour their obligations under these arrangements, that these arrangements may not be effective in reducing the Group's exposure to foreign exchange rate and interest rate changes and that a court could rule that such agreements are not legally enforceable. In addition, the nature and timing of hedging transactions may influence the effectiveness of the Group's hedging strategies. There can be no assurance that the Group's hedging strategies and the derivatives that it uses will adequately offset the risk of foreign exchange rate or interest rate volatility, or that the Group's hedging transactions will not result in losses. Losses on hedging transactions could materially affect the Issuer's reported financial results.

The Group may be involved in legal, regulatory and other proceedings arising from its operations from time to time.

The Group may be involved from time to time in disputes with various parties involved in the development and lease of its properties such as contractors, sub-contractors, suppliers, construction companies, purchasers and tenants. These disputes may lead to legal or other proceedings, and may cause the Group to incur additional costs and delays in the Group's development schedule, and the diversion of resources and management's attention, regardless of the outcome. The Group is also unable to predict with certainty the cost of prosecution, the cost of defence or the ultimate outcome of litigation and other proceedings filed by or against it, including remedies and damage awards. If the Group were to fail to win these disputes, it may incur substantial losses and face significant liabilities.

The Group may be subject to regulatory action in the course of its operations, which may subject it to administrative proceedings and unfavourable decisions that could result in penalties and/or delayed construction of new logistics and warehousing facilities. In such cases, the Group's results of operations and cash flow could be materially and adversely affected. See "Description of the Group – Legal Proceedings".

The Issuer's subsidiaries and joint ventures are subject to restrictions on the payment of dividends.

The Issuer is a holding company and is dependent on the receipt of dividends from its subsidiaries and joint ventures to satisfy its obligations, including its obligations under the Notes. The ability of the Issuer's subsidiaries and joint ventures to pay dividends to their shareholders is subject to, among other things, applicable laws and restrictions contained in the debt instruments and loan agreements of such companies. For example, subsidiaries and joint ventures that are foreign invested enterprises in China are subject to PRC laws and regulations governing distribution of dividends and may pay dividends only from accumulated after-tax profits, if any, determined in accordance with PRC accounting standards and regulations. The Issuer's subsidiaries and joint ventures may also be restricted from paying dividends under the terms of loan agreements to which they are party. Some of the Issuer's subsidiaries and joint ventures in China are required by banks not to pay dividends unless all principal and interest

then due have been fully paid off. There can be no assurance that profits of the Issuer's subsidiaries and joint ventures will be distributable.

As a company with global assets and operations, general economic, political and social conditions and government policies in the jurisdictions in which the Group now operates or may in the future operate could affect its business.

The Group's business, financial condition, results of operations and prospects are subject to economic, political and legal developments in the jurisdictions in which it operates and any jurisdiction in which it may in the future operate. There are and will be variations in economic, political, governmental and regulatory structure among the jurisdictions in which it operates. The Group's business, financial condition and results of operations will depend in large part on its ability to adapt to economic, political, governmental and regulatory developments in these jurisdictions, especially as they undergo rapid growth or demographic or other change. The Group's business, earnings and prospects may be materially and adversely affected by a variety of conditions and developments in each of these countries, including:

- inflation, interest rates, and general economic conditions;
- the structure of the economy, such as in China where the economy has been transitioning from a planned economy to a market-oriented economy but where the government still controls a substantial portion of productive assets, continues to play a significant role in regulating industries through industrial policies and exercises significant control over growth through allocating resources, controlling payment of foreign currency-denominated obligations, setting monetary policy and providing preferential treatment to particular industries or companies;
- the introduction of economic policies to control inflation or stimulate growth, change the rate or method of taxation or impose additional restrictions on currency conversions and remittances abroad, such as in China where the government has periodically taken measures to slow economic growth to a more manageable level, in response to concerns about China's historical high growth rate in industrial production, bank credit, fixed investment and money supply;
- demographic factors, for instance in Japan which has an ageing and shrinking population or China which has a rapidly growing population requiring rapid economic growth to assure employment and stability;
- governmental policies, laws and regulations, including, without limitation, those relating to foreign investment or classification of industries, and changes to such policies, laws and regulations and their implementation and interpretation, which could prevent, delay, increase the cost of or otherwise adversely affect the Group's ability to invest in, acquire or divest, develop, operate or manage its facilities. For example, in Brazil, the government frequently intervenes in the Brazilian economy and occasionally makes significant changes in policy and regulations. The Brazilian government's actions to control inflation and other policies and regulations have often involved, among other measures, increases in interest rates, changes in tax policies, price controls, currency devaluations, capital controls and limits on imports;
- certain recent changes in China tax law and proposed application and/or interpretation of these laws could increase the Group's China tax liability, and potentially adverse tax consequences from changes to or introduction of tax laws and tax treaties or their interpretation or application, or revocation of tax incentives, including Tokutei Mokuteki Kaisha ("TMK") laws in Japan, which may increase the Group's cost of investment or carrying on of business, or adversely affect the Issuer's ability to receive dividends or other distributions from entities in which it has made investments;
- the risk of nationalisation and expropriation of assets;

- currency controls and other regulations, which may affect the Issuer's ability to receive distributions or other dividends from the Issuer's subsidiaries or other entities in which it may have any interest, to borrow onshore or offshore where the facility or the relevant subsidiary or entity is located, or to carry out acquisition, divestment and capital expenditure plans;
- difficulties and costs of staffing and managing international operations in certain regions, including differing employment practices and labour issues;
- local businesses and cultural factors that differ from our usual standards and practices;
- challenges in establishing effective controls and procedures to regulate operations in different regions and to monitor compliance with applicable regulations, such as the Foreign Corrupt Practices Act, the UK Bribery Act and other similar laws;
- the responsibility of complying with multiple and potentially conflicting laws, e.g., with respect to corrupt practices, employment and licensing;
- the impact of regional or country-specific business cycles and economic instability, including instability in, or further withdrawals from, the European Union or other international trade alliances or agreements; and
- political and other conditions.

Such conditions and developments, many of which are outside of the Group's control, may have a material adverse effect on its business, financial condition, results of operations and prospects.

The Group may suffer substantial losses in the event of a natural or man-made disaster, such as an earthquake or other casualty event in the jurisdictions in which it operates.

Natural disasters, severe weather conditions and the outbreak of epidemics, all of which are beyond the Group's control, may adversely affect the economy and infrastructure of the jurisdictions in which the Group operates and/or result in severe personal injury, property damage and environmental damage, which may curtail the Group's operations and materially adversely affect its cash flows and, accordingly, adversely affect its ability to service debt. Some cities where the Group operates are under the threat of flood, earthquake, sandstorm, snowstorm, fire, drought, or epidemics such as Severe Acute Respiratory Syndrome (“SARS”) and H5N1 avian flu or the human swine flu, also known as Influenza A (H1N1), and the recent COVID-19 pandemic. Past occurrences of such phenomena, for instance the outbreak of SARS in 2003 and the Sichuan province earthquake in May 2008, have caused varying degrees of harm to business and the national and local economies. See also “Risk Factors—Risks Relating to the Group’s Business and Operations—The outbreak of the COVID-19 disease is growing and its impact is uncertain and hard to measure but may cause a material adverse effect on the Group’s business”.

Japan has also experienced several large earthquakes that have caused extensive property damage. On 11 March 2011, an earthquake measuring 9.0 degrees on the Richter scale occurred in Tohoku district, which adversely affected the Group's operations in Japan. As a result of the earthquake and following an initiative to save electricity by the Japanese government due to the nuclear crisis in Fukushima Prefecture as well as the cessation and further possible cessation of operation of nuclear plants thereby creating concerns over the supply of electricity, there was a period of great uncertainty in the Japanese economy until the problems associated with the earthquake (such as the possibility of aftershocks, further leakage of radioactive materials and initiatives by the Japanese government to conserve electricity) had stabilised or settled.

If any of the Group's properties are damaged by severe weather or any other disaster, accident, catastrophe or other event, the Group's operations may be significantly interrupted, and its business and financial condition adversely affected. The occurrence or continuance of any of these or similar events could increase the costs associated with the Group's operations and reduce its ability to operate its businesses at their intended capacities, thereby reducing

revenues and debt serviceability. The occurrence of any of the above stated events could have a material adverse effect on the Group's facilities, the businesses of the Group's customers and the economy in general in the jurisdictions in which the Group operates as well as the global supply chain. This in turn, could have a material adverse effect on the Group's business, financial condition and results of operations and prospects.

Terrorist attacks, other acts of violence or war and adverse political developments may affect the business, results of operations and financial condition of the Group.

Terrorist activities have contributed to the substantial and continuing economic volatility and social unrest globally. Any developments stemming from these events or other similar events could cause further volatility. Any significant military or other response by the U.S. and/or its allies or any further terrorist activities could also materially and adversely affect international financial markets and the economies of the jurisdictions in which the Group operates and may adversely affect the operations, revenues and profitability of the Group. The consequences of any of these terrorist attacks or armed conflicts are unpredictable, and the Group may not be able to foresee events that could have a material adverse effect on its business, financial condition, results of operations, performance and prospects.

RISKS RELATING TO THE GROUP'S FUND MANAGEMENT BUSINESS

A portion of the Group's revenue and income is derived from its management of GLP J-REIT and several private real estate and private equity funds. The Group's fund management business would be adversely affected if the performance of GLP J-REIT or private real estate and private equity funds deteriorates.

The Group currently manages 21 investment vehicles (including GLP J-REIT, a real estate investment trust ("REIT") listed on the Tokyo Stock Exchange) representing an aggregate of US\$50.7 billion of assets under management when fully leveraged and invested across the real estate and private equity segments as of 31 December 2019 as follows:

- China – GLP China Logistics Fund I, GLP China Logistics Fund II, GLP China Value-Add Venture I, GLP China Value-Add Venture II, GLP China Income Partners I and Hidden Hill Modern Logistics Private Equity Fund;
- Japan – GLP Japan Development Venture I, GLP Japan Development Venture II, GLP Japan Development Partners III, GLP Japan Income Partners I and GLP J-REIT;
- Brazil – GLP Brazil Development Partners I, GLP Brazil Development Partners II, GLP Brazil Income Partners I and GLP Brazil Income Partners II;
- Europe – GLP Continental Europe Development Partners I, GLP Europe Development Partners I and GLP Europe Income Partners I; and
- India (through a strategic joint venture with IndoSpace) – IndoSpace Logistics Parks II, IndoSpace Logistics Parks III and IndoSpace Logistics Parks Core.

The Group's fees from the management of GLP J-REIT comprise (i) three types of asset management fees, (ii) acquisition and disposition fees, which are based on the purchase or disposition price of any property purchased or sold by GLP J-REIT, (iii) reimbursement of certain administrative and other costs and (iv) property and facility management fees which are generally based on the net operating income generated by the properties. A decrease in the values of the properties held by GLP J-REIT or the gross revenue and net property incomes of GLP J-REIT would result in a corresponding decrease in such fees. Any condition which might have a material adverse effect on GLP J-REIT's operating performance and financial condition, or termination of the Group's management services by GLP J-REIT, could materially reduce the Group's revenues derived from managing GLP J-REIT. See "Description of the Group – The Group's Fund Management Business" for more details on the fees the Group earns for management of REITs.

The Group's fees from the management of the private real estate and private equity funds depends on the particular fund and may include acquisition and development fees, asset management fees and investment management fees. In some cases, the Group is also entitled to earn an incentive fee of a certain percentage of the investment return on the aggregate of contributed capital in excess of a specified net internal rate of return and there is no assurance that this fee will be earned at all. See "Description of the Group – The Group's Fund Management Business" for more details of the private real estate funds.

The Group's existing contracts for the provision of fund management services for GLP J-REIT are for an indefinite period of time unless the Group resigns or is removed as manager. The Group may be removed by the trustee of GLP J-REIT, typically in the event of a resolution passed by a majority of the votes cast by unitholders of GLP J-REIT, present and voting, or in the event the Group fails to perform any of its material obligations under the trust deed constituting GLP J-REIT. The Group's fund management services for the private real estate and private equity funds are generally for the life of such funds, unless the Group resigns or its services are terminated. Some of the Group's private fund agreements specifically provide that the Group's property and fund management services may be terminated generally as a result of its wilful default, gross negligence or material violation of the provisions of the applicable agreement. In the event that the Group's services are terminated prior to the expiry of the applicable contract, or the Group is removed as manager in accordance with the terms of the applicable contracts or applicable law, or the Group is unable to renew contracts that have expired, and on terms that are commercially reasonable to us, this would adversely affect the Group's business, financial condition, results of operations and prospects.

Additionally, the Group may grow its fee-based income through the establishment of new private real estate or private equity funds or REITs or through the expansion of the capital base of its existing private real estate and private equity funds and REIT. There can be no assurance that the Group will be successful in raising capital to establish such funds or that the Group is able to compete against other funds, REITs or REIT managers to raise funds and find new investors for new or its existing private real estate or private equity funds or REITs, or that the level of fees that the Group may generate from such new funds or REITs will be comparable to those of its existing private real estate and private equity funds or REIT.

Fund management is subject to significant regulation and supervision by the regulatory authorities in certain jurisdictions, and compliance failures and changes in regulation could adversely affect us.

The fund management industry is subject to significant regulation and supervision by regulatory authorities in certain jurisdictions. For instance, the REIT management industry is subject to extensive regulation and supervision in Japan and the Japanese regulatory authorities have in the past taken actions on a number of occasions, including issuing administrative orders against several J-REITs and their asset managers for corporate governance issues, such as the failure by an asset manager to perform its duties of care or comply with its fiduciary duties owed to J-REITs, as well as failure to take proper appraisal measures when arranging for a J-REIT to purchase properties owned by an asset manager's group company, thus resulting in the properties being acquired by the J-REIT at possibly high prices. The Group's failure to comply with the applicable regulations or the terms or restrictions of any licence, or exemption from licensing, that it currently relies on or may in the future rely on, could result in investigations, sanctions, such as the termination of its licences and exemptions, reputational damage, or the Group being unable to continue to manage GLP J-REIT or private fund. If such an event were to occur, the Group's business, financial condition, results of operations and prospects will be adversely affected.

The Group may also be adversely affected if new or revised legislation or regulations are enacted, or if there are changes in the interpretation or enforcement of existing rules and regulations that apply to the Group. Such events could increase the Group's costs of doing business, require the Group to restructure the way in which it carries on its business, or render the Group unable to continue all or part of its business, which in turn could adversely affect the Group's business, financial condition, results of operations and prospects.

RISKS RELATING TO THE GROUP'S OPERATIONS IN CHINA

The PRC government may require the Group to forfeit its land use rights or penalise the Group if it were to fail to comply with the terms of land grant contracts.

Under PRC laws and regulations, if a property owner fails to develop land according to the terms of the land grant contract (including those relating to payment of fees, designated use of land and time for commencement and completion of the development of the land), or to obtain the relevant governmental approval to extend the development period, the relevant government authorities may issue a warning to, or impose a penalty on, the property owner or in the worst case scenario require the property owner to forfeit the land.

Specifically, according to the Rules on Treatment of Idle Lands (閒置土地處置辦法) effective as at 1 July 2012, where land remains undeveloped for at least one year but less than two years, the idle land fee shall be 20.0 per cent. of the land premium; where land remains undeveloped for two years or more, the idle land would be forfeited to the PRC government without compensation unless the delay in development was caused by government action or force majeure. In addition, a holder of land use right cannot count the idle land fee into its production costs. Under the Rules on Treatment of Idle Lands, (閒置土地處置辦法), “idle lands” refer to state-owned construction lands (i) for which development has failed to commence for at least one year from the commencement date stipulated in the land grant contract or (ii) for which development has commenced but the developed land accounts for less than one-third of the total land obligated for development or the invested amount accounts for less than 25.0 per cent. of the total investment amount, and the development has been suspended for at least one year. According to the foregoing rules, “commencement of development” means, subject to the issuance of the construction permit, the completion of the excavation of foundation for projects requiring foundation pit, or the driving of all piles for projects using pile foundation, or the completion of one-third of the foundation for other projects.

There is no assurance that the Issuer's PRC subsidiaries and joint ventures will commence and/ or complete a development within the time limits prescribed in the relevant land grant contracts due to changes of circumstances. In addition, the land held by subsidiaries or joint ventures acquired by the Group might have de facto become idle before the Group's acquisition. There can also be no assurance that the government will not impose the “idle” land fee and/or forfeit the land in respect of which the Group did not begin timely construction. If the relevant government authorities impose the “idle” land fee and/or forfeit the land, it may have an adverse effect on the Group's business, financial condition, results of operations and prospects.

The Group may fail to satisfy certain requirements on the development of land.

In addition to time limits on the development of land, the land grant contracts may also contain, or local governmental agencies may impose, certain other requirements on the developments or the results of developments. Those requirements include, among other things, amount of total investment to be made, investment density to be achieved, the tax contributions or annual turnovers by the Issuer's relevant PRC subsidiary and joint venture to be achieved after the completion of developments. Failure to satisfy such requirements may result in penalties or increase on the land grant premium which in turn could have an adverse effect on the Group's business, financial condition, results of operations and prospects.

The Group may not always be able to acquire land reserves that are suitable for development.

The Group derives the majority of its revenue in China from the leasing of the logistics and warehousing facilities that it has developed. This revenue stream depends on the completion of, and its ability to lease, its developments. To have a steady stream of developed facilities available for lease and a continuous growth in the long term, the Group needs to continuously replenish and increase its land reserves that are suitable for development and at a commercially acceptable cost. The Group's ability to identify and acquire suitable development sites is subject to a number of factors, some of which are beyond its control and there can be no assurance that it can identify and undertake suitable future land development projects.

The PRC government controls the supply of land in China and regulates the transfer of land use rights in the secondary market. As a result, the policies of the PRC government have a direct impact on the Group's ability to acquire the land use rights it seeks and could increase its costs of acquisition. Furthermore, most of the Group's land use rights in China are for a fixed duration of time. There can be no assurance that the Group will be able to renew its land use rights at commercially acceptable terms, or at all. In recent years, the PRC central and local governments have also implemented various measures to regulate the means by which companies obtain land for development and the manner in which land may be developed. The PRC government also controls land supply through zoning, land usage regulations and other measures, which further intensify the competition for land in China among companies. If the Group fails to acquire sufficient land reserves suitable for development in a timely manner and at acceptable prices or at all, its prospects and competitive position may be adversely affected and its business strategies, growth potential and performance may be materially and adversely affected.

The Issuer may fail to contribute to the registered capital of its PRC subsidiaries or joint ventures or experience material delays in contributing to the registered capital of its subsidiaries and there is currently no clear applicable PRC law or regulation on governmental penalties in connection with the failure of making such capital contribution.

As at the date of this Offering Circular, except for companies in certain industries which are subject to special requirements in respect of paid-in capital, there is no clear applicable PRC law or regulation on statutory restrictions in terms of minimum amount and time limits for capital contribution, or on governmental penalties in connection with failure of making capital contribution pursuant to joint venture contracts and/or articles of association for companies outside the specially-regulated industries. However, it is possible that local government authorities may still request some of the Issuer's PRC subsidiaries to specify time limits and/or any other written documents and in the event of any such restrictions on capital contributions, this could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The PRC government may redesignate the usage of land that has been granted to the Group.

The Group is subject to the Urban and Rural Planning Law of China, pursuant to which relevant local governments may, from time to time, redesignate the usage of certain land for local planning and development purposes. When a government re-zones land that has been granted to the Group, it may be required to exchange its original land use right for the land use right of another parcel of land or accept a refund from the local government for the land premium that it paid for the original land use right, thereby affecting the Group's original development plans. There can be no assurance that relevant local governments will not change the zoning of certain land that the Group has already acquired, which could have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

The actual or intended usage of some land or properties may not be in full compliance with legal zoning or usage requirements.

Part of the land held by some of the Issuer's PRC subsidiaries and joint ventures for developing the logistic facilities are zoned for "industrial use" or other usages rather than "logistic use", and part of the properties owned by some of the Issuer's PRC subsidiaries and joint ventures, although categorised as "factory building" or "others" rather than "warehouse", are actually used by the relevant subsidiaries and joint ventures or by the tenants for logistics and warehousing purposes. Such intended development or actual use may be found by the government to be incompatible with the zoning or other legal designation. The value of land zoned or permitted for use as a warehouse or logistics and warehousing facility may in some cases be greater than land that is designated for general manufacturing, agricultural, residential or other forms of use. As such, loss of such designation may have an immediate economic impact on the value of such property. Moreover, fines or other penalties may be imposed on the relevant subsidiaries and joint ventures, including administrative actions taken by relevant government departments to prevent continued non-conforming uses.

The Group may fail to obtain, or experience material delays in obtaining, requisite governmental approvals, licenses and filings.

To establish a logistics and warehousing facility in China, the Issuer's PRC subsidiaries and joint ventures must go through various PRC governmental approval and filing processes and obtain the requisite approvals and licenses for its investment in such logistics and warehousing facility and related business operations. To construct a logistics and warehousing facility, the Issuer's relevant PRC subsidiaries and joint ventures must obtain permits, licenses, certificates and other approvals from the relevant administrative authorities at various stages of land acquisition and construction, including land use rights certificates, construction land planning permits, construction works planning permits, construction works commencement permits and filing forms of completion inspection. Each approval is dependent on the satisfaction of a set of conditions.

The Group did not obtain the relevant required approvals and permits during the construction of certain of its projects in the past and there can be no assurance that the Group will not encounter significant problems in satisfying the conditions to the approvals necessary for the development of its logistics and warehousing facilities, or that the Group will be able to adapt itself to new laws, regulations or policies, or the particular processes related to the granting of the approvals. There may also be delays on the part of the administrative bodies in reviewing the Group's applications and granting approvals. If the Group were to fail to obtain, or experience material delays in obtaining, the requisite governmental approvals, licenses and filings, the Issuer's investment in its PRC subsidiaries and joint ventures and the schedule of development and commencement of the Group's leasing operations could be substantially disrupted, resulting in a material adverse effect on the Group's business, financial condition and results of operations.

The Group may not obtain all the building ownership certificates or real estate ownership certificates, as the case may be, for certain of its facilities in time prior to the leasing out of such facilities.

The Group is required to obtain building ownership certificates or real estate ownership certificates, as the case may be, for its facilities in China. In the ordinary course of its business, the Group may from time to time execute a pre-lease agreement with its clients in respect of certain of its facilities in advance prior to obtaining the relevant building ownership certificates of such facilities. The Group did not manage to obtain the building ownership certificate for some of its projects in the past and there can be no assurance that the Group will always be able to obtain the building ownership certificate or the real estate ownership certificate, as the case may be, prior to the commencement date of the lease as specified in those pre-lease agreements. Leasing of the facilities without building ownership certificates may be deemed as invalid and unenforceable and penalties may be imposed on the Group which could have an adverse effect on the Group's business, financial condition, results of operations and prospects.

The Group may face penalties for the non-registration of its lease agreements with customers in China.

Non-registration does not affect the Group's rights or entitlements to lease out the facilities to customers, or the legality and effectiveness of the lease agreements between the parties to the agreements. However, pursuant to the requirements of the PRC Administrative Measures of Commodity Property Leases and relevant local rules, the Group may be subject to penalties for the non-registration of lease agreements imposed by the local authorities and/or requests by the local authorities to complete the registration formalities. The Group intends to register lease agreements to the extent practicable. Nevertheless, there can be no assurance that the Group would not be subject to such penalties and/or requests for undertaking the registration formalities in the future, any of which could increase its costs.

The logistics and warehousing facility industry in China is susceptible to the industrial policies, macro-economic policies and austerity measures of the PRC government.

The PRC government has exercised and continues to exercise significant influence over China's economy. From time to time, the PRC government adjusts its monetary and economic policies to prevent and curtail the overheating of the national and provincial economies, which may affect the markets in which the Group operates. Any action by the PRC government concerning the economy or the real estate industry in particular could have a material adverse effect on the business, financial condition and results of operations of the Group. The China economy

may also be more susceptible to slowdowns or downturns as a result of uncertainties related to the recent trade war between the United States and China. If bilateral trade between the two largest economies in the world shrinks as a result of newly introduced tariffs, the Group's business may be adversely impacted. Should trade tensions persist over a long period of time, the logistics and warehousing facility industry in China may even suffer severe loss of income and encounter operational difficulties, thereby negatively impacting the Group's business, financial condition and results of operations.

The People's Bank of China ("PBOC") has adjusted the deposit reserve ratio for commercial banks several times commencing from 1 January 2008. The deposit reserve refers to the amount of funds that banks must hold in reserve against deposits made by their customers. The increase of the deposit reserve ratio may negatively impact the amount of funds available to be lent to business, including the Group, by commercial banks in the PRC. The central and local authorities in the PRC may continuously adjust interest rates and other economic policies or impose other regulations or restrictions which may adversely affect the business, financial condition and results of operations of the Group.

The Group is also subject to the industrial policies implemented by the PRC government. In August 2011, the State Council issued the *Opinions of the General Office of the State Council on the Policies and Measures for Promoting the Healthy Development of the Logistics Industry* (Guo Ban Fa [2011] No. 38) aimed at promoting the development of the logistics industry through a series of measures, including tax reduction for logistics enterprises and greater support in land-related policies for the logistics industry. In September 2014, the State Council further published the *Medium- and Long-term Development Plan for the Logistics Industry (2014-2020)* (Guo Fa [2014] No. 42) which emphasised that the logistics industry as a whole is fundamental and of strategic importance for the development of the PRC economy and provided guidelines for the warehousing industry to speed up the construction of modern stereoscopic warehouses, logistics distribution centres for resources products and warehousing facilities for vital commodities, as well as to improve the planning of modern distribution centres around large and medium-sized cities and manufacturing bases. While the intensive launch of new policies to promote the logistics and warehousing industry may provide opportunities for the Group, this could also entail new challenges to the business and operations of the Group. In addition, there is no assurance that the industrial policies of China may not be further adjusted in the future and in turn adversely affect the Group's business, results of operations and financial condition.

RISKS RELATING TO THE GROUP'S OPERATIONS IN JAPAN

The expert appraisals and reports upon which the Group relies are subject to significant uncertainties.

The Group may obtain appraisals as well as engineering, environmental and seismic reports to help it assess whether to acquire new logistics and warehousing facilities, and how to operate logistics and warehousing facilities it already owns. However, these reports cannot give a precise assessment of the past, present or future value or engineering, environmental or seismic conditions of the relevant logistics and warehousing facilities. Furthermore, the appraisers and other experts use a variety of different review methodologies or different sets of assumptions, which could affect the results of such appraisals, reports and the conclusions that the appraisers, other experts and the Group can draw from them. Thus, different experts reviewing the same logistics and warehousing facility could reach significantly different conclusions.

Although the engineering, environmental and seismic reports the Group has obtained for its logistics and warehousing facilities have not revealed any material risks or liabilities, because such risks are often hidden or difficult to evaluate, the reports the Group has obtained may not be an accurate reflection of such risks. If the Group were to discover any significant, unidentified engineering, environmental or seismic liabilities, the value of the affected logistics and warehousing facility could fall, it may be required to incur additional costs and discharge of the liability could be time consuming.

In addition, architectural plans for buildings in Japan must be reviewed for compliance with building codes (including earthquake resistance standards) by either (i) a licensed third-party engineering or architectural firm, or (ii) the local government. The level of complexity of structural calculations makes it very difficult to retroactively audit the work of firms or local governments that performed such calculations when a building was originally designed and

built. Any retroactive calculations must be based on original plans and volumes of supporting data, which may no longer exist, and can take months to complete and result in significant costs. Consequently, the Group intends to review properties for compliance with building codes, but the Group does not plan to have third parties verify that seismic risk calculations with respect to buildings the Group intends to acquire are, in fact, correct. Moreover, because the support structures of existing buildings can be hidden and impossible to verify directly, fraud or mistakes in the construction or inspection phases may be impossible to subsequently detect. As a result, the Group's properties may subsequently be discovered to have been built in violation of earthquake resistance standards or other building codes. If any of the Group's logistics facilities are non-compliant, they may collapse in even a minor earthquake, or the Group may be forced to spend large sums of money and dedicate significant management and other resources to strengthening, improving or deconstructing any such buildings.

Furthermore, in accordance with customary practice in Japan, the Group discloses certain information relating to a logistics and warehousing facility's PML based on reports it receives from third parties. PML percentages are based on numerous assumptions. The Group is not an expert in assessing earthquake risk, and cannot independently verify the PML percentages provided to it, and the uncertainties inherent in such reports limit the value of them to the Group. An earthquake could severely damage or otherwise adversely offset the Group's logistics and warehousing facilities and if its customers were to suffer significant uninsured losses due to earthquake damage to one or more of the Group's facilities, it could reduce their demand for the Group's facilities and therefore have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

Several of the Group's facilities in Japan are in port areas, and are subject to regulation by the Port Labour Law.

Several of the Group's facilities in Japan are located in port areas as defined by the Port Labour Law, and are therefore subject to regulation by the Port Labour Law and other related laws and regulations, and are also affected by certain business practices. For example, employers face constraints on the workers they may hire to work in affected facilities, and as a result, the Group's customers' labour and other operational costs for affected facilities may be higher than for unaffected facilities. There can be no assurance that such port area regulations will not affect the businesses of the Group's customers, which could consequently have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

Some of the Group's logistics and warehousing facilities violate the Construction Standards Law and related laws and regulations.

The Construction Standards Law and related laws and regulations (collectively, "Construction Standards Laws") establish the building codes for building properties in Japan. Currently, several of the Group's logistics and warehousing facilities in Japan are not in compliance with Construction Standards Laws. In order to increase the GFA, Japanese customers occasionally retrofit a mezzanine level into the logistics and warehousing facility, as a result of which the relevant facility may exceed maximum GFA limits imposed by the Construction Standards Laws. In addition, some customers or previous owners of the Group's facilities have installed other ancillary structures such as office space, corridors between facilities or sheds in the Group's properties in order to meet their specific business needs. In case of non-compliance with Construction Standards Laws, the relevant administrative agency would normally take preliminary actions first to assess the property in question and, if the violation is not cured, may issue a written announcement to set forth the actions that the owner of the property needs to take. If the violation remains uncured, the relevant administrative agency may then issue a corrective order for the owner of the property to take corrective action, including removal of the illegal structures. Although the timing of issuance of corrective orders and their content, as well as the decision as to whether such corrective orders should be issued in the first place, are determined by the relevant administrative agency at its discretion, the relevant administrative agency normally opts for the most feasible solution, and a corrective action to require the property owner to demolish the entire property in question without a justifiable reason is seen as an abuse of discretionary power by the authorities and such order is likely to be void. The Group intends to rectify the properties that do not comply with Construction Standards Laws as soon as practicable (rectification may be difficult when the customer occupies the relevant property). The Group has also made provision of ¥490.6 million for the removal costs reserve amount for the three properties owned by Azalea

Special Purpose Company. The Group may draw from these funds as necessary for the payment of costs and expenses to remove the illegal constructions in the Group's facilities.

There can be no assurance that the government will not order the Group to remove such additional structures or take more severe regulatory action. If any of these events were to occur, it may increase costs, as well as result in a loss of utility space for the Group's customers, which could have an adverse effect on its business, financial condition, results of operations and prospects.

The Group may acquire properties located on reserved and provisionally allocated land designated under the Land Readjustment Act of Japan.

The Land Readjustment Act of Japan, allows the relevant authorities to modify the location and boundaries of small roads, non-linear roads and irregularly shaped plots of land that are difficult to use efficiently, as well as to modify the location and boundaries of any land for town planning purposes, in some cases by restructuring the ownership of land. This process, in some cases, involves the provisional allocation of land, designating such land as “reserved” or “provisionally allocated”. The Group may acquire properties located on reserved and provisionally allocated land in the future. As the actual allocation of such land is not certain until the issuance of the final order, there is no guarantee that the Group will be able to acquire the same land that the Group planned to acquire prior to the issuance of a final order. Further, as ownership interests in respect of reserved land may only be acquired after the issuance of the public notice of such final order, the Group may not acquire the ownership interests in reserved land until the final allocation is made. Moreover, as ownership interests in respect of reserved land may only be registered after the issuance of the public notice of such final order, the Group's rights to reserved land will not be perfected against third parties until the final allocation is made. If one or more of the Group's facilities in Japan were to have such imperfect title, it could have a material adverse effect on its business, financial condition, results of operations and prospects.

Additionally, such allocated land may be affected by pre-existing rights and restrictions that the Group was not aware of at the time of the acquisition. The Land Readjustment Act also allows the relevant authorities to restrict a resale or other disposition of allocated land for a certain period of time in some cases, which may increase the illiquidity of the Group's properties and in turn would have material effect on the Group's business, financial condition, results of operations and prospects. See also “Risk Factors—Risks Relating to the Group's Business and Operations—The illiquidity of property investments could limit the Group's ability to respond to adverse changes in the performance of its properties”.

The Group may be adversely affected by properties that are co-owned with third parties in the form of a property co-ownership interest.

The Group may acquire partial interests in properties that are co-owned with third parties in the form of a property co-ownership interest. Under Japanese law, a co-owner of a property has the right to sell its interest in the property without the consent of the other co-owner, unless there is an agreement between the co-owners that requires such consent or grants a right of first refusal. In general, a co-owner has the right to demand that such property be partitioned. Although the exercise of such right of partition may be prohibited by contract, such contractual prohibitions are only valid for a period of five years. If a co-owner of one of the Group's properties becomes subject to bankruptcy proceedings, corporate reorganization or civil rehabilitation proceedings, the trustees in the proceedings of such co-owner may have the right to demand that such property be partitioned. Although the other co-owners of the property may, if so agreed, have a right of first refusal to purchase the ownership interests of defaulting or selling co-owner, the Group may not be able to exercise such rights on favourable terms. In addition, a sale of a property co-ownership interest by the Group under such circumstances may result in liquidation proceeds that are less than the appraisal value of the property or interests being sold, which would have an adverse effect on the Group's financial condition.

A co-owner of a property may also mortgage its interest in the property. However, such mortgage becomes applicable to the entire property when the co-owned property is partitioned. Accordingly, each of the co-owners in such case would be subject to such mortgage in proportion to its ownership interest. There is a risk that the Group's

interest in a property that was formerly owned through a property co-ownership interest and owned by the Group independently following a partition may be subject to a mortgage that was placed on it by another co-owner. Any such properties may bring adverse effect on the Group's business, financial condition and results of operations.

The Japanese real property registration system may not accurately reflect the ownership of the real property-related title or right.

Japan has a system of registering the ownership of real property (which includes land and buildings) as well as certain other real property-related rights, such as security rights over real property and easements, pursuant to which an unregistered owner of real property or an unregistered holder of certain other rights cannot assert its title or such rights against a third party. However, the real property register does not necessarily reflect the true owner of the real property-related title or right. In practice, parties who plan to enter into a real property transaction usually rely upon the register, as it is generally the best indication of the true owner of the real property-related title or right. However, a party has no recourse to anyone but the seller if, relying on the register, it purchases the property or a related right from a seller and the information contained in the register turns out to be incorrect. The purchaser may claim for damages against the seller pursuant to statutory warranties or contractual warranties, but, in general, cannot acquire the ownership of or title to the real property. Imperfect title to one or more of the Group's facilities in Japan could have a material adverse effect on its business, financial condition, results of operations and prospects.

The Group may acquire properties which entail risk of liabilities associated with reclaimed land.

The Group may acquire properties and these have the risks associated with reclaimed land. Such liabilities include i) contamination caused by pollutants in the soil and filling used to create reclaimed land; ii) flooding due to the high exposure of reclaimed land to tidal surges, typhoons, rising sea levels and other natural disasters; iii) land subsidence; and iv) soil liquefaction and increased risk of damage in the event of an earthquake. Damage to the Group's properties due to any such liabilities would adversely affect the Group's performance.

Environmental liabilities discovered on the Group's properties may have a material adverse effect on the Group's business, financial condition or results of operations.

Under the Soil Contamination Countermeasures Act of Japan, a current owner of real property may be held strictly liable for the removal or remediation of hazardous or toxic substances, such as lead, arsenic and trichloroethylene, on or under the surface of such property, whether or not the current owner knew of or was responsible for the presence of such hazardous or toxic substances. The Group may be held liable under the Soil Contamination Countermeasures Act of Japan and may also be held liable under other laws regarding the presence of asbestos or polychlorinated biphenyls ("PCBs") at any of its properties. In addition, the presence of hazardous or toxic substances, or a failure by the Group to properly remediate such substances, may have a material adverse effect on the Group's ability to lease or sell an affected property or borrow funds using such property as collateral. If any environmental liabilities are discovered at the Group's properties, the value of its properties could decrease, and the Group may be required to remediate the underlying hazard and discharge the related environmental liabilities at a substantial cost. As a result, there may be a material adverse effect on the Group's business, financial condition or results of operations.

In addition, the presence of contamination or the failure to remediate contamination at the Group's properties may expose the Group to third-party liability for costs of remediation and personal or property damage. See also "Risk Factors—Risks Relating to the Group's Operations in Japan—The Group may be adversely affected by any liability which results from unforeseen loss, damage or injury suffered by a third party at its properties as a result of any defect in the properties".

Climate change regulation could increase the Group's capital and operating expenses.

The national and various local governments in Japan have adopted (and may adopt further) regulations intended to limit activities they deem to contribute to global warming. For example, in April 2010, the Tokyo Metropolitan Government amended the Tokyo Metropolitan Ordinance on Environmental Preservation to impose on

owners of large properties an obligation to decrease carbon dioxide emissions. Property owners that are subject to these carbon emission regulations may be required to undertake renovations and improvements of buildings in compliance with applicable carbon emission standards or to purchase emission rights to compensate for carbon emission released from their properties. The Group's capital and operating expenses could increase in the future by, for example, the imposition of stricter energy efficiency standards for buildings or the cost of environmentally-friendly building materials. The Group's customers' businesses are heavily reliant on trucks to transport their goods. Increased regulation, such as municipal restrictions on vehicular emissions of nitrogen oxide and particulate matters, could increase its customers' costs and consequently reduce demand for the Group's facilities.

The Group may be adversely affected by any liability which results from unforeseen loss, damage or injury suffered by a third party at its properties as a result of any defect in the properties.

Under Japanese law, the owner of a property is strictly liable to any third party occupier of a property who suffers a loss, damage or injury due to such property as long as the injured party exercised due care to prevent such loss, damage or injury. The Group's business may be adversely affected by any such liability unless it is adequately covered by the Group's insurance. Although the Group intends to carry insurance with policy specifications and insured limits that the Group believes are adequate and appropriate for its properties, liability for third party loss, damage or injury may exceed the insured limits and/or an insurer may dispute a claim or delay payment. Appropriate insurance also may not be available, or may be available only at prohibitive cost.

RISKS RELATING TO THE GROUP'S OPERATIONS IN BRAZIL

The Brazilian government has exercised, and continues to exercise, significant influence over the Brazilian economy. This involvement, as well as Brazilian political and economic conditions, could adversely affect the Group.

The Brazilian government frequently intervenes in the Brazilian economy and occasionally makes significant changes in policies and regulations. The Brazilian government's actions to control inflation, monetary, credit and other policies and regulations have often involved, among other measures, wage and price controls, variations in interest rates, changes in tax policies, price controls, currency devaluations, capital controls and limits on imports. The Group has no control over, nor can it predict, any measures or policies that the Brazilian government may adopt in the future. The Group's business, financial condition and results of operations may be adversely affected by changes in policies or regulations involving or affecting factors such as:

- monetary and exchange policies and amendments to banking legislation and regulations;
- currency fluctuations;
- interest rates;
- changes in governmental policies applicable to our business, especially related to tax matters;
- exchange controls and restrictions on remittances abroad and on foreign investments in the country;
- inflation;
- economic and social instability;
- liquidity of the domestic capital and lending markets;
- fiscal policies;
- expropriation of privately-owned land;
- rationing of electricity;

- labour legislation; and
- other political, social and economic developments in or affecting Brazil.

Uncertainty over whether the Brazilian government will implement changes in policy or regulation affecting these or other factors in the future may contribute to economic uncertainty in Brazil. Therefore, these uncertainties and developments in the Brazilian economy may adversely affect the Group.

Government efforts to combat inflation may hinder the growth of the Brazilian economy and could harm the Group's business.

Brazil has in the past experienced extremely high rates of inflation and has therefore followed monetary policies that have contributed to one of the highest interest rates in the world. According to the General Market Price Index (*Índice Geral de Preços – Mercado*), or “IGP-M”, a general price inflation index, the inflation rates in Brazil were 7.75 per cent. in 2007, 9.81 per cent. in 2008, deflation of 1.71 per cent. in 2009, 11.32 per cent. in 2010, 5.10 per cent. in 2011, 7.81 per cent. in 2012, 5.53 per cent. in 2013, 3.69 per cent. in 2014, 10.54 per cent. in 2015, 7.17 per cent. in 2016, deflation of 0.52 per cent. in 2017, 7.54 per cent. in 2018 and 7.32 per cent. in 2019. Inflation and the Brazilian government's measures to fight it have had and may have significant effects on the Brazilian economy and the Group's business. Strict monetary policies with high interest rates and high compulsory deposit requirements may restrict Brazil's growth and the availability of credit. Conversely, more lenient government and Central Bank policies and interest rate decreases may trigger increases in inflation and consequently, growth volatility and the need for sudden and significant interest rate increases. Inflation, measures to curb inflation and speculation over possible measures can also contribute to significant uncertainty about the Brazilian economy and weaken confidence of investors, thereby adversely affecting the Group's business, financial condition, results of operations and prospects.

Future Brazilian government measures, including reductions in interest rates, intervention in the foreign exchange market and actions to adjust or fix the value of the Brazilian Real may trigger increases in inflation, adversely affecting the overall performance of the Brazilian economy. If Brazil experiences high inflation again, the Group may not be able to adjust the rents it charges its tenants in Brazil sufficiently to offset the impact of inflation on the Group's cost structure, which could increase its costs and reduce its net operating margins.

Since a number of the Group's key tenants in Brazil are in the retail industry and the Group's business is consequently closely linked to the performance of retail in Brazil, the Group is exposed to the risk of inflation to the extent it affects household income, thus reducing retail consumption. In addition, inflation may increase the cost of the Group's debt and the cost of incurring new indebtedness in Brazil, in light of higher interest rates. These factors may have an adverse effect on the Group's business, financial condition, results of operations and prospects.

Exchange rate instability may adversely affect the Brazilian economy and, consequently, the Group.

The Brazilian currency has been devalued periodically. The Brazilian government has implemented various economic plans and utilised a number of exchange-rate policies, including sudden devaluations, periodic mini-devaluations during which the frequency of adjustments has ranged from daily to monthly, floating exchange rate systems, exchange controls and dual exchange rate markets. From time to time, there have been significant fluctuations in the exchange rate between the Brazilian Real and the U.S. dollar and other currencies. Depreciations of the Brazilian Real in relation to the U.S. dollar could create additional inflationary pressures in Brazil and lead to increases in interest rates, which may negatively affect the Brazilian economy as a whole and, in particular, the Group's results of operations. On the other hand, the appreciation of the Brazilian Real in relation to the U.S. dollar may impact Brazil's current accounts and balance of payments, as well as reduce the gross domestic product resulting from exports. The volatility of the Brazilian Real in relation to the U.S. dollar may adversely affect the Brazilian economy and, consequently, the Group.

The Brazilian logistics and real estate development industries are subject to extensive regulation, which may lead to increased expenses or present obstacles to the development of certain logistics and warehousing facilities, thereby adversely affecting the Group.

The Group's business in Brazil is subject to federal, state and municipal laws and to regulations and licensing requirements with respect to construction, zoning, soil use, occupancy permit, fire safety permit, environmental protection, leases, consumer protection and taxation, all of which affect the Group's ability to acquire land, develop, construct and negotiate with customers. The Group is required to obtain licenses and permits from different governmental authorities to carry out its logistics and real estate developments. The Group cannot ensure that it will obtain the necessary licenses and permits, or respective renewals, for its operations and projects. The absence or delay in obtaining or renewing any of these licenses or permits in a timely manner, or the violation or non-compliance with these laws, regulations, licenses and permits, administrative sanctions such as fines, project delays and shutdowns, cancellation of licenses and revocation of authorisations, as well as other civil and criminal penalties, may materially adversely affect the Group.

Any failure to comply with environmental laws and regulations at the Group's logistics facilities in Brazil may result in an obligation for the Group to remediate any environmental damage occurring on the property where its facilities are located and result in criminal, civil and administrative sanctions. In Brazil, civil liability for the remediation of environmental damages follows a strict liability system that may be imposed on the property owner. Therefore, the property owner may incur costs if environmental recovery related to damages caused by tenants or previous owners of the land is not performed accordingly by them. Given that environmental law and enforcement by the Brazilian authorities are becoming more severe, the Group may incur additional environmental compliance costs. Furthermore, delays or refusals to issue or renew licenses by the environmental licensing agencies may harm the Group's business.

Moreover, public authorities may issue new and stringent standards, or interpret existing laws and regulations in a more restrictive manner, which may require companies in the logistics and real estate development industries, including the Group, to incur additional expense to comply with these new rules or interpretations. Any such action on the part of public authorities may materially adversely affect the Group.

Widespread uncertainties relating to ownership of real estate may adversely affect the Group's business.

There are widespread uncertainties relating to title ownership of real estate in Brazil. In Brazil, ownership of real property is conveyed, solely and exclusively, through filing and effective registry of the sale and purchase deeds before the competent Real Estate Registry Office. In certain cases, the real estate certificates may present recording errors, including duplicate and/or inaccurate entries, and deed challenges frequently occur, leading to administrative and/or judicial actions. Property disputes over title ownership are frequent, and, as a result, there is a risk that errors or challenges could adversely affect the Group, whenever not timely identified in due diligence procedures, which may cause the partial or total loss of properties.

In addition, the Group's land may be subject to expropriation by the Brazilian government, whenever demonstrated the public interest for any specific area. An expropriation could materially impair the normal use of the Group's lands or have a material adverse effect on its results of operations. In addition, social movements, such as *Movimento dos Trabalhadores Rurais Sem Terra* and *Comissão Pastoral da Terra*, are active in Brazil. Such movements advocate land reform and mandatory property redistribution by the government. Land invasions and occupations of areas by a large number of individuals is common practice for these movements, including some areas located in regions in which the Group is likely to invest. As a result, the Group cannot give any assurance that its properties will not be subject to invasion or occupation by such groups, that its properties maintain security guard structure sufficient to avoid land invasion or occupation, or that police protection will be effective to avoid land invasion or occupation. A land invasion or occupation could materially impair the normal use of the Group's lands or have a material adverse effect on its business, including the need to file a repossession suit for the issuance of a court decision to be able to use the police force for the conclusion of the repossession of the land.

Economic and market conditions in other emerging market countries.

Economic conditions and markets in other countries, including the United States, other countries in Latin America and other emerging market countries, may affect the Brazilian economy. Although economic conditions in these countries may differ significantly from those in Brazil, reactions to developments in these other countries may adversely affect the availability of credit for Brazilian companies, resulting in a significant outflow of resources from Brazil and a reduction in the level of foreign currency invested in Brazil.

If any such political, economic and social events in other countries were to affect the Brazilian economy, the Group, its investment strategy and financial performance may be affected.

RISKS RELATING TO THE GROUP'S OPERATIONS IN EUROPE

The Group could be adversely affected by uncertainty, disruption or other consequences of the UK leaving the European Union (the "EU").

On 23 June 2016, the UK held a referendum in which a majority of voters voted in favour of the UK leaving the EU (commonly referred to as "Brexit"). On 29 March 2017, the UK issued a formal notification of its intention to withdraw from the EU and formally left the EU on 31 January 2020 under the terms of a withdrawal agreement. A transition period to agree on the terms of the UK's departure from the EU is in place until at least 31 December 2020, while, among other things, a new trade agreement is negotiated.

The effects of "Brexit" will depend on the terms of the trade agreement that arises out of the negotiations which the UK government makes to retain access to EU markets. Although it is unknown what the terms of this agreement will be, it is possible that such an agreement will lead to greater restrictions on the free movement of goods, services, people and capital between the UK and the remaining EU countries, as well as increased regulatory complexities. A tariff or non-tariff barrier, customs checks, the inability to provide cross-border services, changes in withholding tax, restrictions on movements of employees, restrictions on the transfer of personal data, etc., all have the potential to materially impair the profitability of a business, require it to adapt, or even relocate. Any such restrictions could potentially disrupt the markets the Group services and adversely impact the Group's operations in the jurisdictions in the EU in which it operates. In particular, any negative impact on trade between the UK and the EU may result in generally reduced demand for logistics property, which may mean that the Group is unable to renew leases or find new customers and, in the longer term, may lead to decreases in the value of its properties in the UK and the EU. The effects of "Brexit" could also lead to legal uncertainty and potentially divergent national laws and regulations which may, directly or indirectly, impact the Group's customers, suppliers, and employees, as the UK determines which EU laws to adopt, replace, or amend, which may increase compliance costs, and the cost to the Group of carrying out business generally, in the UK and the EU.

If the UK and the EU are unable to agree the terms of a trade agreement by 31 December 2020 and do not agree to extend the transition period, a so called "hard Brexit", it is probable that the adverse effects of leaving on unfavourable terms would principally affect the UK. In such circumstances, the UK will be completely separated from a regulatory perspective from the EU immediately upon the end of the transition period. The UK will become a third country vis-à-vis the EU on the expiry of the transition period. As a third country, the cross-border trade in goods between the UK and the EU will depend on any multilateral trade agreements to which both the EU and the UK are parties, such as those administered by the World Trade Organization ("WTO"), and the provision of services by UK firms will be generally restricted to those that could be provided by firms established in any third country.

Given the size and global significance of the UK's economy, uncertainty about whether it will secure a trade agreement by the end of the transition period, and thus uncertainty as to the substance of its future legal, political and economic relationships with Europe may continue to be a source of instability, produce currency fluctuations or have other adverse effects on international markets, international trade and other cross-border cooperation arrangements.

The uncertainty surrounding the UK's future relationship with the EU could therefore adversely affect the Group's business, prospects, financial condition and/or results of operations.

The Group's properties in the United Kingdom could be adversely affected were its properties subject to expropriation.

Any property or part of any property in the United Kingdom may, at any time, be compulsorily acquired by a UK government department or local authority in connection with proposed redevelopment or infrastructure projects. If this were to occur, compensation would be payable on the basis of the value of all owners' and tenants' proprietary interests in that property at the time of the related purchase as determined by reference to a statutory compensation code, but the compensation could be less than the Group's assessment of the property's current market value, or the relevant apportionment of such market value where only part of a property is subject to a compulsory purchase order. In the case of an acquisition of the whole or part of that property, the relevant freehold, heritable or long leasehold estate and any lease would both be acquired. If the amount received from the proceeds of purchase of the relevant freehold, heritable or long leasehold estate were inadequate, this may have a material adverse impact on the Group's business, prospects, financial condition and/or results of operations.

The Potential Collapse of the Euro

The Group operates logistical properties in countries within the EU, a significant number of which use the Euro as their national currency. In the recent past the stability of certain European financial markets deteriorated and expectations centred on potential defaults by sovereign states in Europe. There is a risk that in the future certain member states of the EU default, or expectations of such a default increase, which may lead to the collapse of the Eurozone as it is constituted today or that certain member states of the EU may cease to use the Euro as their national currency. Given the interdependence of the global economy, this could have an adverse effect on the performance of investments properties both in countries that experience the default and in other countries within the EU. A potential primary effect would be an immediate reduction of liquidity for particular properties in the affected countries, thereby impairing the value of such properties. Further, a deteriorating economic environment caused directly or indirectly by such a default or related expectations could have a direct effect on the general economic environment and the real estate market in particular, which in turn would have a material adverse effect on the Group's business, financial condition, results of operations and prospects.

RISKS RELATED TO THE MARKET FOR THE NOTES GENERALLY

Set out below is a brief description of certain market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk:

There has been no prior market for the Notes, the absence of a prior market for the Notes may contribute to a lack of liquidity and the market price of the Notes may be volatile or discounted.

Notes issued under the Programme will be new securities which may not be widely distributed and for which there is currently no active trading market (unless in the case of any particular Tranche, such Tranche is to be consolidated with and form a single series with a Tranche of Notes which is already issued). The Issuer and the Dealers have no obligations to make a market for the Notes. If the Notes are traded after their initial issuance, they may be subject to volatility or trade at a discount to their initial offering price, depending upon prevailing interest rates, the market for similar securities, general economic conditions and the financial condition of the Issuer. If the Notes are trading at a discount, investors may not be able to receive a favourable price for their Notes, and in some circumstances investors may not be able to sell their Notes at all or at their fair market value. Although an application will be made for the Notes issued under the Programme to be admitted to listing on the SGX-ST, there is no assurance that such application will be accepted, that any particular Tranche of Notes will be so admitted or that an active trading market will develop. In addition, the market for investment grade and crossover grade debt has been subject to disruptions that have caused volatility in prices of securities similar to the Notes issued under the Programme. Accordingly, there is no assurance as to the development or liquidity of any trading market, or that disruptions will not occur, for any particular Tranche of Notes.

This is particularly the case for Notes that are especially sensitive to interest rate, currency or market risks, designed for specific investment objectives or strategies or have been structured to meet the investment requirements

of limited categories of investors. These types of Notes generally would have a more limited secondary market and more price volatility than conventional debt securities. Illiquidity may have an adverse effect on the market value of the Notes.

Exchange rate risks and exchange controls.

An investment in Notes denominated in, or the payment of which is related to the value of, a specified currency (the “Specified Currency”) other than the currency of the country in which a purchaser is resident or in the currency (including any composite currency) in which a purchaser conducts its business (the “Home Currency”) entails significant risks not associated with a similar investment in a security denominated in the Home Currency. Such risks include, without limitation, the possibility of significant changes in rates of exchange between the Home Currency and the Specified Currency and the possibility of the imposition or modification of foreign exchange controls with respect to the Specified Currency. Such risks generally depend on factors over which the Issuer and Noteholders have no control, such as economic and political events and the supply of and demand for the relevant currencies. In recent years, rates of exchange for certain currencies have been highly volatile, and such volatility may be expected to continue in the future. Fluctuations in any particular exchange rate that have occurred in the past are not necessarily indicative, however, of fluctuations in the rate that may occur during the term of any Note. Depreciation of the Specified Currency in which a Note is payable against the relevant Home Currency would result in a decrease in the effective yield of such Note below its stated rate of interest, and in certain circumstances, could result in a loss to an investor on a Home Currency basis. In addition, depending on the specific terms of a Note, changes in exchange rates relating to any of the currencies involved may result in a decrease in its effective yield and, in certain circumstances, could result in a loss to the investor of all or a substantial portion of the principal of a Note.

Governments have from time to time imposed, and may in the future impose, exchange controls that could affect exchange rates as well as the availability of a Specified Currency on an interest payment date, maturity date or in the redemption month, as the case may be. There can be no assurances that exchange controls will not restrict or prohibit payments of principal or interest in any such currency or composite currency. Even if there are no actual exchange controls, it is possible that on an interest payment date, maturity date or in a redemption month, as the case may be, a Specified Currency for such Note would not be available to the Issuer to make payments of interest and principal then due.

This Offering Circular does not describe all the risks of an investment in Notes denominated in, or the payment of which is related to the value of, a currency other than a prospective purchaser's Home Currency, and the Issuer disclaims any responsibility to advise prospective purchasers of such risks as they exist at the date of this Offering Circular or as such risks may change from time to time. Prospective purchasers should consult their own financial, legal and tax advisers as to the risks entailed by an investment in Notes denominated in, or the payment of which is related to the value of currencies (including composite currencies) other than the particular Home Currency. Such Notes are not an appropriate investment for persons who are unsophisticated with respect to foreign currency transactions.

The market value of the Notes may fluctuate.

The price and trading volume of the Notes may be highly volatile. Trading prices and volume of the Notes are influenced by numerous factors, including the operating results, business and/or financial condition of the Group, political, economic, financial and any other factors that can affect the capital markets, the industry and/or the Group generally. Adverse economic developments, acts of war and health hazards, such as the recent COVID-19 pandemic, in countries in which the Group operates in could have a material adverse effect on the Group's operations, operating results, business, financial position and performance which in turn result in large and sudden changes in the volume and price at which the Notes will trade. There can be no assurance that these developments will not occur in the future.

Developments in other markets may adversely affect the market price of the Notes.

The market price of the Notes may be adversely affected by declines in the international financial markets and world economic conditions. The market for the Notes is, to varying degrees, influenced by economic and market conditions in other markets, especially those in Asia. Although economic conditions are different in each country, investors' reaction to developments in one country could affect the securities markets and the securities of issuers in other countries, including Singapore. Since the global financial crisis of 2008 and 2009, the international financial markets have experienced significant volatility. In particular, since the first quarter of 2020, international financial markets have been experiencing significant volatility resulting from the impact of the COVID-19 pandemic and the oil price war between Saudi Arabia and Russia. If the impact of these events continues or similar developments occur in the international financial markets in the future, the market price of the Notes could be adversely affected.

Interest rate risk.

Noteholders may suffer unforeseen losses due to fluctuations in interest rates. Generally, a rise in interest rates may cause a fall in the price of the Notes, resulting in a capital loss for the Noteholders. However, the Noteholders may reinvest the interest payments, as applicable, at higher prevailing interest rates. Conversely, when interest rates fall, the price of the Notes may rise. The Noteholders may enjoy a capital gain but interest payments received may be reinvested at lower prevailing interest rates.

Investment in Fixed Rate Notes involves the risk that subsequent changes in market interest rates may adversely affect the value of the Fixed Rate Notes.

Inflation risk.

Noteholders may suffer erosion on the return of their investments due to inflation. Noteholders would have an anticipated rate of return based on expected inflation rates on the purchase of the Notes. An unexpected increase in inflation could reduce the actual returns.

Credit ratings may not reflect all risks.

One or more independent credit rating agencies may assign credit ratings to an issue of Notes. The ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Notes. A credit rating is not a recommendation to buy, sell or hold securities and may be revised or withdrawn by the rating agency at any time.

RISKS RELATING TO NOTES ISSUED UNDER THE PROGRAMME**The Notes may not be a suitable investment for all investors.**

Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor should:

- have sufficient knowledge and experience to make a meaningful evaluation of the relevant Notes, the merits and risks of investing in the relevant Notes and the information contained or incorporated by reference in this Offering Circular or any applicable supplement;
- have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the relevant Notes and the impact such investment will have on its overall investment portfolio;
- have sufficient financial resources and liquidity to bear all of the risks of an investment in the relevant Notes, including Notes with principal or interest payable in one or more currencies, or where the currency for principal or interest payments is different from the potential investor's currency;

- understand thoroughly the terms of the relevant Notes and be familiar with the behaviour of any relevant indices and financial markets; and
- be able to evaluate (either alone or with the help of a financial adviser) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

Some Notes are complex financial instruments. Sophisticated institutional investors generally do not purchase complex financial instruments as stand-alone investments. They purchase complex financial instruments as a way to reduce risk or enhance yield with an understood, measured, appropriate addition of risk to their overall portfolios. A potential investor should not invest in Notes which are complex financial instruments unless it has the expertise (either alone or with the help of a financial adviser) to evaluate how the Notes will perform under changing conditions, the resulting effects on the value of such Notes and the impact this investment will have on the potential investor's overall investment portfolio.

Legal investment considerations may restrict certain investments.

The investment activities of certain investors are subject to legal investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (1) Notes are legal investments for it, (2) Notes can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

The Notes are structurally subordinated to any and all existing and future liabilities and obligations of the Issuer's subsidiaries, associated companies and joint ventures.

Most of the Issuer's assets are shareholdings (direct and indirect) in its subsidiaries, associated companies and joint ventures. Both the timing and the ability of certain subsidiaries, associated companies and joint ventures to pay dividends may be constrained by applicable laws. In the event that the Issuer's subsidiaries, associated companies and joint ventures do not pay any dividends or do so irregularly, the Issuer's cash flow may be adversely affected.

As a result of the holding company structure of the Group, the Notes are structurally subordinated to any and all existing and future liabilities and obligations of the Issuer's subsidiaries, associated companies and joint ventures. Generally, claims of creditors, including trade creditors, and claims of preferred shareholders, if any, of such companies will have priority with respect to the assets and earnings of such companies over the claims of the Issuer and its creditors, including the holders of the Notes. The Notes will not be guaranteed by any current or future subsidiaries.

Noteholders are bound by decisions of defined majorities in respect of any modification, waivers and substitution.

The terms and conditions of the Notes contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders, including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

Noteholders are subject to the risk of a change of law.

The terms and conditions of the Notes are based on English law in effect as at the date of this Offering Circular. No assurance can be given as to the impact of any possible judicial decision or change to English law or administrative practice after the date of this Offering Circular. Furthermore, no assurance can be given as to the impact of any possible judicial decision or change to taxation law in the United States, UK, Ireland, Germany, Japan, Luxembourg or any other applicable taxation law in connection with this Programme or any issue of Notes after the date of this Offering Circular.

In addition, changes in PRC laws between the date on which an agreement is reached to issue Renminbi denominated Notes and the issue date of such Renminbi denominated Notes may prevent the Issuer from issuing such Renminbi denominated Notes.

Noteholders may be subject to Singapore taxation.

The Notes to be issued from time to time under the Programme during the period from the date of this Offering Circular to 31 December 2023 are intended to be “qualifying debt securities” for the purposes of the Income Tax Act, Chapter 134 of Singapore (“ITA”), subject to the fulfilment of certain conditions more particularly described in the section “Singapore Taxation”. However, there is no assurance that such Notes will continue to enjoy the tax concessions should the relevant tax laws be amended or revoked at any time.

RISKS RELATED TO THE STRUCTURE OF A PARTICULAR ISSUE OF NOTES

A wide range of Notes may be issued under the Programme. A number of these Notes may have features which contain particular risks for potential investors. Set out below is a description of certain such features:

Notes subject to optional redemption by the Issuer.

An optional redemption feature of Notes is likely to limit their market value. During any period when the Issuer may elect to redeem Notes, the market value of those Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem Notes when its cost of borrowing is lower than the interest rate on the Notes. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Notes being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

Index Linked Notes and Dual Currency Notes.

The Issuer may issue Notes with principal or interest determined by reference to one or more values of currencies, commodities, interest rates or other indices or formulae, either directly or indirectly, or other factors (each, a “Relevant Factor”). In addition, the Issuer may issue Notes with principal or interest payable in one or more currencies which may be different from the currency in which the Notes are denominated. Potential investors should be aware that:

- (i) the market price of such Notes may be volatile;
- (ii) they may receive no interest;
- (iii) payment of principal or interest may occur at a different time or in a different currency than expected;
- (iv) they may lose all or a substantial portion of their principal;
- (v) a Relevant Factor may be subject to significant fluctuations that may not correlate with changes in interest rates, currencies or other indices;
- (vi) neither the current nor the historical value of a Relevant Factor should be taken as an indication of future performance of the Relevant Factor during the term of any Note;
- (vii) if a Relevant Factor is applied to Notes in conjunction with a multiplier greater than one or contains some other leverage factor, the effect of changes in the Relevant Factor on principal or interest payable likely will be magnified; and

- (viii) the timing of changes in a Relevant Factor may affect the actual yield to investors, even if the average level is consistent with their expectations. In general, the earlier the change in the Relevant Factor, the greater the effect on yield.

The historical experience of an index should not be viewed as an indication of the future performance of such index during the term of any Index Linked Notes. Accordingly, potential investors should consult their own financial and legal advisers about the risk entailed by an investment in any Index Linked Notes and the suitability of such Notes in light of their particular circumstances.

Partly-paid Notes.

The Issuer may issue Notes where the issue price is payable in more than one instalment. Failure to pay any subsequent instalment could result in an investor losing all of its investment.

Variable rate Notes with a multiplier or other leverage factor.

Notes with variable interest rates can be volatile investments. If they are structured to include multipliers or other leverage factors, or caps or floors, or any combination of those features or other similar related features, their market values may be even more volatile than those for securities that do not include those features.

Fixed/Floating Rate Notes.

Fixed/Floating Rate Notes may bear interest at a rate that converts from a fixed rate to a floating rate, or from a floating rate to a fixed rate. Where the Issuer has the right to effect such a conversion, this will affect the secondary market and the market value of the Notes since the Issuer may be expected to convert the rate when it is likely to produce a lower overall cost of borrowing. If the Issuer converts from a fixed rate to a floating rate in such circumstances, the spread on the Fixed/Floating Rate Notes may be less favourable than then prevailing spreads on comparable Floating Rate Notes tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on other Notes. If the Issuer converts from a floating rate to a fixed rate in such circumstances, the fixed rate may be lower than then prevailing rates on its Notes.

Regulation and reform of benchmarks.

The Programme allows for the issuance of Notes that reference certain interest rates or other types of rates or indices which are deemed to be “benchmarks”, including the London Interbank Offered Rate (“LIBOR”) and the Euro Interbank Offered Rate (“EURIBOR”), in particular with respect to certain floating rate Notes where the Reference Rate (as defined in the Conditions) may be LIBOR, EURIBOR or another such benchmark. The Pricing Supplement for Notes will specify whether LIBOR, EURIBOR or another such benchmark is applicable.

Interest rates and indices which are deemed to be “benchmarks” (such as, in the case of Floating Rate Notes, a reference rate) are the subject of recent national and international regulatory guidance and proposals for reform. Some of these reforms are already effective whilst others are still to be implemented. These reforms may cause such benchmarks to perform differently than in the past, to disappear entirely, or have other consequences which cannot be predicted. Any such consequence could have a material adverse effect on any Notes linked to or referencing such a “benchmark”. The Benchmarks Regulation was published in the Official Journal of the EU on 29 June 2016 and has applied since 1 January 2018. The Benchmarks Regulation applies to the provision of benchmarks, the contribution of input data to a benchmark and the use of a benchmark within the EU. It, among other things, (i) requires benchmark administrators to be authorised or registered (or, if non-EU-based, to be subject to an equivalent regime or otherwise recognised or endorsed) and (ii) prevents certain uses by EU supervised entities of “benchmarks” of administrators that are not authorised or registered (or, if non-EU based, not deemed equivalent or recognised or endorsed).

The Benchmarks Regulation could have a material impact on any Notes linked to or referencing a “benchmark”, in particular, if the methodology or other terms of the “benchmark” are changed in order to comply with the requirements of the Benchmarks Regulation. Such changes could, among other things, have the effect of reducing, increasing or otherwise affecting the volatility of the published rate or level of the “benchmark”.

More broadly, any of the national or international reforms, or the general increased regulatory scrutiny of “benchmarks”, could increase the costs and risks of administering or otherwise participating in the setting of a “benchmark” and complying with any such regulations or requirements. Such factors may have the following effects on certain “benchmarks”: (i) discourage market participants from continuing to administer or contribute to the “benchmark”; (ii) trigger changes in the rules or methodologies used in the “benchmark”; or (iii) lead to the disappearance of the “benchmark”. Any of the above changes or any other consequential changes as a result of international or national reforms or other initiatives or investigations, could have a material adverse effect on the value of and return on any Notes linked to or referencing a “benchmark”.

Investors should consult their own independent advisers and make their own assessment about the potential risks imposed by the Benchmarks Regulation reforms in making any investment decision with respect to any Notes linked to or referencing a “benchmark”.

Notes issued at a substantial discount or premium.

The market values of securities issued at a substantial discount or premium from their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for conventional interest-bearing securities. Generally, the longer the remaining term of the securities, the greater the price volatility as compared to conventional interest-bearing securities with comparable maturities.

RISKS RELATING TO RENMINBI-DENOMINATED NOTES

A description of risks which may be relevant to an investor in Notes denominated in Renminbi (“Renminbi Notes”) are set out below.

Renminbi is not freely convertible and there are significant restrictions on the remittance of Renminbi into and out of China which may adversely affect the liquidity of Renminbi Notes.

Renminbi is not freely convertible at present. The PRC government continues to regulate conversion between Renminbi and foreign currencies. However, there has been significant reduction in control by the PRC government in recent years, particularly over trade transactions involving import and export of goods and services as well as other frequent routine foreign exchange transactions. These transactions are known as current account items.

On the other hand, remittance of Renminbi by foreign investors into China for the settlement of capital account items, such as capital contributions, is generally only permitted upon obtaining specific approvals from, or completing specific registrations or filings with, the relevant authorities on a case-by-case basis and is subject to a strict monitoring system. Regulations in China on the remittance of Renminbi into China for settlement of capital account items are being developed.

Although the Renminbi has been included in the Special Drawing Rights basket created by the International Monetary Fund since 1 October 2016, there is no assurance that the PRC government will continue to gradually liberalise control over cross-border remittance of Renminbi in the future, that the schemes for Renminbi cross-border utilisation will not be discontinued or that new regulations in China will not be promulgated in the future which have the effect of restricting or eliminating the remittance of Renminbi into or out of China. In the event that funds cannot be repatriated out of China in Renminbi, this may affect the overall availability of Renminbi outside China and the ability of the Issuer to source Renminbi to finance its obligations under Notes denominated in Renminbi.

There is only limited availability of Renminbi outside China, which may affect the liquidity of the Renminbi Notes and the Issuer's ability to source Renminbi outside China to service Renminbi Notes.

As a result of the restrictions by the PRC government on cross-border Renminbi fund flows, the availability of Renminbi outside China is limited. While PBOC has entered into agreements on the clearing of Renminbi business with financial institutions in a number of financial centres and cities (the “Renminbi Clearing Banks”), including but not limited to Hong Kong and are in the process of establishing Renminbi clearing and settlement mechanisms in

several other jurisdictions (the “Settlement Arrangements”), the current size of Renminbi denominated financial assets outside China is limited.

There are restrictions imposed by PBOC on Renminbi business participating banks in respect of cross-border Renminbi settlement, such as those relating to direct transactions with PRC enterprises. Furthermore, Renminbi business participating banks do not have direct Renminbi liquidity support from PBOC. The Renminbi Clearing Banks only have access to onshore liquidity support from PBOC for the purpose of squaring open positions of participating banks for limited types of transactions and are not obliged to square for participating banks any open positions resulting from other foreign exchange transactions or conversion services. In such cases, the participating banks will need to source Renminbi from outside China to square such open positions.

Although it is expected that the offshore Renminbi market will continue to grow in depth and size, its growth is subject to many constraints as a result of PRC laws and regulations on foreign exchange. There is no assurance that new PRC regulations will not be promulgated or the Settlement Arrangements will not be terminated or amended in the future which will have the effect of restricting availability of Renminbi outside China. The limited availability of Renminbi outside China may affect the liquidity of the Renminbi Notes. To the extent the Issuer is required to source Renminbi in the offshore market to service its Renminbi Notes, there is no assurance that the Issuer will be able to source such Renminbi on satisfactory terms, if at all.

Investment in the Renminbi Notes is subject to exchange rate risks.

The value of Renminbi against other foreign currencies fluctuates from time to time and is affected by changes in China and international political and economic conditions as well as many other factors. In 2015, the PBOC implemented further changes to the way it calculates the Renminbi's daily mid-point against the U.S. dollar to take into account market-maker quotes before announcing such daily mid-point. This change, and others that may be implemented, may increase the volatility in the value of the Renminbi against foreign currencies. All payments of interest and principal will be made in Renminbi with respect to Renminbi Notes unless otherwise specified. As a result, the value of these Renminbi payments may vary with the changes in the prevailing exchange rates in the marketplace. If the value of Renminbi depreciates against another foreign currency, the value of the investment made by a holder of the Renminbi Notes in that foreign currency will decline. Depreciation of the Renminbi against such currency could cause a decrease in the effective yield of the Renminbi Notes below their stated coupon rates and could result in a loss when the return on the Renminbi Notes is translated into such currency. In addition, there may be tax consequences for investors as a result of any foreign currency gains resulting from any investment in Renminbi Notes.

Payments with respect to the Renminbi Notes may be made only in the manner designated in the Renminbi Notes.

All payments to investors in respect of the Renminbi Notes will be made solely for so long as the Renminbi Notes are represented by global notes or global certificates held with the common depositary for Euroclear and Clearstream or any alternative clearing system, by transfer to a Renminbi bank account maintained in Hong Kong or a financial centre in which a Renminbi Clearing Bank clears and settles Renminbi, if so specified in the Pricing Supplement or for so long as the Renminbi Notes are in definitive form, by transfer to a Renminbi bank account maintained in Hong Kong or a financial centre in which a Renminbi Clearing Bank clears and settles Renminbi, if so specified in the Pricing Supplement in accordance with prevailing rules and regulations. The Issuer cannot be required to make payment by any other means (including in any other currency or by transfer to a bank account in China).

Gains on the transfer of the Renminbi Notes may become subject to income taxes under PRC tax laws.

Under the *PRC Enterprise Income Tax Law*, the *PRC Individual Income Tax Law* and the relevant implementing rules, as amended from time to time, any gain realised on the transfer of Renminbi Notes by non-PRC resident enterprise or individual Holders may be subject to PRC enterprise income tax (“EIT”) or PRC individual income tax (“IIT”) if such gain is regarded as income derived from sources within China. The *PRC Enterprise Income Tax Law* levies EIT at the rate of 20.0 per cent. of the gains derived by such non-PRC resident enterprise or individual Holder from the transfer of Renminbi Notes but its implementation rules have reduced the enterprise income tax rate

to 10.0 per cent. The *PRC Individual Income Tax Law* levies IIT at a rate of 20.0 per cent. of the gains derived by such non-PRC resident or individual Holder from the transfer of Renminbi Notes.

However, uncertainty remains as to whether the gain realised from the transfer of Renminbi Notes by non-PRC resident enterprise or individual Holders would be treated as income derived from sources within China and become subject to the EIT or IIT. This will depend on how the PRC tax authorities interpret, apply or enforce the *PRC Enterprise Income Tax Law*, the *PRC Individual Income Tax Law* and the relevant implementing rules. According to the agreement between China and Hong Kong which serves to relieve double taxation of income that is earned in one jurisdiction by a resident of the other jurisdiction (“Double Tax Arrangement”), for avoidance of double taxation, Holders who are residents of Hong Kong, including enterprise Holders and individual Holders, will not be subject to EIT or IIT on capital gains derived from a sale or exchange of the Notes.

Therefore, if non-PRC enterprise or individual resident Holders are required to pay PRC income tax on gains derived from the transfer of Renminbi Notes, unless there is an applicable tax treaty between PRC and the jurisdiction in which such non-PRC enterprise or individual resident holders of Renminbi Notes reside that reduces or exempts the relevant EIT or IIT, the value of their investment in Renminbi Notes may be materially and adversely affected.

Remittance of proceeds in Renminbi into or out of China.

In the event that the Issuer decides to remit some or all of the proceeds into China in Renminbi, its ability to do so will be subject to obtaining all necessary approvals from, and/or registration or filing with, the relevant PRC government authorities. However, there is no assurance that the necessary approvals from, and/or registration or filing with, the relevant PRC government authorities will be obtained at all or, if obtained, they will not be revoked or amended in the future.

There is no assurance that the PRC government will continue to gradually liberalise the control over cross-border Renminbi remittances in the future, that the pilot schemes introduced will not be discontinued or that new PRC regulations will not be promulgated in the future which have the effect of restricting or eliminating the remittance of Renminbi into or outside China. In the event that the Issuer does remit some or all of the proceeds into China in Renminbi and the Issuer subsequently is not able to repatriate funds out of China in Renminbi, it will need to source Renminbi outside China to finance its obligations under the Renminbi Notes, and its ability to do so will be subject to the overall availability of Renminbi outside China.

TERMS AND CONDITIONS OF THE NOTES

The following are the Terms and Conditions of the Notes which will be incorporated by reference into each Global Note (as defined below), each Definitive Bearer Note (as defined below) and each Definitive Registered Note (as defined below), but in the case of Definitive Bearer Notes and Definitive Registered Notes, only if permitted by the relevant stock exchange or other relevant authority (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such Definitive Bearer Note or Definitive Registered Note will have endorsed thereon or attached thereto such Terms and Conditions. The applicable Pricing Supplement in relation to any Tranche of Notes may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the following Terms and Conditions, replace or modify the following Terms and Conditions for the purpose of such Notes. The applicable Pricing Supplement (or the relevant provisions thereof) will be endorsed upon, or attached to, each Global Note and definitive Note. Reference should be made to “Form of the Notes” for a description of the content of Pricing Supplement which will specify which of such terms are to apply in relation to the relevant Notes.

This Note is one of a Series (as defined below) of Notes issued by GLP Pte. Ltd. (the “**Issuer**”). This Note is issued pursuant to the Agency Agreement (as defined below).

References herein to the “Notes” shall be references to the Notes of this Series and shall mean:

- (i) in relation to any Notes represented by a global Note (a “**Global Note**”), units of the lowest Specified Denomination in the Specified Currency;
- (ii) any Global Note in bearer form (each a “**Bearer Global Note**”);
- (iii) any Global Note in registered form (each a “**Registered Global Note**”);
- (iv) any definitive Notes in bearer form (“**Definitive Bearer Notes**” and together with the Bearer Global Notes, the “**Bearer Notes**”) issued in exchange for a Global Note in bearer form; and
- (v) any definitive Notes in registered form (“**Definitive Registered Notes**” and together with the Registered Global Notes, the “**Registered Notes**”) (whether or not issued in exchange for a Global Note in registered form).

An agency agreement (the “**Agency Agreement**”) dated 11 April 2019 has been entered into between the Issuer, Citicorp International Limited as fiscal agent and agent bank (the “**Fiscal Agent**”, which expression shall include any successor fiscal agent), Citibank, N.A., London Branch as paying agent and transfer agent (the “**Paying Agent**” and the “**Transfer Agent**”, which expression shall include any additional or successor transfer agent), Citicorp International Limited as CMU (as defined below) lodging agent and paying agent (the “**CMU Lodging and Paying Agent**”), and Citigroup Global Markets Europe AG as registrar (the “**Registrar**”, which expression shall include any successor registrar). The Paying Agent, together with the Fiscal Agent and any other paying agents named in the Agency Agreement, are referred to herein as the “**Paying Agents**”, which expression shall include any additional or successor paying agents. The CMU fiscal agent is an entity to be named from time to time (the “**CMU Fiscal Agent**”) in accordance with a fiscal agency agreement in the form substantially set out in Schedule 8 of the Agency Agreement.

For the purposes of these Conditions, all references to the Paying Agent shall, with respect to a Series of Notes to be held in the CMU, be deemed to be a reference to the CMU Lodging and Paying Agent, all references to the Fiscal Agent shall be deemed to be a reference to the CMU Fiscal Agent and all references to the Agency Agreement shall be to the CMU Agency Agreement to between the Issuer and the CMU Fiscal Agent and all such references shall be construed accordingly.

Interest bearing Definitive Bearer Notes have interest coupons (“**Coupons**”) and, if indicated in the applicable Pricing Supplement, talons for further Coupons (“**Talons**”) attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons.

Definitive Bearer Notes repayable in instalments have receipts (“**Receipts**”) for the payment of the instalments of principal (other than the final instalment) attached on issue. Registered Notes and Global Notes do not have Receipts, Coupons or Talons attached on issue.

The final terms for this Note (or the relevant provisions thereof) are set out in Part A of the Pricing Supplement attached to or endorsed on this Note and supplement these Terms and Conditions (the “**Conditions**”) and may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the Conditions, replace or modify these Conditions for the purposes of this Note. References to the “applicable Pricing Supplement” are to Part A of the Pricing Supplement (or the relevant provisions thereof) attached to or endorsed on this Note.

Any reference to “**Noteholders**” or “**holders**” in relation to any Notes shall mean (in the case of Bearer Notes) the holders of the Notes and (in the case of Registered Notes) the persons in whose name the Notes are registered and shall, in relation to any Notes represented by a Global Note, be construed as provided below. Any reference herein to “**Receiptholders**” shall mean the holders of the Receipts and any reference herein to “**Couponholders**” shall mean the holders of the Coupons and shall, unless the context otherwise requires, include the holders of the Talons.

As used herein, “**Tranche**” means Notes which are identical in all respects (including as to listing and admission to trading) and “**Series**” means a Tranche of Notes together with any further Tranche or Tranches of Notes which are (i) expressed to be consolidated and form a single series and (ii) identical in all respects (including as to listing and admission to trading) except for their respective Issue Dates, Interest Commencement Dates and/or Issue Prices.

The Noteholders, the Receiptholders and the Couponholders are entitled to the benefit of the Deed of Covenant (the “**Deed of Covenant**”) dated 11 April 2019 and made by the Issuer. The original of the Deed of Covenant is held by the Fiscal Agent.

Copies of the Agency Agreement and the Deed of Covenant are available for inspection during normal business hours at the registered office of each of the Fiscal Agent, the Registrar and the other Paying Agents and Transfer Agent (such Agents and the Registrar being together referred to as the “**Agents**”). Copies of the applicable Pricing Supplement are available for viewing and obtainable during normal business hours at the registered office of the Issuer and the specified office of each of the Agents and copies may be obtained from those offices provided that, the applicable Pricing Supplement will only be obtainable by a Noteholder holding one or more Notes and such Noteholder must produce evidence satisfactory to the Issuer and the relevant Agent as to its holding of such Notes and identity. The Noteholders, the Receiptholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Agency Agreement, the Deed of Covenant and the applicable Pricing Supplement which are applicable to them. The statements in these Terms and Conditions include summaries of, and are subject to, the detailed provisions of the Agency Agreement.

Words and expressions defined in the Agency Agreement or used in the applicable Pricing Supplement shall have the same meanings where used in these Terms and Conditions unless the context otherwise requires or unless otherwise stated and provided that, in the event of inconsistency between the Agency Agreement and the applicable Pricing Supplement, the applicable Pricing Supplement will prevail.

1. **Form, Denomination and Title**

The Notes are either in bearer form or in registered form as specified in the applicable Pricing Supplement and, in the case of Definitive Bearer Notes, serially numbered, in the Specified Currency and the Specified Denomination(s). Notes of one Specified Denomination may not be exchanged for Notes of another Specified Denomination and Bearer Notes may not be exchanged for Registered Notes and vice versa.

This Note may be a Fixed Rate Note, a Floating Rate Note, a Zero Coupon Note, an Index Linked Interest Note, a Dual Currency Interest Note or a combination of any of the foregoing, depending upon the Interest Basis shown in the applicable Pricing Supplement.

This Note may be an Index Linked Redemption Note, an Instalment Note, a Dual Currency Redemption Note, a Partly Paid Note or a combination of any of the foregoing, depending upon the Redemption/Payment Basis shown in the applicable Pricing Supplement.

Definitive Bearer Notes are issued with Coupons attached, unless they are Zero Coupon Notes in which case references to Coupons and Couponholders in the Conditions are not applicable.

Subject as set out below, title to the Bearer Notes, Receipts and Coupons will pass by delivery and title to the Registered Notes will pass upon registration of transfers in accordance with the provisions of the Agency Agreement. The Issuer and any Agent will (except as otherwise required by law or ordered by a court having jurisdiction or an official authority) deem and treat the bearer of any Bearer Note, Receipt or Coupon and the registered holder of any Registered Note as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes but, in the case of any Global Note, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Notes is represented by a Bearer Global Note held on behalf of Euroclear Bank S.A./N.V. (“**Euroclear**”) and/or Clearstream Banking S.A. (“**Clearstream, Luxembourg**”) and/or the Central Moneymarkets Unit Service operated by the Hong Kong Monetary Authority (the “**CMU**”), each person (other than Euroclear, Clearstream, Luxembourg or the CMU) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg or the CMU as the case may be, as the holder of a particular nominal amount of such Notes (in which regard any certificate or other document issued by Euroclear, Clearstream, Luxembourg or the CMU as the case may be, as to the nominal amount of such Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer and the Agents as the holder of such nominal amount of such Notes for all purposes other than with respect to the payment of principal or interest on such nominal amount of such Notes, for which purpose the bearer of the relevant Bearer Global Note shall be treated by the Issuer and any Agent as the holder of such nominal amount of such Notes in accordance with and subject to the terms of the relevant Global Note and the expressions “**Noteholder**” and “**holder of Notes**” and related expressions shall be construed accordingly.

Notes which are represented by a Global Note will be transferable only in accordance with the rules and procedures for the time being of Euroclear, Clearstream, Luxembourg, or the CMU as applicable. References to Euroclear, Clearstream, Luxembourg and the CMU shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Pricing Supplement.

(If a Global note is exchangeable for definitive Notes at the option of the Noteholders, the Notes shall be tradeable only in principal amounts of at least the Specified Denomination (or if more than one Specified Denomination, the lowest Specified Denomination) and integral multiples thereof.)

2. Transfers of Registered Notes

(a) Transfers of interests in Registered Global Notes

Transfers of beneficial interests in Registered Global Notes will be effected by Euroclear, Clearstream, Luxembourg, or the CMU as the case may be, and, in turn, by other participants and, if appropriate, indirect participants in such clearing systems acting on behalf of beneficial transferors and transferees of such interests. A beneficial interest in a Registered Global Note will, subject to compliance with all applicable legal and regulatory restrictions, be transferable for Notes in definitive form or for a beneficial interest in another Registered Global Note only in the authorised denominations set out in the applicable Pricing Supplement and only in accordance with the rules

and operating procedures for the time being of Euroclear, Clearstream, Luxembourg, the CMU as the case may be and in accordance with the terms and conditions specified in the Agency Agreement.

(b) Transfers of Registered Notes in definitive form

Subject as provided in paragraphs (e) and (f) below, upon the terms and subject to the conditions set forth in the Agency Agreement, a Definitive Registered Note may be transferred in whole or in part (in the authorised denominations set out in the applicable Pricing Supplement). In order to effect any such transfer:

- (i) the holder or holders must (a) surrender the Registered Note for registration of the transfer of the Registered Note (or the relevant part of the Registered Note) at the specified office of the Registrar or the Transfer Agent, with the form of transfer thereon duly executed by the holder or holders thereof or his or their attorney or attorneys duly authorised in writing and (b) complete and deposit such other certifications as may be required by the Registrar or, as the case may be, the Transfer Agent; and
- (ii) the Registrar or, as the case may be, the Transfer Agent must, after due and careful enquiry, be satisfied with the documents of title and the identity of the person making the request. Any such transfer will be subject to such reasonable regulations as the Issuer and the Registrar may from time to time prescribe (the initial such regulations being set out in Schedule 7 to the Agency Agreement). Subject as provided above, the Registrar or, as the case may be, the Transfer Agent will, within three business days (being for this purpose a day on which banks are open for business in the city where the specified office of the Registrar or, as the case may be, the Transfer Agent is located) of the request (or such longer period as may be required to comply with any applicable fiscal or other laws or regulations) authenticate and deliver, or procure the authentication and delivery of, at its specified office to the transferee or (at the risk of the transferee) send by uninsured mail to such address as the transferee may request, a new Registered Note in definitive form of a like aggregate nominal amount to the Registered Note (or the relevant part of the Registered Note) transferred. In the case of the transfer of part only of a Registered Note in definitive form, a new Registered Note in definitive form in respect of the balance of the Registered Note not transferred will be so authenticated and delivered or (at the risk of the transferor) sent by uninsured mail to the address of the transferor.

(c) Registration of transfer upon partial redemption

In the event of a partial redemption of Notes under Condition 7, the Issuer shall not be required to register the transfer of any Registered Note, or part of a Registered Note, called for partial redemption.

(d) Costs of registration

Noteholders will not be required to bear the costs and expenses of effecting any registration of transfer as provided above, except for any costs or expenses of delivery other than by regular uninsured mail and except that the Issuer may require the payment of a sum sufficient to cover any stamp duty, tax or other governmental charge that may be imposed in relation to the registration.

(e) Closed Periods

No Noteholder may require the transfer of a Note to be registered (i) during the period of seven days ending on (and including) any Record Date (as defined in Condition 6(d)) or (ii) during the period from (and including) the date of the giving of notice to Noteholders by the Issuer to (and including)

the date fixed for redemption pursuant to Condition 7(c) or (iii) after a Change of Control Redemption Notice (as defined in Condition 7(d)) has been deposited in respect of such Note.

(f) **Exchanges and transfers of Registered Notes generally**

Holders of Registered Notes in definitive form may exchange such Notes for interests in a Registered Global Note of the same type at any time.

3. **Status of the Notes**

The Notes and any relative Receipts and Coupons are direct, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the Issuer and rank *pari passu* without any preference among themselves and at least equally with all other outstanding unsecured and unsubordinated obligations of the Issuer, present and future, other than obligations, if any, that are mandatorily preferred by statute or by operation of law.

4. **Negative Pledge**

For so long as any of the Notes remains outstanding (as defined in the Agency Agreement), the Issuer will not permit to subsist, and the Issuer will ensure that none of its Material Subsidiaries (as defined below) will create or permit to subsist, any mortgage, lien, pledge or other charge upon the whole or any part of its assets or revenues, present or future, to secure any Relevant Indebtedness (as defined below) unless:

- (a) the same security shall forthwith be extended equally and rateably to the Notes, the Receipts and the Coupons; or
- (b) such other security as shall be approved by an Extraordinary Resolution of the Noteholders shall previously have been or shall forthwith be extended equally and rateably to the Notes, the Receipts and the Coupons.

As used herein:

“**Japan Funds**” means Japan Logistic Properties 1 Private Limited, Japan Logistic Properties 2 Pte. Ltd., Japan Logistic Properties 3 Pte. Ltd., Light Year Holdings Pte. Ltd. and such other funds through which the Group's properties in Japan are from time to time held;

“**Material Subsidiary**” means any Subsidiary of the Issuer:

- (a) whose total assets or (in the case of a Subsidiary which itself has Subsidiaries) consolidated total assets, as shown by its latest audited balance sheet, are at least 5 per cent. of the consolidated total assets of Issuer and its Subsidiaries taken as a whole (the “Group”), as shown by the Group's latest published audited consolidated balance sheet; or
- (b) to which is transferred the whole or substantially the whole of the assets of a Subsidiary which immediately prior to such transfer was a Material Subsidiary, provided that the Material Subsidiary which so transfers its assets shall forthwith upon such transfer cease to be a Material Subsidiary and the Subsidiary to which the assets are so transferred shall become a Material Subsidiary at the date on which the first published audited accounts (consolidated, if appropriate) of the Issuer prepared as of a date later than such transfer are issued unless such Subsidiary would continue to be a Material Subsidiary on the basis of such accounts by virtue of the provisions of paragraph (a) above;

provided that, in relation to paragraph (a) above:

- (i) in the case of a corporation or other business entity becoming a Subsidiary after the end of the financial period to which the latest consolidated audited accounts of the Issuer relate,

the reference to the then latest consolidated audited accounts of the Issuer for the purposes of the calculation above shall, until consolidated audited accounts of the Issuer for the financial period in which the relevant corporation or other business entity becomes a Subsidiary are published be deemed to be a reference to the then latest consolidated audited accounts of the Issuer adjusted to consolidate the latest audited accounts (consolidated in the case of a Subsidiary which itself has Subsidiaries) of such Subsidiary in such accounts;

- (ii) if at any relevant time in relation to the Issuer or any Subsidiary which itself has Subsidiaries no consolidated accounts are prepared and audited, total assets of the Issuer and/or any such Subsidiary shall be determined on the basis of pro forma consolidated accounts prepared for such purpose by the Issuer;
- (iii) if at any relevant time in relation to any Subsidiary, no accounts are audited, its total assets (consolidated, if appropriate) shall be determined on the basis of pro forma accounts (consolidated, if appropriate) of the relevant Subsidiary prepared for such purpose by the Issuer; and
- (iv) if the accounts of any Subsidiary (not being a Subsidiary referred to in proviso (i) above) are not consolidated with those of the Issuer, then the determination of whether or not such Subsidiary is a Material Subsidiary shall be based on a pro forma consolidation of its accounts (consolidated, if appropriate) with the consolidated accounts (determined on the basis of the foregoing) of the Issuer.

A certificate prepared by the Directors of the Issuer, that in their opinion, a Subsidiary is or is not, or was or was not, a Material Subsidiary shall, in the absence of manifest error, be conclusive and binding on the Noteholders.

“Relevant Indebtedness” means any present or future indebtedness for borrowed money of the Issuer or any of its Material Subsidiaries which is in the form of, or represented by, bonds, notes, debentures or other securities and which is or are intended to be quoted, listed or ordinarily dealt in on any stock exchange, over-the-counter or other established securities market (whether or not publicly offered) provided that Relevant Indebtedness shall not include TMK Bonds;

“Subsidiary” means a “subsidiary” as such term is defined under the Companies Act, Chapter 50 of Singapore;

“TMK” means refers to a special-purpose securitisation vehicle established under the TMK Law;

“TMK Bonds” means asset-backed securities issued by the TMK subsidiaries of the Japan Funds; and

“TMK Law” means the Law concerning the Liquidation of Assets of Japan (Law No. 105 of 1998).

5. **Interest**

(a) **Interest on Fixed Rate Notes**

Each Fixed Rate Note bears interest on its outstanding nominal amount from and including the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest. Interest will be payable in arrear on the Interest Payment Date(s) in each year up to (and including) the Maturity Date.

If the Notes are in definitive form, except as provided in the applicable Pricing Supplement, the amount of interest payable on each Interest Payment Date in respect of the Fixed Interest Period ending on (but excluding) such date will amount to the Fixed Coupon Amount. Payments of interest

on any Interest Payment Date will, if so specified in the applicable Pricing Supplement, amount to the Broken Amount so specified.

As used in the Conditions, “**Fixed Interest Period**” means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

Except in the case of Notes in definitive form where an applicable Fixed Coupon Amount or Broken Amount is specified in the applicable Pricing Supplement, interest shall be calculated in respect of any period by applying the Rate of Interest to:

- (i) in the case of Fixed Rate Notes which are represented by a Global Note, the aggregate outstanding nominal amount of the Fixed Rate Notes represented by such Global Note (or, if they are Partly Paid Notes, the aggregate amount paid up); or
- (ii) in the case of Fixed Rate Notes in definitive form, the Calculation Amount,

and, in each case, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention. Where the Specified Denomination of a Fixed Rate Note in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Fixed Rate Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

“**Day Count Fraction**” means, in respect of the calculation of an amount of interest in accordance with this Condition 5(a):

- (i) if “**Actual/Actual (ICMA)**” is specified in the applicable Pricing Supplement:
 - (A) in the case of Notes where the number of days in the relevant period one, the Interest Commencement Date) to (but excluding) the relevant payment date (the “**Accrual Period**”) is equal to or shorter than the Determination Period during which the Accrual Period ends, the number of days in such Accrual Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates (as specified in the applicable Pricing Supplement) that would occur in one calendar year; or
 - (B) in the case of Notes where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of:
 - (I) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates (as specified in the applicable Pricing Supplement) that would occur in one calendar year; and
 - (II) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and

- (ii) if “30/360” is specified in the applicable Pricing Supplement, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (such number of days being calculated on the basis of a year of 360 days with 12 months of 30 days) divided by 360 calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360x (Y_2 - Y_1)] + [30x (M_2 - M_1) + (D_2 - D_1)]}{360}$$

where:

“Y₁” is the year, expressed as a number, in which the first day of the Interest Period falls;

“Y₂” is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“M₁” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“M₂” is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“D₁” is the first calendar day, expressed as a number, of the Interest Period, unless such number is 31, in which case D₁ will be 30; and

“D₂” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31 and D₁ is greater than 29, in which case D₂ will be 30;

“**Actual/365 (Fixed)**” means the actual number of days in the Interest Period divided by 365.

In the Conditions:

“**Determination Period**” means each period from (and including) a Determination Date to but excluding the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date); and

“**sub-unit**” means, with respect to any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, with respect to euro, one cent.

(b) **Interest on Floating Rate Notes and Index Linked Interest Notes**

(i) *Interest Payment Dates*

Each Floating Rate Note and Index Linked Interest Note bears interest from (and including) the Interest Commencement Date at the rate per annum equal to the Rate of Interest and such interest will be payable in arrear on either:

- (A) the Specified Interest Payment Date(s) in each year specified in the applicable Pricing Supplement; or

- (B) if no Specified Interest Payment Date(s) is/are specified in the applicable Pricing Supplement, each date (each such date, together with each Specified Interest Payment Date, an “**Interest Payment Date**”) which falls the number of months or other period specified as the Specified Period in the applicable Pricing Supplement after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

Such interest will be payable in respect of each Interest Period (which expression shall, in the Conditions, mean the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date).

If a Business Day Convention is specified in the applicable Pricing Supplement and (x) if there is no numerically corresponding day in the calendar month in which an Interest Payment Date should occur or (y) if any Interest Payment Date would otherwise fall on a day which is not a Business Day, then, if the Business Day Convention specified is:

- (I) in any case where Specified Periods are specified in accordance with Condition 5(b)(i)(B) above, the Floating Rate Convention, such Interest Payment Date (i) in the case of (x) above, shall be the last day that is a Business Day in the relevant month and the provisions of (B) below shall apply *mutatis mutandis* or (ii) in the case of (y) above, shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event (A) such Interest Payment Date shall be brought forward to the immediately preceding Business Day and (C) each subsequent Interest Payment Date shall be the last Business Day in the month which falls the Specified Period after the preceding applicable Interest Payment Date occurred; or
- (II) the Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day; or
- (III) the Modified Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event such Interest Payment Date shall be brought forward to the immediately preceding Business Day; or
- (IV) the Preceding Business Day Convention, such Interest Payment Date shall be brought forward to the immediately preceding Business Day.

In the Conditions, “**Business Day**” means a day which is both:

- (C) a day (other than a Saturday, Sunday or public holiday) on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in each Additional Business Centre specified in the applicable Pricing Supplement; and
- (D) either (1) in relation to any sum payable in a Specified Currency other than euro and Renminbi, a day (other than a Saturday, Sunday or public holiday) on which commercial banks and foreign exchange markets settle payments and are open for

general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency or (2) in relation to any sum payable in euro, a day on which the Trans-European Automated Real-Time Gross Settlement Express Transfer (known as TARGET2) System which launched on 19 November 2007 or any successor thereto (the “**TARGET System**”) is open or (3) in relation to any sum payable in Renminbi, a day (other than a Saturday, Sunday or public holiday) on which commercial banks and foreign exchange markets in Hong Kong are open for business and settlement of Renminbi payments.

(ii) *Rate of Interest*

The Rate of Interest payable from time to time in respect of Floating Rate Notes and Index Linked Interest Notes will be determined in the manner specified in the applicable Pricing Supplement.

(A) ISDA Determination for Floating Rate Notes

Where ISDA Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will be the relevant ISDA Rate plus or minus (as indicated in the applicable Pricing Supplement) the Margin (if any). For the purposes of this sub-paragraph (A), “**ISDA Rate**” for an Interest Period means a rate equal to the Floating Rate that would be determined by the Fiscal Agent under an interest rate swap transaction if the Fiscal Agent were acting as Calculation Agent for that swap transaction under the terms of an agreement incorporating the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. and as amended and updated as at the Issue Date of the first Tranche of the Notes (the “**ISDA Definitions**”) and under which:

- (I) the Floating Rate Option is as specified in the applicable Pricing Supplement;
- (II) the Designated Maturity is a period specified in the applicable Pricing Supplement; and
- (III) the relevant Reset Date is either (i) if the applicable Floating Rate Option is based on the London interbank offered rate (“**LIBOR**”) or on the Euro-zone interbank offered rate (“**EURIBOR**”), the first day of that Interest Period or (ii) in any other case, as specified in the applicable Pricing Supplement.

The ISDA Definitions contain provisions for determining the applicable Floating Rate (as defined herein) in the event that the specified Floating Rate is not available.

For the purposes of this sub-paragraph (A), “**Floating Rate**”, “**Calculation Agent**”, “**Floating Rate Option**”, “**Designated Maturity**” and “**Reset Date**” have the meanings given to those terms in the ISDA Definitions.

Unless otherwise stated in the applicable Pricing Supplement the Minimum Rate of Interest shall be deemed to be zero.

(B) Screen Rate Determination for Floating Rate Notes

- (I) Save where Screen Rate Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined and the applicable Reference Rate is specified in the applicable Pricing Supplement to be SHIBOR (defined below), the Rate of Interest for each Interest Period will, subject as provided below, be either:

- 1) the offered quotation; or
- 2) the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the offered quotations,

(expressed as a percentage rate per annum) for the Reference Rate which appears or appear, as the case may be, on the Relevant Screen Page as at 11:00 a.m. (London time, in the case of LIBOR, or Brussels time, in the case of EURIBOR) on the Interest Determination Date in question plus or minus (as indicated in the applicable Pricing Supplement) the Margin (if any), all as determined by the Fiscal Agent. If five or more of such offered quotations are available on the Relevant Screen Page, the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Fiscal Agent for the purpose of determining the arithmetic mean (rounded as provided above) of such offered quotations.

The Agency Agreement contains provisions for determining the Rate of Interest in the event that the Relevant Screen Page is not available or if the Issuer determines in its sole discretion, including but not limited to, on the basis of a public statement by the administrator or the supervisor of the administrator of the Reference Rate that such Reference Rate has ceased (or will cease, prior to the next following Interest Determination Date) to be calculated or if, in the case of (1) above, no such offered quotation appears or, in the case of (2) above, fewer than three such offered quotations appear, in each case as at the time specified in the preceding paragraph.

If the Reference Rate from time to time in respect of Floating Rate Notes is specified in the applicable Pricing Supplement as being other than LIBOR or EURIBOR, the Rate of Interest in respect of such Notes will be determined as provided in the applicable Pricing Supplement.

- (II) Where Screen Rate Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined and the applicable Reference Rate is specified in the applicable Pricing Supplement to be SHIBOR (defined below), the Rate of Interest for each Interest Period will, subject as provided below, be the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) determined at 11:30 am (Beijing time) on the business day prior to the commencement of each Interest Period (the “**SHIBOR Determination Date**”) of the offered quotations

(expressed as a percentage rate per annum) for SHIBOR for a period corresponding to the relevant Interest Period as at 11:30 a.m. (Beijing time) on each of the 5 business days ending on the SHIBOR Determination Date in question, plus or minus (as indicated in the applicable Pricing Supplement) the Margin (if any), all as determined by the Fiscal Agent. For the purposes of these Conditions, “**SHIBOR**” means the Shanghai Interbank Offered Rate as published on <http://www.shibor.org> by China Foreign Exchange Trade System & National Interbank Funding Centre under the authorisation of the People's Bank of China, at around 11.30 a.m. (Beijing time) on each business day. If for any reason SHIBOR is not published in respect of a certain business day, the rate for SHIBOR for a period corresponding to the relevant Interest Period in respect of the business day immediately preceding that business day shall be applied in place thereof.

If the Reference Rate from time to time in respect of Floating Rate Notes is specified in the applicable Pricing Supplement as being a rate other than SHIBOR, the Rate of Interest in respect of such Notes will be determined as provided in the applicable Pricing Supplement.

(iii) *Minimum Rate of Interest and/or Maximum Rate of Interest*

If the applicable Pricing Supplement specifies a Minimum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (ii) above is less than such Minimum Rate of Interest, the Rate of Interest for such Interest Period shall be such Minimum Rate of Interest.

If the applicable Pricing Supplement specifies a Maximum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (ii) above is greater than such Maximum Rate of Interest, the Rate of Interest for such Interest Period shall be such Maximum Rate of Interest.

(iv) *Determination of Rate of Interest and calculation of Interest Amounts*

The Fiscal Agent, in the case of Floating Rate Notes, and the Calculation Agent, in the case of Index Linked Interest Notes, will at or as soon as practicable after each time at which the Rate of Interest is to be determined, determine the Rate of Interest for the relevant Interest Period. In the case of Index Linked Interest Notes, the Calculation Agent will notify the Fiscal Agent of the Rate of Interest for the relevant Interest Period as soon as practicable after calculating the same.

The Fiscal Agent in the case of Floating Rate Notes, and the Calculation Agent, in the case of Index Linked Notes will calculate the amount of interest (the “**Interest Amount**”) in respect of each Specified Denomination for the relevant Interest Period. Each Interest Amount shall be calculated by applying the Rate of Interest to:

- (A) in the case of Floating Rate Notes or Index Linked Interest Notes which are represented by a Global Note, the aggregate outstanding nominal amount of the Notes represented by such Global Note (or, if they are Partly Paid Notes, the aggregate amount paid up); or

- (B) in the case of Floating Rate Notes or Index Linked Interest Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention. Where the Specified Denomination of a Floating Rate Note or an Index Linked Interest Note in definitive form is a multiple of the Calculation Amount, the Interest Amount payable in respect of such Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination without any further rounding.

“Day Count Fraction” means, in respect of the calculation of an amount of interest for any Interest Period:

- (C) if **“Actual/Actual (ISDA)”** or **“Actual/Actual”** is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365 (or, if any portion of that Interest Period falls in a leap year, the sum of (A) the actual number of days in that portion of the Interest Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Interest Period falling in a non-leap year divided by 365);
- (D) if **“Actual/365 (Fixed)”** is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365;
- (E) if **“Actual/365 (Sterling)”** is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366;
- (F) if **“Actual/360”** is specified in the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 360;
- (G) if **“30/360”**, **“360/360”** or **“Bond Basis”** is specified in the applicable Pricing Supplement, the number of days in the Interest Period divided by 360 calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1) + (D_2 - D_1)]}{360}$$

where:

“Y₁” is the year, expressed as a number, in which the first day of the Interest Period falls;

“Y₂” is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“M₁” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“M₂” is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“D₁” is the first calendar day, expressed as a number, of the Interest Period, unless such number is 31, in which case D₁ will be 30; and

“D₂” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31 and D₁ is greater than 29, in which case D₂ will be 30;

- (H) if “**30E/360**” or “Eurobond Basis” is specified in the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360x (Y_2 - Y_1)] + [30x (M_2 - M_1) + (D_2 - D_1)]}{360}$$

where:

“Y₁” is the year, expressed as a number, in which the first day of the Interest Period falls;

“Y₂” is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“M₁” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“M₂” is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“D₁” is the first calendar day, expressed as a number, of the Interest Period, unless such number would be 31, in which case D₁ will be 30; and

“D₂” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31, in which case D₂ will be 30;

- (I) if “**30E/360 (ISDA)**” is specified in the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360x (Y_2 - Y_1)] + [30x (M_2 - M_1) + (D_2 - D_1)]}{360}$$

where:

“Y₁” is the year, expressed as a number, in which the first day of the Interest Period falls;

“Y₂” is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“M₁” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“**M₂**” is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“**D₁**” is the first calendar day, expressed as a number, of the Interest Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case **D₁** will be 30; and

“**D₂**” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case **D₂** will be 30.

(v) *Reference Rate Replacement*

If:

- (A) Reference Rate Replacement is specified in the applicable Pricing Supplement as being applicable and Screen Rate Determination is specified in the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined; and
- (B) notwithstanding the provisions of Condition 5(b)(ii)(B) above, the Issuer, in its sole discretion, including but not limited to, on the basis of a public statement by the administrator or the supervisor of the administrator of the Reference Rate that such Reference Rate has ceased (or will cease, prior to the next following Interest Determination Date) to be calculated or administered when any Rate of Interest (or component thereof) remains to be determined by reference to such Reference Rate,

then the following provisions shall apply:

- (I) the Issuer shall use reasonable endeavours to appoint an Independent Adviser to determine (acting in good faith and in a commercially reasonable manner):
 - 1) a Successor Reference Rate; or
 - 2) if such Independent Adviser determines that there is no Successor Reference Rate, an Alternative Reference Rate,and, in each case, an Adjustment Spread (if any) (in any such case, acting in good faith and in a commercially reasonable manner) no later than five Business Days prior to the Interest Determination Date relating to the next Interest Period (the “**IA Determination Cut-off Date**”) for the purposes of determining the Rate of Interest applicable to the Notes for such next Interest Period and for all other future Interest Periods (subject to the subsequent operation of this Condition 5(b)(v) during any other future Interest Period(s));
- (II) if a Successor Reference Rate or, failing which, an Alternative Reference Rate (as applicable) is determined by the relevant Independent Adviser in accordance with this Condition 5(b)(v):
 - 1) such Successor Reference Rate or Alternative Reference Rate (as applicable) shall be the Reference Rate for all future Interest

Periods (subject to the subsequent operation of, and adjustment as provided in, this Condition 5(b)(v));

- 2) if the relevant Independent Adviser:
 - a) determines that an Adjustment Spread is required to be applied to such Successor Reference Rate or Alternative Reference Rate (as applicable) and determines the quantum of, or a formula or methodology for determining, such Adjustment Spread, then such Adjustment Spread shall be applied to such Successor Reference Rate or Alternative Reference Rate (as applicable) for all future Interest Periods (subject to the subsequent operation of, and adjustment as provided in, this Condition 5(b)(v)); or
 - b) is unable to determine the quantum of, or a formula or methodology for determining, an Adjustment Spread, then such Successor Reference Rate or Alternative Reference Rate (as applicable) will apply without an Adjustment Spread for all future Interest Periods (subject to the subsequent operation of, and adjustment as provided in, this Condition 5(b)(v)); and
- 3) the relevant Independent Adviser (acting in good faith and in a commercially reasonable manner) may in its discretion specify:
 - a) changes to the Conditions in order to follow market practice in relation to such Successor Reference Rate or Alternative Reference Rate (as applicable), including, but not limited to, (aa) the Additional Business Centre(s), Business Day, Business Day Convention, Day Count Fraction, Interest Determination Date and/or Relevant Screen Page applicable to the Notes and (bb) the method for determining the fallback to the Rate of Interest in relation to the Notes if such Successor Reference Rate or Alternative Reference Rate (as applicable) is not available; and;
 - b) any other changes which the relevant Independent Adviser determines are reasonably necessary to ensure the proper operation and comparability to the Reference Rate of such Successor Reference Rate or Alternative Reference Rate (as applicable),

which changes shall apply to Notes for all future Interest Periods (subject to the subsequent operation of this Condition 5(b)(v)); and
- 4) promptly following the determination of (i) any Successor Reference Rate or Alternative Reference Rate (as applicable) and (ii) if applicable, any Adjustment Spread, the Issuer shall give notice thereof and of any changes (and the effective date

thereof) pursuant to this Condition 5(b)(v) to the Fiscal Agent, each of the Paying Agents, the Noteholders and, if the Notes are listed on a stock exchange and the rules of such exchange or other relevant authority so require, such exchange or other relevant authority as soon as possible after their determination.

No later than notifying the Fiscal Agent of the same, the Issuer shall deliver to the Fiscal Agent a certificate signed by two Directors of the Issuer:

- a) confirming (aa) the Successor Reference Rate or, as the case may be, the Alternative Reference Rate and (bb) where applicable, any Adjustment Spread, in each case as determined in accordance with the provisions of this Condition 5(b)(v);
- b) certifying that the consequential amendments are necessary to ensure the proper operation of such Successor Reference Rate, Alternative Reference Rate and/or Adjustment Spread; and
- c) certifying that the Issuer has duly consulted with an Independent Adviser with respect to each of the matters above.

The Fiscal Agent shall be entitled to rely on such certificate (without enquiry or liability to any person) as sufficient evidence thereof. The Successor Reference Rate or Alternative Reference Rate and the Adjustment Spread (if any) and any such other relevant changes pursuant to this Condition 5(b)(v) specified in such certificate will (in the absence of manifest error in the determination of the Successor Reference Rate or Alternative Reference Rate and the Adjustment Spread (if any) and without prejudice to the Fiscal Agent's ability to rely on such certificate as aforesaid) be binding on the Issuer, the Fiscal Agent, the Paying Agents, the Noteholders and the Couponholders.

Subject to receipt by the Fiscal Agent of this certificate, the Fiscal Agent shall, at the direction and expense of the Issuer, effect such consequential amendments to the Agency Agreement (including, *inter alia*, by the execution of an agreement supplemental to or amending the Agency Agreement) and these Terms and Conditions as the Issuer certifies are required to give effect to this Condition 5(b)(v) and the Fiscal Agent shall not be liable to any party for any consequences thereof.

In connection with such variation in accordance with this Condition 5(b)(v), the Issuer shall comply with the rules of any stock exchange on which the Notes are for the time being listed or admitted to trading.

No consent of the Noteholders shall be required in connection with effecting the relevant Successor Reference Rate or Alternative Reference Rate (as applicable) described in this Condition 5(b)(v) or such other relevant changes pursuant to this Condition 5(b)(v), including for the execution of any documents or the taking of other steps by the Issuer or any of the parties to this Agreement (if required).

(vi) *Notification of Rate of Interest and Interest Amounts*

The Fiscal Agent or, if applicable, the Calculation Agent, will cause the Rate of Interest and each Interest Amount for each Interest Period and the relevant Interest Payment Date to be notified to the Issuer and any stock exchange on which the relevant Floating Rate Notes or Index Linked Interest Notes are for the time being listed and notice thereof to be given in accordance with Condition 14 as soon as possible after their determination but in no event later than the fourth London Business Day thereafter. Each Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without prior notice in the event of an extension or shortening of the Interest Period. Any such amendment will be promptly notified to each stock exchange on which the relevant Floating Rate Notes or Index Linked Interest Notes are for the time being listed and to the Noteholders in accordance with Condition 14. For the purposes of this paragraph, the expression “London Business Day” means a day (other than a Saturday or a Sunday) on which banks and foreign exchange markets are open for general business in London.

(vii) *Certificates to be final*

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition 5(b), whether by the Issuer, the Fiscal Agent or the Independent Adviser, shall (in the absence of wilful default, bad faith or manifest error) be binding on the Issuer, the Fiscal Agent, the Calculation Agent (if applicable), the other Agents and all Noteholders, Receiptholders and Couponholders and (in the absence as aforesaid) no liability to the Issuer, the Noteholders, the Receiptholders or the Couponholders shall attach to the Fiscal Agent or the Independent Adviser in connection with the exercise or non-exercise by it of its powers, duties and discretions pursuant to such provisions.

(c) **Interest on Dual Currency Interest Notes**

The rate or amount of interest payable in respect of Dual Currency Interest Notes shall be determined in the manner specified in the applicable Pricing Supplement.

(d) **Interest on Partly Paid Notes**

In the case of Partly Paid Notes (other than Partly Paid Notes which are Zero Coupon Notes), interest will accrue as aforesaid on the paid-up nominal amount of such Notes and otherwise as specified in the applicable Pricing Supplement.

(e) **Accrual of interest**

Each Note (or in the case of the redemption of part only of a Note, that part only of such Note) will cease to bear interest (if any) from the date for its redemption unless, upon due presentation thereof,

payment of principal is improperly withheld or refused. In such event, interest will continue to accrue until whichever is the earlier of:

- (i) the date on which all amounts due in respect of such Note have been paid; and
- (ii) five days after the date on which the full amount of the moneys payable in respect of such Notes has been received by the Fiscal Agent or the Registrar, as the case may be, and notice to that effect has been given to the Noteholders in accordance with Condition 14.

- (f) In this Condition 5, unless the context otherwise requires, the following defined terms shall have the meanings set out below:

“Adjustment Spread” means a spread (which may be positive or negative) or formula or methodology for calculating a spread, which the relevant Independent Adviser determines is required to be applied to a Successor Reference Rate or an Alternative Reference Rate (as applicable) in order to reduce or eliminate, to the extent reasonably practicable in the circumstances, any economic prejudice or benefit (as applicable) to Noteholders as a result of the replacement of the Reference Rate with such Successor Reference Rate or Alternative Reference Rate (as applicable) and is the spread, formula or methodology which:

- (i) in the case of a Successor Reference Rate, is formally recommended in relation to the replacement of the Reference Rate with such Successor Reference Rate by any Relevant Nominating Body; or
- (ii) in the case of a Successor Reference Rate for which no such recommendation has been made or in the case of an Alternative Reference Rate, the relevant Independent Adviser determines is recognised or acknowledged as being in customary market usage in international debt capital markets transactions which reference the Reference Rate, where such rate has been replaced by such Successor Reference Rate or Alternative Reference Rate (as applicable); or
- (iii) if no such customary market usage is recognised or acknowledged, the relevant Independent Adviser in its discretion determines (acting in good faith and in a commercially reasonable manner) to be appropriate.

“Alternative Reference Rate” means the rate that the relevant Independent Adviser determines has replaced the Reference Rate in customary market usage in the international debt capital markets for the purposes of determining floating rates of interest in respect of notes denominated in the Specified Currency and of a comparable duration to the relevant Interest Periods, or, if such Independent Adviser determines that there is no such rate, such other rate as such Independent Adviser determines in its discretion is most comparable to the Reference Rate.

“Independent Adviser” means an independent financial institution of international repute or other independent financial adviser experienced in the international debt capital markets, in each case appointed by the Issuer at its own expense.

“Relevant Nominating Body” means, in respect of a reference rate:

- (i) the central bank for the currency to which such reference rate relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of such reference rate; or
- (ii) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (a) the central bank for the currency to which such reference rate relates, (b)

any central bank or other supervisory authority which is responsible for supervising the administrator of such reference rate, (c) a group of the aforementioned central banks or other supervisory authorities, or (d) the Financial Stability Board or any part thereof.

“**Successor Reference Rate**” means the rate that the relevant Independent Adviser determines is a successor to or replacement of the Reference Rate which is formally recommended by any Relevant Nominating Body.

6. **Payments**

(a) **Method of payment**

Subject as provided below:

- (i) payments in a Specified Currency other than euro and Renminbi will be made by credit or transfer to an account in the relevant Specified Currency maintained by the payee with, or, at the option of the payee, by a cheque in such Specified Currency drawn on, a bank in the principal financial centre of the country of such Specified Currency;
- (ii) payments in euro will be made by credit or transfer to a euro denominated account (or any other account to which euro may be credited or transferred) specified by the payee or, at the option of the payee, by a euro denominated cheque; and
- (iii) payments in Renminbi will be made by credit or transfer to a Renminbi denominated account maintained by or on behalf of a Noteholder with a bank in Hong Kong.

Payments will be subject in all cases to any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 8.

(b) **Presentation of Definitive Bearer Notes, Receipts and Coupons**

Payments of principal in respect of Definitive Bearer Notes will (subject as provided below) be made in the manner provided in paragraph (a) above only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of Definitive Bearer Notes, and payments of interest in respect of Definitive Bearer Notes will (subject as provided below) be made as aforesaid only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of Coupons, in each case only at the specified office of any Paying Agent outside the United States and its possessions (as defined for the purposes of the TEFRA D and TEFRA C rules).

Payments of instalments of principal (if any) in respect of Definitive Bearer Notes, other than the final instalment, will (subject as provided below) be made in the manner provided in paragraph (a) above only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Receipt in accordance with the preceding paragraph. Payment of the final instalment will be made in the manner provided in paragraph (a) above only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Bearer Note in accordance with the preceding paragraph. Each Receipt must be presented for payment of the relevant instalment together with the Definitive Bearer Note to which it appertains. Receipts presented without the Definitive Bearer Note to which they appertain do not constitute valid obligations of the Issuer. Upon the date on which any Definitive Bearer Note becomes due and repayable, unmatured Receipts (if any) relating thereto (whether or not attached) shall become void and no payment shall be made in respect thereof.

Fixed Rate Notes in definitive bearer form (other than Dual Currency Notes, Index Linked Notes or Long Maturity Notes (as defined below) should be presented for payment together with all

unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons), failing which the amount of any missing unmaturing Coupon (or, in the case of payment not being made in full, the same proportion of the amount of such missing unmaturing Coupon as the sum so paid bears to the sum due) will be deducted from the sum due for payment. Each amount of principal so deducted will be paid in the manner mentioned above against surrender of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date (as defined in Condition 8) in respect of such principal (whether or not such Coupon would otherwise have become void under Condition 9) or, if later, five years from the date on which such Coupon would otherwise have become due, but in no event thereafter.

Upon any Fixed Rate Note in definitive bearer form becoming due and repayable prior to its Maturity Date, all unmaturing Talons (if any) appertaining thereto will become void and no further Coupons will be issued in respect thereof.

Upon the date on which any Floating Rate Note, Dual Currency Note, Index Linked Note or Long Maturity Note in definitive bearer form becomes due and repayable, unmaturing Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof. A “**Long Maturity Note**” is a Fixed Rate Note (other than a Fixed Rate Note which on issue had a Talon attached) whose nominal amount on issue is less than the aggregate interest payable thereon provided that such Note shall cease to be a Long Maturity Note on the Interest Payment Date on which the aggregate amount of interest remaining to be paid after that date is less than the nominal amount of such Note.

If the due date for redemption of any Definitive Bearer Note is not an Interest Payment Date, interest (if any) accrued in respect of such Note from (and including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant Definitive Bearer Note.

(c) **Payments in respect of Bearer Global Notes**

Payments of principal and interest (if any) in respect of Bearer Notes represented by any Global Note will (subject as provided below) be made in the manner specified above in relation to Definitive Bearer Notes and otherwise in the manner specified in the relevant Global Note against presentation or surrender, as the case may be, of such Global Note only at the specified office of any Paying Agent outside the United States and its possessions. A record of each payment made against presentation or surrender of any Global Note in bearer form, distinguishing between any payment of principal and any payment of interest, will be made on such Global Note by the Paying Agent to which it was presented and such record shall be prima facie evidence that the payment in question has been made.

(d) **Payments in respect of Registered Notes**

Payments of principal (other than instalments of principal prior to the final instalment) in respect of each Registered Note (whether or not in global form) will be made against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the Registered Note at the specified office of the Registrar or any of the Paying Agents. Such payments will be made by transfer to the Designated Account (as defined below) of the holder (or the first named of joint holders) of the Registered Note appearing in the register of holders of the Registered Notes maintained by the Registrar (the “**Register**”) at the close of business on the business day (in the case of Notes in global form) or the fifth (in the case of payments in Renminbi) or 15th (in the case of payments in a currency other than Renminbi) business day (in the case of Notes in definitive form) (a business day being for this purpose a day on which banks are open for general business in the city where the specified office of the Registrar is located) before the relevant due date (the “**Record**

Date). For these purposes, “**Designated Account**” means the account (which, in the case of a payment in Japanese Yen to a non-resident of Japan, shall be a non-resident account) maintained by a holder with a Designated Bank and identified as such in the Register and “**Designated Bank**” means (i) in the case of payment in a Specified Currency other than euro and Renminbi, a bank in the principal financial centre of the country of such Specified Currency and (ii) in the case of a payment in euro, any bank which processes payments in euro and (iii) in the case of a payment in Renminbi, a bank in Hong Kong.

Payments of interest and payments of instalments of principal (other than the final instalment) payable otherwise than in Renminbi in respect of each Registered Note (whether or not in global form) will be made by a cheque in the Specified Currency drawn on a Designated Bank and mailed by uninsured mail on the business day in the city where the specified office of the Registrar is located immediately preceding the relevant due date to the holder (or the first named of joint holders) of the Registered Note appearing in the Register at the close of business on the Record Date at his address shown in the Register on the Record Date and at his risk. Upon application of the holder to the specified office of the Registrar not less than three business days in the city where the specified office of the Registrar is located before the due date for any payment of interest in respect of a Registered Note, the payment may be made by transfer on the due date in the manner provided in the preceding paragraph. Any such application for transfer shall be deemed to relate to all future payments of interest (other than interest due on redemption) and instalments of principal (other than the final instalment) in respect of the Registered Notes which become payable to the holder who has made the initial application until such time as the Registrar is notified in writing to the contrary by such holder. Payments of interest and payments of instalments of principal (other than the final instalment) payable in Renminbi in respect of each Registered Note will be made by transfer on the due date in the manner provided in the preceding paragraph. Payment of the interest due in respect of each Registered Note on redemption and the final instalment of principal will be made in the same manner as payment of the principal amount of such Registered Note.

Holders of Registered Notes will not be entitled to any interest or other payment for any delay in receiving any amount due in respect of any Registered Note as a result of a cheque posted in accordance with this Condition arriving after the due date for payment or being lost in the post. No commissions or expenses shall be charged to such holders by the Registrar in respect of any payments of principal or interest in respect of the Registered Notes.

None of the Issuer and the Agents will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Registered Global Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

*Notwithstanding the foregoing, so long as the Global Note is held on behalf of Euroclear, Clearstream, Luxembourg or any other clearing system, each payment in respect of the Global Note will be made, in the case of Bearer Notes, to the bearer thereof, or, in the case of Registered Notes, to the person shown as the holder of the Notes in the Register, in each case at the close of business of the relevant clearing system on the Clearing System Business Day before the due date for such payments, where “**Clearing System Business Day**” means a weekday (Monday to Friday, inclusive) except 25 December and 1 January.*

(e) **General provisions applicable to payments**

The holder of a Global Note shall be the only person entitled to receive payments in respect of Notes represented by such Global Note and the Issuer will be discharged by payment to, or to the order of, the holder of such Global Note in respect of each amount so paid. Each of the persons shown in the

records of Euroclear, Clearstream, Luxembourg or the CMU as the beneficial holder of a particular nominal amount of Notes represented by such Global Note must look solely to Euroclear, Clearstream, Luxembourg or the CMU, as the case may be, for his share of each payment so made by the Issuer to the order of, the holder of such Global Note.

Notwithstanding the foregoing provisions of this Condition, if any amount of principal and/or interest in respect of Bearer Notes is payable in U.S. dollars, such U.S. dollar payments of principal and/or interest in respect of such Notes will be made at the specified office of a Paying Agent in the United States if:

- (i) the Issuer has appointed Paying Agents with specified offices outside the United States with the reasonable expectation that such Paying Agents would be able to make payment in U.S. dollars at such specified offices outside the United States of the full amount of principal and interest on the Bearer Notes in the manner provided above when due;
- (ii) payment of the full amount of such principal and interest at all such specified offices outside the United States is illegal or effectively precluded by exchange controls or other similar restrictions on the full payment or receipt of principal and interest in U.S. dollars; and
- (iii) such payment is then permitted under United States law without involving, in the opinion of the Issuer, adverse tax consequences to the Issuer.

(f) **Payment Day**

If the date for payment of any amount in respect of any Note, Receipt or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay. For these purposes, “**Payment Day**” means any day which (subject to Condition 9) is:

- (i) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in:
 - (A) the relevant place of presentation (if presentation and/or surrender of such Note, Receipt or Coupon is required);
 - (B) each Additional Financial Centre specified in the applicable Pricing Supplement; and
- (ii) (1) in relation to any sum payable in a Specified Currency other than euro or Renminbi, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency or (2) in relation to any sum payable in euro, a day on which the TARGET System is open or (3) in relation to any sum payable in Renminbi, a day on which commercial banks and foreign exchange markets in Hong Kong are open for the business of settlement of Renminbi payments.

(g) **Interpretation of principal and interest**

Any reference in the Conditions to principal in respect of the Notes shall be deemed to include, as applicable:

- (i) any additional amounts which may be payable with respect to principal under Condition 8;
- (ii) the Final Redemption Amount of the Notes;
- (iii) the Early Redemption Amount of the Notes;
- (iv) the Optional Redemption Amount(s) (if any) of the Notes;
- (v) in relation to Notes redeemable in instalments, the Instalment Amounts;
- (vi) in relation to Zero Coupon Notes, the Amortised Face Amount (as defined in Condition 7(e)); and
- (vii) (any premium and any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Notes.

Any reference in the Conditions to interest in respect of the Notes shall be deemed to include, as applicable, any additional amounts which may be payable with respect to interest under Condition 8.

(h) **Currency Fallback**

If by reason of Inconvertibility, Non-transferability or Illiquidity, the Issuer is not able, or it would be impracticable for it, to satisfy payments of principal or interest (in whole or in part) in respect of Notes where the Specified Currency is Renminbi when any payment on the Notes is due, the Issuer shall give the notice specified in Condition 6(i) and satisfy its obligations in respect of such payment by making such payment in U.S. dollars on the basis of the Spot Rate on the Rate Calculation Date. Any payment made under such circumstances in U.S. dollars, will constitute valid payment and will not constitute a default in respect of the Notes.

In the event of a payment pursuant to this Condition 6(h), the following modifications shall be made in respect of the Conditions:

- (i) the following language shall be included at the end of Condition 6(a)(iii):
 - unless Condition 6(h) applies, in which case payments will be made by credit or transfer to a U.S. dollar denominated account with a bank in New York City; and
- (ii) for the purposes of Condition 6(f)(ii), the Specified Currency will be deemed to be U.S. dollars.

For the purposes of this Condition 6(h):

“Governmental Authority” means any *de facto* or *de jure* government (or any agency or instrumentality thereof), court, tribunal, administrative or other governmental authority or any other entity (private or public) charged with the regulation of the financial markets of the PRC or Hong Kong (including the Hong Kong Monetary Authority or any successor to it);

“Hong Kong” means the Hong Kong Special Administrative Region of the PRC;

“Illiquidity” means the general Renminbi exchange market in Hong Kong becomes illiquid as a result of which the Issuer cannot obtain sufficient Renminbi in order to satisfy its obligation to pay interest and principal (in whole or in part) in respect of the Notes;

“Inconvertibility” means the occurrence of any event that makes it impossible for the Issuer to convert any amount due in respect of Notes in the general Renminbi exchange market in Hong Kong, other than where such impossibility is due solely to the failure of the Issuer to comply with any law, rule or regulation enacted by any Governmental Authority (unless such law, rule or regulation is enacted after the Issue Date of the relevant Series of Notes and it is impossible for the Issuer due to an event beyond its control, to comply with such law, rule or regulation);

“Independent Investment Bank” means an independent investment bank of international repute (acting as an expert) selected by the Issuer;

“Non-transferability” means the occurrence of any event that makes it impossible for the Issuer to deliver Renminbi between accounts inside Hong Kong or from an account inside Hong Kong to an account outside Hong Kong, other than where such impossibility is due solely to the failure of the Issuer to comply with any law, rule or regulation enacted by any Governmental Authority (unless such law, rule or regulation is enacted after the Issue Date of the relevant Series of Notes and it is impossible for the Issuer, due to an event beyond its control, to comply with such law, rule or regulation);

“PRC” means the People's Republic of China, excluding Hong Kong, Macau or Taiwan;

“Rate Calculation Business Day” means a day (other than a Saturday or Sunday) on which commercial banks are open for general business (including dealings in foreign exchange) in Hong Kong and in New York City;

“Rate Calculation Date” means the day which is two Rate Calculation Business Days before the due date of the relevant amount under these Conditions; and

“Spot Rate”, for a Rate Calculation Date, means the spot Renminbi/U.S. dollar exchange rate for the purchase of U.S. dollars with Renminbi in the over-the-counter Renminbi exchange market in Hong Kong for settlement in two Rate Calculation Business Days, as determined by the Issuer or Independent Investment Bank appointed by the Issuer at or around 11:00 a.m. (Hong Kong time) on the Rate Calculation Date, on a deliverable basis by reference to Reuters Screen Page TRADCNY3, or if no such rate is available, on a non-deliverable basis by reference to Reuters Screen Page TRADNDF. If neither rate is available, the Independent Investment Bank will determine the Spot Rate at or around 11:00 a.m. (Hong Kong time) on the Rate Calculation Date as the most recently available Renminbi/U.S. dollar official fixing rate for settlement in two Rate Calculation Business Days reported by The State Administration of Foreign Exchange of the PRC, which is reported on the Reuters Screen Page CNY=SAEC. Reference to a page on the Reuters Screen means the display page so designated on the Reuter Monitor Money Rates Service (or any successor service) or such other page as may replace that page for the purpose of displaying a comparable currency exchange rate.

All determinations, calculations and quotations given, made or obtained for the purposes of this 6(h) by the Independent Investment Bank will (in the absence of wilful default, bad faith or manifest error) be binding on the Issuer, the Agents and holders of the Notes of that Series.

(i) **Notice**

In the event of a payment pursuant to Condition 6(h) being required, the Issuer shall give not less than ten days' or more than 30 days' irrevocable notice to the Fiscal Agent prior to the due date for payment. For the avoidance of doubt, the requirement to make such payment shall not be conditional on the giving of any such notice.

7. **Redemption and Purchase**

(a) **Redemption at maturity**

Unless previously redeemed or purchased and cancelled as specified below, each Note (including each Index Linked Redemption Note and Dual Currency Redemption Note) will be redeemed by the Issuer at its Final Redemption Amount specified in, or determined in the manner specified in, the applicable Pricing Supplement in the relevant Specified Currency on the Maturity Date.

(b) **Redemption for tax reasons**

The Notes may be redeemed at the option of the Issuer in whole, but not in part, at any time (if this Note is neither a Floating Rate Note, an Index Linked Interest Note nor a Dual Currency Interest Note) or on any Interest Payment Date (if this Note is either a Floating Rate Note or an Index Linked Interest Note or a Dual Currency Interest Note), on giving not less than 30 nor more than 60 days' notice to the Fiscal Agent and, in accordance with Condition 14, the Noteholders (which notice shall be irrevocable), if:

- (i) on the occasion of the next payment due under the Notes, the Issuer has or will become obliged to pay additional amounts as provided or referred to in Condition 8 as a result of any change in, or amendment to, the laws or regulations of a Tax Jurisdiction (as defined in Condition 8) or any change in the application or official interpretation of such laws or regulations (including a holding by a court of competent jurisdiction), which change or amendment becomes effective on or after the date on which agreement is reached to issue the first Tranche of the Notes; and
- (ii) such obligation cannot be avoided by the Issuer taking reasonable measures available to it,

provided that no such notice of redemption shall be given earlier than 90 days prior to the earliest date on which the Issuer would be obliged to pay such additional amounts were a payment in respect of the Notes then due.

Prior to the publication of any notice of redemption pursuant to this Condition, the Issuer shall deliver to the Fiscal Agent a certificate signed by two Directors of the Issuer stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred, and an opinion of independent legal advisers of recognised standing in a Tax Jurisdiction (as defined in Condition 8) to the effect that the Issuer has or will become obliged, as aforesaid, to pay such additional amounts as a result of such change or amendment.

Notes redeemed pursuant to this Condition 7(b) will be redeemed at their Early Redemption Amount referred to in Condition 7(e) below together (if appropriate) with interest accrued to (but excluding) the date of redemption.

Upon the expiry of such notice, the Issuer shall be bound to redeem the Notes accordingly.

(c) **Redemption at the option of the Issuer (Issuer Call)**

If Issuer Call is specified in the applicable Pricing Supplement, the Issuer may, having given:

- (i) not less than 15 nor more than 30 days' notice to the Noteholders in accordance with Condition 14; and

- (ii) not less than 15 days before the giving of the notice referred to in (i) above, notice to the Fiscal Agent and, in the case of a redemption of Registered Notes, the Registrar;

(which notices shall be irrevocable and shall specify the date fixed for redemption), redeem all or some only of the Notes then outstanding on any Optional Redemption Date and at the Optional Redemption Amount(s) specified in, or determined in the manner specified in, the applicable Pricing Supplement together, if appropriate, with interest accrued to (but excluding) the relevant Optional Redemption Date. Any such redemption must be of a nominal amount not less than the Minimum Redemption Amount and not more than the Maximum Redemption Amount, in each case as may be specified in the applicable Pricing Supplement.

In the case of a partial redemption of Notes, the Notes to be redeemed (“**Redeemed Notes**”) will be selected individually by lot, in the case of Redeemed Notes represented by definitive Notes, and in accordance with the rules of Euroclear and/or Clearstream, Luxembourg and/or the CMU (to be reflected in the records of Euroclear, Clearstream, Luxembourg and the CMU as either a pool factor or a reduction in nominal amount, at their discretion) in the case of Redeemed Notes represented by a Global Note, not more than 30 days prior to the date fixed for redemption (such date of selection being hereinafter called the “**Selection Date**”). In the case of Redeemed Notes represented by definitive Notes, a list of the serial numbers of such Redeemed Notes will be published in accordance with Condition 14 not less than 15 days prior to the date fixed for redemption. No exchange of the relevant Global Note will be permitted during the period from (and including) the Selection Date to (and including) the date fixed for redemption pursuant to this paragraph (c) and notice to that effect shall be given by the Issuer to the Noteholders in accordance with Condition 14 at least five days prior to the Selection Date.

(d) **Redemption upon Change of Control**

- (i) If a Change of Control Put is specified in the applicable Pricing Supplement, following the occurrence of a Change of Control Event (as defined below), the holder of any Note will have the right at such holder's option, to require the Issuer to redeem all, or some only, of that holder's Notes on the applicable Change of Control Redemption Date (as defined below) at a price equal to 101 per cent. of their principal amount together, if applicable, with accrued interest. If this Note is in definitive form, to exercise the right to require redemption of this Note the holder of this Note must deliver such Note at the specified office of any Paying Agent (in the case of Bearer Notes) or the Registrar (in the case of Registered Notes) at any time during normal business hours of such Paying Agent or, as the case may be, the Registrar falling within the notice period, accompanied by a duly completed and signed notice of redemption in the form (for the time being current) obtainable from any specified office of any Paying Agent or, as the case may be, the Registrar (the “**Change of Control Redemption Notice**”) and in which the holder must specify a bank account (or, if payment is required or permitted to be made by cheque, an address) to which payment is to be made under this Condition and, in the case of Registered Notes, the nominal amount thereof to be redeemed and, if less than the full nominal amount of the Registered Notes so surrendered is to be redeemed, an address to which a new Registered Note in respect of the balance of such Registered Notes is to be sent subject to and in accordance with the provisions of Condition 2(b) by no later than 30 days following the Change of Control, or, if later, 30 days following the date upon which notice thereof is given to holders of Notes in accordance with Condition 14. The “**Change of Control Redemption Date**” shall be the 14th day after the expiry of such period of 30 days after the later of a Change in Control or the date upon which notice of a Change of Control is given to the holders of Notes by the Issuer in accordance with Condition 14 as referred to above. If this Note is represented by a Global Note or is in definitive form and held through Euroclear, Clearstream, Luxembourg, or the CMU to exercise the right to require

redemption of this Note the holder of this Note must, within the notice period, give notice to the Agent of such exercise in accordance with the standard procedures of Euroclear, Clearstream, Luxembourg or the CMU as the case may be (which may include notice being given on his instruction by Euroclear, Clearstream, Luxembourg or the CMU or any common depositary, as the case may be, for them to the Agent by electronic means) in a form acceptable to Euroclear, Clearstream, Luxembourg or the CMU from time to time and, if this Note is represented by a Global Note, at the same time present or procure the presentation of the relevant Global Note to the Agent for notation accordingly.

- (ii) A Change of Control Redemption Notice, once delivered, shall be irrevocable and the Issuer shall redeem the Notes the subject of Change of Control Redemption Notices delivered as aforesaid on the Change of Control Redemption Date.
- (iii) The Issuer shall give notice to Noteholders in accordance with Condition 14 by not later than 14 days following the first day on which it becomes aware of the occurrence of a Change of Control, which notice shall specify the procedure for exercise by holders of their rights to require redemption of the Notes pursuant to this Condition and shall give brief details of the Change of Control.
- (iv) For the purposes of this Condition 7(d):

“**Control**” means (1) the ownership or control of more than 50 per cent. of the voting rights of the issued share capital of the Issuer or (2) the right to appoint and/or remove all or the majority of the members of the Issuer's board of directors or other governing body, whether obtained directly or indirectly, and whether obtained by ownership of share capital, the possession of voting rights, contract or otherwise;

a “**Change of Control**” occurs when:

- (i) any Person or Persons acting together acquires or acquire Control of the Issuer if such Person or Persons does not or do not have, and would not be deemed to have, Control of the Issuer on the Issue Date;
- (ii) the Issuer consolidates with or merges into or sells or transfers all or substantially all of the Issuer's assets to any other Person, unless the consolidation, merger, sale or transfer will not result in the other Person or Persons acquiring Control over the Issuer or the successor entity; or
- (iii) one or more Persons (other than any Person referred to in sub-paragraph (1) above) acquires the legal or beneficial ownership of all or substantially all of the Issuer's issued share capital.

“**Change of Control Event**” means the occurrence of both a Change of Control and Rating Decline.

“**Fitch**” means Fitch Ratings Ltd. or any successor to the rating agency business thereof.

“**Investment Grade**” means a rating of “AAA,” “AA,” “A” or “BBB,” as modified by a “+” or “-” indication, or an equivalent rating representing one of the four highest Rating Categories, by S&P or Fitch or any of their respective successors or assigns or a rating of “Aaa,” “Aa,” “A” or “Baa,” as modified by a “1,” “2” or “3” indication, or an equivalent rating representing one of the four highest Rating Categories, by Moody's, or any of its successors or assigns.

“**Moody's**” means Moody's Investors Service, Inc. and its affiliates.

“Person” includes any individual, company, corporation, firm, partnership, joint venture, undertaking, association, organisation, trust, state or agency of a state (in each case whether or not being a separate legal entity) but does not include the Issuer's board of directors or any other governing board and does not include the Issuer's wholly-owned direct or indirect Subsidiaries.

“Rating Agencies” means (i) S&P, (ii) Moody's and (iii) Fitch.

“Rating Category” means (i) with respect to S&P and Fitch, any of the following categories: “BB,” “B,” “CCC,” “CC,” “C” and “D” (or equivalent successor categories), (ii) with respect to Moody's, any of the following categories: “Ba,” “B,” “Caa,” “Ca,” “C” and “D” (or equivalent successor categories); and (iii) the equivalent of any such category of S&P, Fitch or Moody's used by another Rating Agency. In determining whether the rating of the Notes has decreased by one or more gradations, gradations within Rating Categories (“+” and “-” for S&P and Fitch; “1,” “2” and “3” for Moody's; or the equivalent gradations for another Rating Agency) will be taken into account (e.g., with respect to S&P, a decline in a rating from “BB+” to “BB,” as well as from “BB-” to “B+,” will constitute a decrease of one gradation).

“Rating Date” means that date which is 90 days prior to the earlier of (x) a Change of Control and (y) a public notice of the occurrence of a Change of Control.

“Rating Decline” means the occurrence on, or within 90 days after, the date, or public notice of the occurrence of, a Change of Control (which period will be extended so long as the rating of the Notes is under publicly announced consideration for possible downgrade by any of the Rating Agencies) of any of the events listed below:

- (a) in the event the Notes are rated by all three Rating Agencies on the Rating Date as Investment Grade, the rating of the Notes by any two of the three or all three Rating Agencies shall be below Investment Grade;
- (b) in the event the Notes are rated by any two, but not all three, of the Rating Agencies on the Rating Date as Investment Grade, the rating of the Notes by either of such two Rating Agencies shall be below Investment Grade;
- (c) in the event the Notes are rated by only one of the Rating Agencies on the Rating Date as Investment Grade, the rating of the Notes by such Rating Agency will be below Investment Grade; or
- (d) in the event the Notes are rated below Investment Grade by all Rating Agencies on the Rating Date, the rating of the Notes by any Rating Agency will be decreased by one or more gradations (including gradations within Rating Categories as well as between Rating Categories).

“S&P” means Standard & Poor's Ratings Services and its affiliates.

(e) **Early Redemption Amounts**

For the purpose of paragraph (b) above and Condition 10, each Note will be redeemed at its Early Redemption Amount calculated as follows:

- (i) in the case of a Note with a Final Redemption Amount equal to the Issue Price, at the Final Redemption Amount thereof;

- (ii) in the case of a Note (other than a Zero Coupon Note but including an Instalment Note and a Partly Paid Note) with a Final Redemption Amount which is or may be less or greater than the Issue Price or which is payable in a Specified Currency other than that in which the Notes are denominated, at the amount specified in, or determined in the manner specified in, the applicable Pricing Supplement or, if no such amount or manner is so specified in the applicable Pricing Supplement, at its nominal amount; or
- (iii) in the case of a Zero Coupon Note, at an amount (the “**Amortised Face Amount**”) calculated in accordance with the following formula:

$$\text{Early Redemption Amount} = \text{RP} \times (1 \times \text{AY})^y$$

where:

“**RP**” means the Reference Price;

“**AY**” means the Accrual Yield expressed as a decimal; and

“**y**” is a fraction the numerator of which is equal to the number of days (calculated on the basis of a 360-day year consisting of 12 months of 30 days each) from (and including) the Issue Date of the first Tranche of the Notes to (but excluding) the date fixed for redemption or (as the case may be) the date upon which such Note becomes due and repayable and the denominator of which is 360, or on such other calculation basis as may be specified in the applicable Pricing Supplement.

(f) **Instalments**

Instalment Notes will be redeemed in the Instalment Amounts and on the Instalment Dates. In the case of early redemption, the Early Redemption Amount will be determined pursuant to paragraph (e) above.

(g) **Partly Paid Notes**

Partly Paid Notes will be redeemed, whether at maturity, early redemption or otherwise, in accordance with the provisions of this Condition and the applicable Pricing Supplement.

(h) **Purchases**

The Issuer or any Subsidiaries may at any time purchase Notes (provided that, in the case of Definitive Bearer Notes, all unmatured Receipts, Coupons and Talons appertaining thereto are attached or surrendered therewith) in the open market or by tender or by private agreement at any price. Such Notes may be held, reissued, resold or, at the option of the Issuer, surrendered to any Paying Agent and/or the Registrar for cancellation.

(i) **Cancellation**

All Notes which are redeemed will forthwith be cancelled (together with all unmatured Receipts, Coupons and Talons attached thereto or surrendered therewith at the time of redemption). All Notes so cancelled and the Notes purchased and cancelled pursuant to paragraph (h) above (together with all unmatured Receipts, Coupons and Talons cancelled therewith) shall be forwarded to the Fiscal Agent and cannot be reissued or resold and the obligations of the Issuer in respect of any such Notes shall be discharged.

(j) **Late payment on Zero Coupon Notes**

If the amount payable in respect of any Zero Coupon Note upon redemption of such Zero Coupon Note pursuant to paragraph (a), (b), (c), or (d) above or upon its becoming due and repayable as provided in Condition 10 is improperly withheld or refused, the amount due and repayable in respect of such Zero Coupon Note shall be the amount calculated as provided in paragraph (e)(iii) above as though the references therein to the date fixed for the redemption or the date upon which such Zero Coupon Note becomes due and payable were replaced by references to the date which is the earlier of:

- (i) the date on which all amounts due in respect of such Zero Coupon Note have been paid; and
- (ii) five days after the date on which the full amount of the moneys payable in respect of such Zero Coupon Notes has been received by the Fiscal Agent or the Registrar and notice to that effect has been given to the Noteholders in accordance with Condition 14.

8. **Taxation**

8.1 All payments of principal, premium (if any) and interest in respect of the Notes, Receipts and Coupons by or on behalf of the Issuer will be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law. In such event, the Issuer will pay such additional amounts as shall be necessary in order that the net amounts received by the holders of the Notes, Receipts or Coupons after such withholding or deduction shall equal the respective amounts of principal, premium (if any) and interest which would otherwise have been receivable in respect of the Notes, Receipts or Coupons, as the case may be, in the absence of such withholding or deduction; except that no such additional amounts shall be payable with respect to any Note, Receipt or Coupon:

- (a) presented for payment in any Tax Jurisdiction (as defined below); or
- (b) presented for payment by or on behalf of a holder who is liable for such taxes or duties in respect of such Note, Receipt or Coupon by reason of his having some connection with a Tax Jurisdiction other than the mere holding of such Note, Receipt or Coupon; or
- (c) presented for payment by, or on behalf of, a holder who would be able to avoid such withholding or deduction by making a declaration or any other statement including, but not limited to, a declaration of residence or non-residence, but fails to do so; or
- (d) presented for payment by, or on behalf of, a holder who would be able to avoid such withholding or deduction by presenting the relevant Note and/or Coupon to another Paying Agent; or
- (e) presented for payment more than 30 days after the Relevant Date (as defined below) except to the extent that the holder thereof would have been entitled to an additional amount on presenting the same for payment on such 30th day assuming that day to have been a Payment Day (as defined in Condition 6(f)); or
- (f) subject to any tax, assessment, withholding or deduction required by Sections 1471 through 1474 of the Code ("FATCA"), any current or future U.S. Treasury Regulations or rulings promulgated thereunder, any law, regulation or other official guidance enacted in any jurisdiction implementing FATCA, any intergovernmental agreement between the United States and any other jurisdiction to implement FATCA, or any agreement with the U.S. Internal Revenue Service under FATCA.

As used herein:

- (i) **“Tax Jurisdiction”** means the Republic of Singapore or any political subdivision or any authority thereof or therein having power to tax to which the Issuer becomes subject; and
- (ii) the **“Relevant Date”** means the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the Fiscal Agent or the Registrar on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to the Noteholders in accordance with Condition 14.

8.2 If the Issuer is, or becomes, subject at any time to any taxing jurisdiction(s) other than or in addition to the Tax Jurisdiction, references in Condition 7(b) and this Condition 8 to Tax Jurisdiction shall be read and construed as including references to such other taxing jurisdiction(s).

9. **Prescription**

The Notes (whether in bearer or registered form), Receipts and Coupons will become void unless presented for payment within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date (as defined in Condition 8) therefor.

There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition or Condition 6(b) or any Talon which would be void pursuant to Condition 6(b).

10. **Events of Default**

If any one or more of the following events (each an **“Event of Default”**) shall occur and be continuing:

- (a) a default is made in the payment of principal of or any interest in respect of the Notes or any of them and the default continues for a period of 7 days in the case of principal or 14 days in the case of interest; or
- (b) default is made by the Issuer in the performance or observance of any obligation, condition or provision binding on the Issuer under the Notes in relation to, or in respect of, the Notes (other than any obligation for payment of any principal or interest in respect of the Notes) and (except in any case where the default is incapable of remedy when no continuation or notice as is hereinafter mentioned will be required) such default continues for 45 days after written notice thereof addressed to the Issuer by any Noteholder and requiring the same to be remedied has been delivered to the Issuer or to the specified office of the Fiscal Agent; or
- (c)
 - (i) any Indebtedness for Borrowed Money of the Issuer or any of its Material Subsidiaries is not paid when due or (as the case may be) within any originally applicable grace period;
 - (ii) any Indebtedness for Borrowed Money of the Issuer or a Material Subsidiary becomes due and payable prior to its stated maturity otherwise than (x) as a result of a failure by the Issuer or relevant Material Subsidiary to make payment when due or within any originally applicable grace period or (y) at the option of the Issuer, the relevant Material Subsidiary or (provided that no event of default, howsoever declared, has occurred) any Person entitled to such Indebtedness for Borrowed Money; or
 - (iii) the Issuer any of its Material Subsidiaries fails to pay any amount payable by it under any guarantee and/or indemnity given by it in relation to any Indebtedness for Borrowed Money of any other person (as extended by any originally applicable grace period);

provided that no such event shall constitute an Event of Default unless (1) the amount of Indebtedness for Borrowed Money referred to in sub-paragraph (i) and/or sub-paragraph (ii) above

and/or the amount payable under sub-paragraph (iii) above individually or in the aggregate exceeds U.S.\$25,000,000 (or its equivalent in any other currency) and (2), in the case of an event referred to in sub-paragraph (i) above which occurs solely as a result of a Change in PRC Law, (x) such failure to pay continues for a period of 90 days and (y) no other creditors of the Issuer or any Material Subsidiary declares any Indebtedness for Borrowed Money of the Issuer or any Material Subsidiary to be due and payable within such period of 90 days; or

- (d) the Issuer or any of its Material Subsidiaries fails to pay any one or more final judgments of a court of competent jurisdiction which individually or in aggregate exceeds U.S.\$25,000,000 (or its equivalent in any other currency) within 30 days from the receipt of notice that such final judgment has been entered against it or an execution is levied on or enforced upon or sued out in pursuance of any such judgment against the assets or property of the Issuer; or
- (e)
 - (i) the Issuer or any of its Material Subsidiaries becomes insolvent or is unable to pay its debts as they fall due;
 - (ii) an administrator or liquidator of the Issuer or any of its Material Subsidiaries or the whole or a substantial part of the undertaking, assets or revenues of the Issuer or any of its Material Subsidiaries is appointed (or application for any such appointment is made where such application is not revoked, discharged or dismissed within 60 days of such application);
 - (iii) the Issuer or any of its Material Subsidiaries takes any action for a readjustment or deferment of any of its obligations (save for any such readjustment or deferment while the Issuer or the relevant Material subsidiary, as applicable, is solvent) or makes a general assignment or an arrangement or composition with or for the benefit of creditors in respect of Indebtedness for Borrowed Money or declares a moratorium in respect of Indebtedness for Borrowed Money or any guarantee of Indebtedness for Borrowed Money given by it; or
 - (iv) the Issuer or any of its Material Subsidiaries ceases or threatens to cease to carry on all or any substantial part of its business (except, in the case of a Material Subsidiary, for the purposes of a reconstruction, union, transfer, merger or amalgamation or other analogous process pursuant to which all or a substantial part of its property, assets and undertaking are transferred to the Issuer or another Subsidiary); or
- (f) an order is made by a court of competent jurisdiction or an effective resolution is passed for the winding up, liquidation or dissolution of the Issuer or any of its Material Subsidiaries (except, in the case of a Material Subsidiary, for the purposes of a reconstruction, union, transfer, merger or amalgamation or other analogous process pursuant to which all or a substantial part of its property, assets and undertaking are transferred to the Issuer or another Subsidiary); or
- (g) any step is taken by any judicial, governmental, administrative or regulatory authority with a view to the seizure, compulsory acquisition, expropriation or nationalisation of all or a material part of the assets of the Issuer; or
- (h) it is or will become unlawful for the Issuer to perform or comply with any one or more of its obligations under any of the Notes; or
- (i) any event occurs which under the laws of any relevant jurisdiction has an analogous effect to any of the events referred to in paragraphs (d) to (f) inclusive,

then any holder of a Note may, by written notice to the Issuer at the specified office of the Fiscal Agent, effective upon the date of receipt thereof by the Fiscal Agent, declare any Notes held by the holder to be forthwith due and payable whereupon the same shall become forthwith due and payable at the Early

Redemption Amount (as described in Condition 7(e)), together with accrued interest (if any) to the date of repayment, without presentment, demand, protest or other notice of any kind.

For the purposes of this Condition 10:

“Change in PRC law” means the coming into force of any change in law, regulation, policy, decision or directive of the PRC or any governmental or regulatory authority thereof which has jurisdiction over the Issuer or any Material Subsidiary and which change has a material adverse impact on the ability of the Issuer or any such Material Subsidiary to make payments when due on the relevant Indebtedness for Borrowed Money of the Issuer or such Material Subsidiary;

“Indebtedness for Borrowed Money” means any present or future indebtedness (whether being principal, premium, interest or other amounts) for or in respect of:

- (i) money borrowed; or
- (ii) any notes, bonds, debentures, debenture stock, loan stock, hybrid securities or redeemable preference shares or other securities offered, issued or distributed whether by way of public offer, private placing, acquisition consideration or otherwise and whether issued for cash or in whole or in part for a consideration other than cash;

“material part of the assets of the Issuer” means assets which represent at least 5 per cent. of the total assets of the Issuer; and

“Material Subsidiary” has the meaning ascribed to it in Condition 4.

11. **Replacement of Notes, Receipts, Coupons and Talons**

Should any Note, Receipt, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (in the case of Bearer Notes, Receipts or Coupons) or the Registrar (in the case of Registered Notes) upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Notes, Receipts, Coupons or Talons must be surrendered before replacements will be issued.

12. **Agents**

The names of the initial Agents and their initial specified offices are set out below.

The Issuer is entitled to vary or terminate the appointment of any Agent and/or appoint additional or other Agents and/or approve any change in the specified office through which any Agent acts, provided that:

- (a) there will at all times be (i) a Principal Paying Agent, (ii) a Registrar and a Transfer Agent in relation to Registered Notes, and (iii) a CMU Lodging and Paying Agent in relation to Notes accepted for clearance through the CMU; and
- (b) so long as the Notes are listed on any stock exchange or admitted to listing by any other relevant authority, there will at all times be a Paying Agent (in the case of Bearer Notes) and a Transfer Agent (in the case of Registered Notes) with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or other relevant authority.

In acting under the Agency Agreement, the Agents act solely as agents of the Issuer and do not assume any obligation to, or relationship of agency or trust with, any Noteholders, Receiptholders or Couponholders. The Agency Agreement contains provisions permitting any entity into which any Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor agent.

13. **Exchange of Talons**

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of the Principal Paying Agent or any other Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in respect of the Note to which it appertains) a further Talon, subject to the provisions of Condition 9.

14. **Notices**

(a) **To holders of Bearer Notes**

Notices to holders of Bearer Notes will, save where another means of effective communication has been specified herein or in the Pricing Supplement, be deemed to be validly given if:

- (i) published in a leading daily newspaper having general circulation in Asia (which is expected to be *The Wall Street Journal Asia*); or
- (ii) if such publication is not practicable, published in a leading English language daily newspaper having general circulation in Europe; or
- (iii) if permitted by the rules of the relevant competent listing authority and/or stock exchange, in the case of Notes represented by a Global Note, delivered to Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system for communication by them to the persons shown in their respective records as having interests therein; or
- (iv) in the case of Notes represented by a Global Note which is held in the CMU, given to the persons shown in a “CMU Instrument Position Report” issued by the CMU on the Business Day immediately before the preceding Interest Payment Date, or (in the case of notices given pursuant to Condition 7(c) (*Redemption at the option of the Issuer*)) on the Business Day immediately before the date on which such notices are given, or any other date as agreed between Citicorp International Limited as CMU Lodging and Paying Agent and the CMU holding interests in the relevant Temporary Global Note or Permanent Global Note, as the case may be.

The Issuer shall also ensure that notices are duly published in compliance with the requirements of each competent listing authority and/or stock exchange on or by which the Notes are listed and/or traded. Any notice so given will be deemed to have been validly given: (a) on the date of first such publication (or, if required to be published in more than one newspaper, on the first date on which publication shall have been made in all the required newspapers) or (b) unless it has been specified otherwise in the Pricing Supplement on the date of such delivery to Euroclear and/or Clearstream, Luxembourg and/or such other clearing system or the persons shown in the “CMU Instrument Position Report”. Holders of Coupons will be deemed for all purposes to have notice of the contents of any notice given to Holders of Bearer Notes in accordance with this Condition. A copy of each notice given pursuant to this Condition will in any event be delivered to Euroclear, Clearstream, Luxembourg, the CMU and/or any other relevant clearing system.

(b) **To holders of Registered Notes**

Notices to holders of Registered Notes will be deemed to be validly given if:

- (i) sent by first class mail (or equivalent) or (if posted to an overseas address) by air mail to them (or, in the case of joint holders, to the first-named in the register kept by the Registrar) at their respective addresses as recorded in the register kept by the Registrar, and will be

deemed to have been validly given on the fourth weekday after the date of such mailing or, if posted from another country, on the fifth such day; or

- (ii) to the extent such Registered Notes are Registered Global Notes, given in accordance with the provisions of Conditions 14(a)(iii) or 14(a)(iv) as applicable.

For so long as any Registered Notes are listed on a stock exchange or are admitted to listing by another relevant authority and the rules of stock exchange (or relevant authority) so require, such notice will be published in a daily newspaper of general circulation in the place or places required by those rules.

15. **Meetings of Noteholders, Modification and Waiver**

(a) **Meetings**

The Agency Agreement contains provisions for convening meetings of the Noteholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Notes, the Receipts, the Coupons or any of the provisions of the Agency Agreement. Such a meeting may be convened by the Issuer or Noteholders holding not less than one-tenth in nominal amount of the Notes for the time being remaining outstanding. The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing not less than one-half in nominal amount of the Notes for the time being outstanding, or at any adjourned meeting one or more persons being or representing Noteholders whatever the nominal amount of the Notes so held or represented, except that at any meeting the business of which includes the modification of certain provisions of the Notes, the Receipts or the Coupons (including modifying the date of maturity of the Notes or any date for payment of interest thereon, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Notes or altering the currency of payment of the Notes, the Receipts or the Coupons), the quorum shall be one or more persons holding or representing not less than two-thirds in nominal amount of the Notes for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing not less than one-third in nominal amount of the Notes for the time being outstanding. An Extraordinary Resolution passed at any meeting of the Noteholders shall be binding on all the Noteholders, whether or not they are present at the meeting, and on all Receiptholders and Couponholders.

An Extraordinary Resolution may also be effected in writing executed by or on behalf of the persons holding or representing not less than 90 per cent. of the nominal amount of the Notes for the time being outstanding or by way of electronic consents through Euroclear and Clearstream, Luxembourg and/or any other relevant clearing system by or on behalf of holders of not less than 90 per cent. of the nominal amount of the Notes for the time being outstanding.

(b) **Modification and Waiver without consent of the Noteholders etc.**

The Principal Paying Agent and the Issuer may agree, without the consent of the Noteholders, Receiptholders or Couponholders, to:

- (i) any modification (except as mentioned above) of the Notes, the Receipts, the Coupons or the Agency Agreement which is not prejudicial to the interests of the Noteholders; or
- (ii) any modification of the Notes, the Receipts, the Coupons or the Agency Agreement which is of a formal, minor or technical nature or is made to correct a manifest or proven error or to comply with mandatory provisions of law.

Any such modification shall be binding on the Noteholders, the Receiptholders and the Couponholders and any such modification shall be notified to the Noteholders in accordance with Condition 14 as soon as practicable thereafter.

16. Substitution

The Issuer may at any time, without the consent of the Noteholders, the Receiptholders or the Couponholders, substitute for itself as principal debtor under the Notes, the Receipts and the Coupons, any company (the “**Substitute**”) that is a Subsidiary of the Issuer, provided that no payment in respect of the Notes, the Receipts or the Coupons is at the relevant time overdue. The substitution shall be made by a deed poll (the “**Substitution Deed Poll**”) and may take place only if:

- (a) the Issuer shall, by means of the Substitution Deed Poll, agree to indemnify each Noteholder and Couponholder against (A) any tax, duty, assessment or governmental charge that is imposed on it by (or by any authority in or of) the jurisdiction of the country of the Substitute's residence for tax purposes and, if different, of its incorporation with respect to any Note, Receipt or Coupon or the Deed of Covenant and that would not have been so imposed had the substitution not been made, as well as against any tax, duty, assessment or governmental charge, and (B) any cost or expense, relating to the substitution;
- (b) all action, conditions and things required to be taken, fulfilled and done (including the obtaining of any necessary consents) to ensure that the Substitution Deed Poll, the Notes, Receipts, Coupons and Deed of Covenant represent valid, legally binding and enforceable obligations of the Substitute, and in the case of the Substitution Deed Poll, of the Issuer, have been taken, fulfilled and done and are in full force and effect;
- (c) the Substitute shall have become party to the Agency Agreement, with any appropriate consequential amendments, as if it had been an original party to it;
- (d) Confirmation from the relevant credit rating agencies, if any, that the rating(s) assigned to the relevant series of notes shall not be downgraded following such substitution; and
- (e) the Issuer shall have given at least 14 days' prior notice of such substitution to the Noteholders, stating that copies, or pending execution the agreed text, of all documents in relation to the substitution that are referred to above, or that might otherwise reasonably be regarded as material to Noteholders, shall be available for inspection at the specified office of each of the Paying Agents.

References in Condition 10 to obligations under the Notes shall be deemed to include obligations under the Substitution Deed Poll.

17. Further Issues

The Issuer shall be at liberty from time to time without the consent of the Noteholders, the Receiptholders or the Couponholders to create and issue further notes having terms and conditions the same as the Notes or the same in all respects save for the amount and date of the first payment of interest thereon and so that the same shall be consolidated and form a single Series with the outstanding Notes.

18. Contracts (Rights of Third Parties) Act 1999

No person shall have any right to enforce any term or condition of this Note under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

19. **Governing Law and Submission to Jurisdiction**

(a) **Governing law**

The Agency Agreement, the Deed of Covenant, the Notes, the Receipts and the Coupons and any non-contractual obligations arising out of or in connection with them shall be governed by, and shall be construed in accordance with, English law.

(b) **Submission to jurisdiction**

In relation to any legal action or proceedings arising out of or in connection with Covenant (“**Proceedings**”), the Issuer irrevocably submits to the jurisdiction of the courts of England and waive any objection to Proceedings in such courts whether on the ground of venue or on the ground that the Proceedings have been brought in an inconvenient forum. This submission is made for the benefit of each of the Noteholders, the Receiptholders and the Couponholders and shall not limit the right of any of them to take Proceedings in any other court of competent jurisdiction nor shall the taking of Proceedings in one or more jurisdictions preclude the taking of Proceedings in any other jurisdiction (whether concurrently or not) to the extent permitted by law.

(c) **Appointment of Process Agent**

The Issuer appoints Hackwood Secretaries Limited at its registered office at One Silk Street, London EC2Y 8HQ, United Kingdom as its agent in England to receive service of process in any Proceedings in England based on any of the Notes, the Receipts, the Coupons, the Agency Agreement and the Deed of Covenant. If for any reason such process agent ceases to act as such or no longer has an address in England, the Issuer agrees to appoint a substitute agent for service of process and to give notice to the Noteholders of such appointment in accordance with Condition 14.

(d) **Other documents**

The Issuer has in the Agency Agreement and the Deed of Covenant submitted to the jurisdiction of the English courts and appointed an agent for service of process in terms substantially similar to those set out above.

FORM OF THE NOTES

The Notes of each Series will be in either bearer form, with or without interest coupons (“Coupons”) attached, or registered form, without Coupons attached. Bearer Notes and Registered Notes will be issued outside the United States in reliance on Regulation S under the Securities Act (“Regulation S”).

Bearer Notes

Each Tranche of Bearer Notes will be initially issued in the form of either a Temporary Bearer Global Note or a Permanent Bearer Global Note as indicated in the applicable Pricing Supplement, which, will be delivered on or prior to the original issue date of the Tranche to a common depository (the “Common Depository”) for Euroclear Bank S.A./N.V. (“Euroclear”) and Clearstream Banking, S.A. (“Clearstream, Luxembourg”) or lodged on or prior to the original issue date of the Tranche with a sub-custodian for CMU.

Whilst any Bearer Note is represented by a Temporary Bearer Global Note, payments of principal, interest (if any) and any other amount payable in respect of the Notes due prior to the Exchange Date (as defined below) will be made (against presentation of the Temporary Bearer Global Note) outside the United States and its possessions and only to the extent that certification (in a form to be provided) to the effect that the beneficial owners of interests in such Bearer Note are not U.S. persons or persons who have purchased for resale to any U.S. person, as required by U.S. Treasury Regulations, has been received by the Hong Kong Paying Agent (in the case of a Temporary Bearer Global Note lodged with a sub-custodian for the CMU) or by Euroclear and/or Clearstream, Luxembourg and Euroclear and/or Clearstream, Luxembourg has given a like certification (based on the certifications it has received) to the Fiscal Agent.

On and after the date (the “Exchange Date”) which is 40 days after a Temporary Bearer Global Note is issued, beneficial interests in such Temporary Bearer Global Note will be exchangeable (free of charge) upon a request as described therein either for (i) interests in a Permanent Bearer Global Note of the same Series or (ii) for definitive Bearer Notes of the same Series with, where applicable, receipts, interest coupons and talons attached (as indicated in the applicable Pricing Supplement and subject, in the case of definitive Bearer Notes, to such notice period as is specified in the applicable Pricing Supplement), in each case against certification of beneficial ownership thereof as required by U.S. Treasury Regulations as described above unless such certification has already been given, provided that purchasers in the United States and certain U.S. persons will not be able to receive definitive Bearer Notes. The CMU may require that any such exchange for a Permanent Bearer Global Note is made in whole and not in part and in such event, no such exchange will be effected until all relevant account holders (as set out in a CMU Instrument Position Report or any other relevant notification supplied by the CMU) to the CMU fiscal agent to be appointed from time to time (the “CMU fiscal agent”) have so certified. The holder of a Temporary Bearer Global Note will not be entitled to collect any payment of interest, principal or other amount due on or after the Exchange Date unless, upon due certification, exchange of the Temporary Bearer Global Note for an interest in a Permanent Bearer Global Note or for definitive Bearer Notes is improperly withheld or refused.

Payments of principal, interest (if any) or any other amounts on a Permanent Bearer Global Note will be made outside the United States and its possessions and through Euroclear and/or Clearstream, Luxembourg (against presentation or surrender (as the case may be) of the Permanent Bearer Global Note) without any requirement for certification.

In respect of a Permanent Bearer Global Note held through the CMU, any payments of principal, interest (if any) or any other amounts shall be made to the person(s) for whose account(s) interests in the relevant Permanent Bearer Global Note are credited (as set out in a CMU Instrument Position Report or any other relevant notification supplied to the CMU fiscal agent by the CMU) and, save in the case of final payment, no presentation of the relevant Permanent Bearer Global Note shall be required for such purpose.

The applicable Pricing Supplement will specify that a Permanent Bearer Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Bearer Notes with, where applicable, receipts, interest coupons and talons attached upon either (a) not less than 60 days' written notice (i) in the case of Notes held by a Common

Depository for Euroclear and Clearstream, Luxembourg, from Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Bearer Global Note) to the Fiscal Agent as described therein or (ii) in the case of Notes held through a sub-custodian for the CMU, from the relevant account holders therein to the CMU fiscal agent as described therein or (b) only upon the occurrence of an Exchange Event or (c) at any time at the request of the Issuer. For these purposes, “Exchange Event” means that (i) an Event of Default (as defined in Condition 10) has occurred and is continuing, (ii) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have, or in the case of Notes cleared through the CMU, the CMU has been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system is available or (iii) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Notes represented by the Permanent Bearer Global Note in definitive form. The Issuer will promptly give notice to Noteholders in accordance with Condition 14 if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, (a) in the case of Notes held by a Common Depository for Euroclear and Clearstream, Luxembourg, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Bearer Global Note) or, (b) in the case of Notes held through a sub-custodian for the CMU, the relevant account holders therein may give notice to the Fiscal Agent requesting exchange and, in the event of the occurrence of an Exchange Event as described in (i) above, the Issuer may also give notice to the Fiscal Agent or as the case may be, the CMU fiscal agent requesting exchange. Any such exchange shall occur not later than 45 days after the date of receipt of the first relevant notice by the Fiscal Agent or, as the case may be, the CMU fiscal agent.

The following legend will appear on all Bearer Notes with a maturity of more than one year and on all receipts, interest coupons or talons relating to such Notes:

“ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS, INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287(a) OF THE INTERNAL REVENUE CODE.”

The provisions of the Code referred to in the legend generally provide that any United States person who holds a Bearer Note with a maturity of more than one year, with certain exceptions, will not be allowed to deduct any loss sustained on the sale, exchange or other disposition of such Bearer Note, and will be subject to tax at ordinary income rates (as opposed to capital gain rates) on any gain recognised on such sale, exchange or other disposition.

Notes which are represented by a Temporary Bearer Global Note and/or Permanent Bearer Global Note will only be transferable in accordance with the then current rules and procedures of Euroclear or Clearstream, Luxembourg or the CMU, as the case may be.

Registered Notes

The Registered Notes of each Tranche offered and sold in reliance on Regulation S, which will be sold outside the United States, will initially be represented by a global note in registered form, without Receipts or Coupons (a “Registered Global Note”).

Registered Global Notes will be deposited with a common depository for, and registered in the name of a common nominee of Euroclear and Clearstream, Luxembourg and/or deposited with a sub-custodian for the CMU (if applicable) as specified in the applicable Pricing Supplement.

Persons holding beneficial interests in Registered Global Notes will be entitled or required, as the case may be, under the circumstances described below, to receive physical delivery of definitive Notes in fully registered form.

Payments of principal, interest and any other amount in respect of the Registered Global Notes will, in the absence of provision to the contrary, be made to the person shown on the Register (as defined in Condition 6(d)) as the registered holder of the Registered Global Notes. None of the Issuer, any Paying Agent and the Registrar will have any responsibility or liability for any aspect of the records relating to or payments or deliveries made on account

of beneficial ownership interests in the Registered Global Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

Payments of principal, interest or any other amount in respect of the Registered Notes in definitive form will, in the absence of provision to the contrary, be made to the persons shown on the Register on the relevant Record Date (as defined in Condition 6(d)) immediately preceding the due date for payment in the manner provided in that Condition.

Interests in a Registered Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Registered Notes without receipts, interest coupons or talons attached only upon the occurrence of an Exchange Event. For these purposes, “Exchange Event” means that (i) an Event of Default has occurred and is continuing, (ii) in the case of Notes registered in the name of a common depositary for Euroclear or Clearstream, Luxembourg or the sub- custodian in relation to the CMU, the Issuer has been notified that both Euroclear and Clearstream, Luxembourg or the CMU, as the case may be, have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and, in any such case, no successor clearing system is available or (iii) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Notes represented by the Registered Global Note in definitive form. The Issuer will promptly give notice to Noteholders in accordance with Condition 14 if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, (a) in the case of Notes registered in the name of a nominee for a Common Depositary for Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Registered Global Note) and/or (b) in the case of Notes held through a sub-custodian for the CMU, the relevant account holders therein may give notice to the Registrar requesting exchange and, in the event of the occurrence of an Exchange Event as described in (iv) above, the relevant Issuer may also give notice to the Registrar requesting exchange. Any such exchange shall occur not later than 10 days after the date of receipt of the first relevant notice by the Registrar.

No beneficial owner of an interest in a Registered Global Note will be able to transfer such interest, except in accordance with the applicable procedures of the CMU, Euroclear and Clearstream, Luxembourg, in each case to the extent applicable.

General

For so long as any of the Notes is represented by a Bearer Global Note held on behalf of Euroclear and/or Clearstream, Luxembourg or the CMU, as the case may be, each person (other than Euroclear or Clearstream, Luxembourg or the CMU) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg or the CMU (as applicable) as the holder of a particular nominal amount of such Notes (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg or the CMU as to the nominal amount of such Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer and its agents as the holder of such nominal amount of such Notes for all purposes other than with respect to the payment of principal or interest on such nominal amount of such Notes, for which purpose the bearer of the relevant Bearer Global Note or the registered holder of the relevant Registered Global Note shall be treated by the Issuer and its agents as the holder of such nominal amount of such Notes in accordance with and subject to the terms of the relevant Global Note and the expressions “Noteholder” and “holder of Notes” and related expressions shall be construed accordingly.

Notwithstanding the above, if a Note (whether in global or definitive form) is held through the CMU, any payment that is made in respect of such Note shall be made at the direction of the bearer or the registered holder to the person(s) for whose account(s) interests in such Note are credited as being held through the CMU in accordance with the CMU Rules (as defined in the Fiscal Agency Agreement) at the relevant time as notified to the CMU fiscal agent by the CMU in a relevant CMU Instrument Position Report or any other relevant notification by the CMU (which notification, in either case, shall be conclusive evidence of the records of the CMU as to the identity of any accountholder and the principal amount of any Note credited to its account, save in the case of manifest error) and such payments shall discharge the obligation of the Issuer in respect of that payment under such Note.

Any reference herein to Euroclear and/or Clearstream, Luxembourg and/or the CMU shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Pricing Supplement.

A Note may be accelerated automatically by the holder thereof in certain circumstances described in Condition 10. In such circumstances, where any Note is still represented by a Global Note and the Global Note (or any part thereof) has become due and repayable in accordance with the Terms and Conditions of such Notes and payment in full of the amount due has not been made in accordance with the provisions of the Global Note then the Global Note will become void at 8.00 p.m. (London time) on such day. At the same time, holders of interests in such Global Note credited to their accounts with Euroclear and/or Clearstream, Luxembourg and/or the CMU, as the case may be, will become entitled to proceed directly against the Issuer on the basis of statements of account provided by Euroclear, Clearstream, Luxembourg and the CMU on and subject to the terms of a deed of covenant (the “Deed of Covenant”) dated 11 April 2019 and executed by the Issuer.

For so long as any Notes are listed on the SGX-ST and the rules of the SGX-ST so require, the Issuer shall appoint and maintain a Paying Agent in Singapore, where such Notes may be presented or surrendered for payment or redemption, in the event that any of the Global Notes representing such Notes is exchanged for definitive Notes. In addition, in the event that any of the Global Notes is exchanged for definitive Notes, an announcement of such exchange will be made by or on behalf of the Issuer through the SGX-ST and such announcement will include all material information with respect to the delivery of the definitive Notes, including details of the Paying Agent in Singapore.

USE OF PROCEEDS

The net proceeds of any Notes issued under the Programme shall be used for general corporate purposes or as may otherwise be disclosed in the relevant Pricing Supplement.

CAPITALISATION AND INDEBTEDNESS

The table below sets out the capitalisation and indebtedness of the Group as at 31 December 2019. The information set out in this table has been extracted from and should be read in conjunction with the Group's audited consolidated financial statements appearing elsewhere in this Offering Circular:

	As at 31 December 2019 US\$ (in thousands)
Loans and borrowings	
Non-current	9,336,929
Current	1,836,377
Total loans and borrowings	11,173,306
Equity attributable to owners of the Issuer	
Share capital	5,538,589
Reserves	5,274,440
	10,813,029
Total capitalisation⁽¹⁾	21,986,335

Notes:

(1) "Total capitalisation" is defined as long-term borrowings and equity attributable to owners of the Issuer.

Save as disclosed above, there has been no material change in the Group's consolidated capitalisation and indebtedness since 31 December 2019.

DESCRIPTION OF THE GROUP

OVERVIEW

The Issuer is the holding company of the Group's portfolios of logistics and warehousing facilities located primarily in China, Japan, Brazil, Europe and India, as well as the asset management companies that manage these facilities. The Issuer was listed on the Main Board of the SGX-ST on 18 October 2010. On 30 November 2017, the shareholders of the Issuer approved the privatisation of the Issuer (the "Privatisation") by way of a scheme of arrangement. Upon completion of the scheme of arrangement on 22 January 2018, GLP Bidco Limited (formerly known as Nesta Investment Limited) and GLP Holdings L.P. became the Issuer's immediate holding company and ultimate holding company, respectively, and the Issuer was delisted from the Main Board of the SGX-ST.

The Group is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. These business activities are intertwined and, combined with the Group's size and scale, create "Network Effect" synergies, recycle capital for the best possible returns and provide the best solutions for its customers, allowing customers to seamlessly expand and optimise their distribution network in convenient warehouse locations.

The Group is one of the largest global investors and operators in logistics and real estate. It owns, manages and leases out an extensive network of 2,184 completed properties across China, Japan, Brazil, Europe and India within 665 GLP parks, with a combined GFA and GLA of approximately 40.1 million square metres as of 31 December 2019. The Group also has interests in an additional 7.1 million square metres of properties under development or being repositioned and approximately 14.2 million square metres of combined GFA and GLA under land held for future development as of 31 December 2019. In addition, the Group also has approximately 7.8 million square metres of GFA under land reserve in China as of 31 December 2019. Japan and China are Asia's two largest economies and China is one of Asia's largest logistics markets. In addition, Brazil is one of Latin America's fastest growing logistics markets. The Group's early mover advantage in these markets has allowed it to establish its presence in strategically located sites across key gateway cities in these countries. In 2015 and 2017, the Group expanded into United States and Europe, respectively, and in 2018, the Group entered the Indian market by establishing a strategic joint venture with IndoSpace, the pioneer and largest provider of modern industrial and logistics real estate in India. In September 2019, the Group disposed of 179 million square feet of urban infill logistics assets from three of the Group's U.S. funds for a consideration of US\$18.7 billion. As of 31 December 2019, the Group's network was spread across 95 cities in China, Japan, Brazil, Europe and India. See "Description of the Group – The Group's Portfolio". Each of the Group's parks is strategically located within key logistics hubs and near major seaports, airports, transportation hubs or industrial zones in the greater metropolitan areas of China, Japan, Brazil, Europe and India.

The Group is also a leading global fund manager, managing 21 investment vehicles (including one real estate investment trust listed on the Tokyo Stock Exchange) representing an aggregate of US\$50.7 billion of assets under management when fully leveraged and invested across the real estate and private equity segments as of 31 December 2019. The Group's fund management platform is one of the largest in the world and continues to be an important source of growth and vehicle for capital recycling for the Group.

For the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019, the Group had revenue of US\$975.7 million and US\$1,451.6 million, respectively. The Group recorded a net profit of US\$2,347.9 million for the financial period from 1 April 2018 to 31 December 2018 and a net profit of US\$1,855.9 million for the financial year ended 31 December 2019. As at 31 December 2018 and 31 December 2019, the total assets of the Group amounted to US\$30,494.9 million and US\$34,595.4 million, respectively.

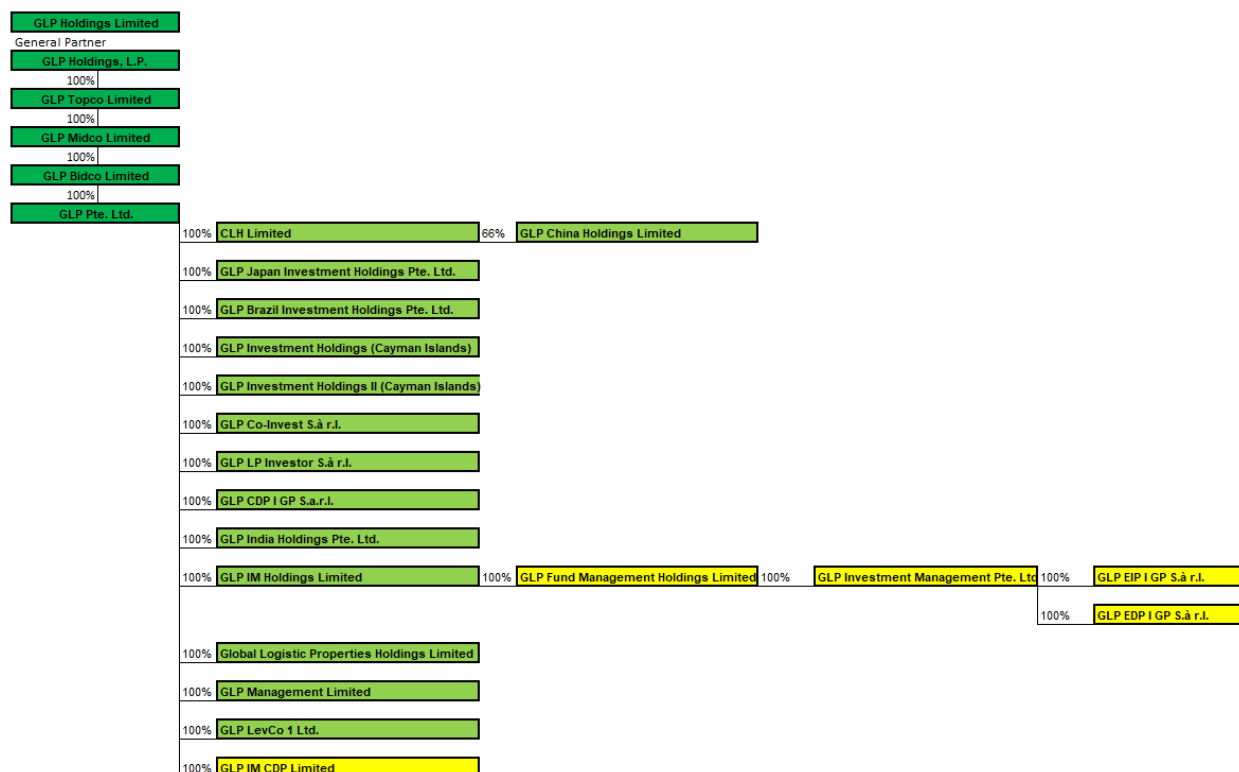
Key Milestones

Calendar Year	Event
2002-2004	Founding partners Jeff Schwartz and Ming Mei established presence in China and Japan, including five key markets in China and Japan – Suzhou, Shanghai, Guangzhou, Tokyo and Nagoya.
2005-2010	- Established a network in 18 major logistics hubs in China. - Selected as the exclusive distribution centre provider for the 2008 Summer Olympics in Beijing. - Assets under management in Japan exceeded JPY500.0 billion. - Listed on the Main Board of the SGX-ST on 18 October 2010, the largest initial public offering in Singapore since 1993 at that time.
2011-2013	- GLP J-REIT was listed on the Tokyo Stock Exchange, Japan's largest real estate initial public offering at that time. - GLP China Logistics Fund I was launched with US\$3.0 billion of assets under management. - Established a market-leading presence in Brazil.
2014-2017	- Entered U.S. market and became the second largest logistics property owner and operator in the United States within a year of market entry. - Established follow-up development fund in Japan. - Completed US\$2.5 billion landmark agreement with a consortium of Chinese state-owned enterprises and leading financial institutions starting from 2014. - Entered Europe market through the acquisition of Gazeley on 20 December 2017.
2018	- Completion of Privatisation and delisted from the Main Board of the SGX-ST on 22 January 2018. - Fund management assets under management grew to over US\$60.0 billion. - Established third European fund within a year of market entry. - Established Hidden Hill Modern Logistics Private Equity Fund, the Issuer's first fund investing beyond real estate. - Established GLP China Value-Add Venture II, a US\$2.0 billion value-add fund in China. - Entered Indian market by establishing a strategic joint venture with IndoSpace. - Became one of the first international companies to issue panda bonds in China.

Calendar Year	Event
2019	- Established GLP Japan Development Partners III, the largest ever Japan-focused logistics private real estate fund with US\$5.6 billion of assets under management upon establishment. - Won six awards at PERE Global Awards 2018, namely, “Global Firm of the Year”, “Global Logistics Investor of the Year”, Global Industry Figure of the Year”, “Europe Firm of the Year”, “Asia Firm of the Year” and “China Firm of the Year”. - Established GLP China Income Partners I, a US\$2.1 billion value-add fund in China upon establishment. - Completed the U.S. Disposition, one of the largest private real estate transactions at the time.
2020	- Won eight awards at PERE Global Awards 2019, namely “Global Firm of the Year”, “Global Industry Figure of the Year”, “North America Industry Figure of the Year”, “Asia Firm of the Year”, “Asia Deal of the Year”, “Asia Logistics Investor of the Year”, “China Firm of the Year” and “Japan Firm of the Year”. - Fund management assets under management grew to US\$89.0 billion.

STRUCTURE OF THE ISSUER

The following chart sets out, in simplified form, the shareholding and corporate structure of the Group as of the date of this Offering Circular:



THE GROUP'S STRENGTHS

The Group believes that it has the following competitive strengths:

The Group is a leading global investment manager and a business builder in logistics, real estate, infrastructure, finance and related technologies

The Group's logistics real estate platform is one of the largest in the world, totalling over 61.4 million square metres globally as of 31 December 2019, and its logistics real estate network serves as a connecting point for customers to access technology-led solutions for space, equipment, automation and financing. The Issuer believes that being a global investment manager and a business builder in logistics, real estate, infrastructure, finance and related technologies offers the Group a number of strategic benefits:

- “Network effect” – the geographic reach of the Group's network and the number, size, location and quality of its facilities allows customers to expand within its logistics parks as well as across the Group's network locations as their businesses grow.
- Diversified earnings base – the scale of the Group's network helps it to achieve revenue diversity, with over 1,643 established customers spread over eight end-user industry sectors as of 31 December 2019, as well as geographic coverage across 95 cities in China, Japan, Brazil, Europe and India.
- Economies of scale – being a leading global investment manager and a business builder in logistics, real estate, infrastructure, finance and related technologies in the jurisdictions in which it operates offers the

Group cost efficiencies in terms of negotiating construction contracts and facility management contracts and optimising personnel resources and information systems.

- “Smart in Logistics Ecosystem” – the Group is pioneering the creation of a comprehensive logistics ecosystem for the future by utilising the latest technology and big data to provide solutions to its customers through the use of automation and robotics, data analytics, software solutions and site selection tools. The “Smart Logistics Ecosystem” approach leverages technology and data, takes into account critical details of the supply chain (including warehouse space) and offers both space and technology-led solutions that drive value for its customers. Through its incubator platform, the Group invests in and accelerates technological innovations that are playing critical roles in the reimagining of the logistics industry. The combination of its worldwide scale in logistics real estate and market leading technology enables the Group to be a leader in the evolution of smart warehouses. Its portfolio of operating company investments, including fleet management Software-as-a-Service (“SaaS”) solutions that provide real-time GPS tracking, vehicle data monitoring and analysis with route optimisation, smart gates with automated clearance systems and truck dock management and pioneering artificial intelligence-enabled warehouse robotics systems, positions the Group to be a leader in building the logistics economy of the future.

The Group's extensive experience and in-depth knowledge of its tenants also allows it to deliver integrated value-added logistical solutions and distinguish itself from its competitors. Leveraging on its network and resources, the Group works closely with its existing and potential tenants early in its project development process to help its customers improve their supply chain, increase efficiency and serve the market more competitively by connecting them with solutions through the creation of a logistics ecosystem that utilises the latest technology, data and service offerings to drive value for its customers. Additionally, the Group maintains constant dialogue with tenants to understand their requirements and anticipate technological innovations to meet their demands, adapting to customers' changing needs and providing solutions instead of just warehouse space. As a result of its close collaboration with its tenants and its dedication in providing value-added solutions, the Group has built a distinguished and well-recognised brand image in the logistics and warehousing facilities industry in the jurisdictions in which it operates.

Looking ahead, the Group will remain focused on continuously innovating to better serve its customers and help them become more efficient and competitive. The Group believes its passion for innovation will further advance its position as a global leader.

Leadership in leading and growing global economies

Leadership in China's growing logistics market – attractive opportunities for growth and strengthening of market position

The established and increasingly developing logistics and warehousing market in China allows the Group to derive from its China portfolio (the “China Portfolio”) positive and stable cash flows and a recurring source of capital for expansion. The Group's modern logistics and warehousing facilities in China have experienced consistently high occupancy rates. At the same time, the PRC logistics and warehousing market also presents an attractive opportunity for growth for the Group, driven by the following factors:

- **Strong growth in gross domestic product (“GDP”) and disposable income translates into strong demand for logistics and warehousing facilities:** With a large and growing middle-income population, China is becoming one of the world's largest consumer markets. The China Portfolio comprises 386 logistics parks in 43 major cities and logistics hub markets in China, covering all major PRC airports, seaports, highway networks and logistics hubs as at 31 December 2019, with plans for further expansion into other cities within China. As at 31 December 2019, approximately 79 per cent. of the Group's logistics and warehousing facilities in China, by leased area, catered to domestic demand. Most of the end-industry sectors that the Group's customers serve are closely related to domestic consumption.

- **Limited supply of logistics and warehousing facilities, in particular modern logistics and warehousing facilities in China:** The Issuer believes that the current supply of logistics and warehousing facilities in China is insufficient, in terms of both quantity and quality, to address the strong demand, in particular as the current supply of logistics and warehousing facilities in terms of gross floor area (“GFA”) per capita in the United States and in Japan are currently several times that of China.
- **Growth of e-commerce in China:** As an increasing number of consumers shop online through internet/mail order sales, the e-commerce industry, a portion of which the Group serves, has grown significantly from 2010 to 2019. The Issuer expects the rapid growth in e-commerce in China to continue and accordingly drive demand for modern logistics and warehousing facilities and increase the focus on last-mile deliveries, as a result, the share of the Group's e-commerce customers is also expected to increase for the next few years. Transportation/express customers driven by e-commerce have also expanded rapidly within the Group's platform from approximately 59.0 per cent. in the year ended 31 March 2018 to approximately 61 per cent. in the nine months ended 31 December 2018. As of 31 December 2019, approximately 51 per cent of the Group’s transportation/express customers were driven by e-commerce and third party logistics (“3PL”).

Leadership in the well-established Japan logistics market

The Group is the leading modern logistics and warehousing facility provider in Japan. The well-established logistics market in Japan allows the Group to derive from its Japan portfolio (the “Japan Portfolio”) positive and stable cash flows and a recurrent source of capital for expansion. The Group's modern logistics and warehousing facilities in Japan have experienced consistently high occupancy rates, averaging approximately 99.0 per cent. since the Group's inception in 2002. At the same time, the Japan logistics market also presents an attractive opportunity for growth for the Group, driven by the following factors:

- **Scarcity of modern logistics and warehousing facilities:** The majority of existing logistics and warehousing facilities are small and old and modern logistics and warehousing facilities account for less than 5.0 per cent. of current supply. Older logistics and warehousing facilities often have restricted accessibility for vehicles, insufficient ceiling height, narrow column spacing within the warehousing area and a lack of loading docks and office space. In contrast, modern logistics and warehousing facilities carry features such as large floor areas, high ceilings, high load tolerances, elevators with large capacities, wide column spacing within the warehousing area, modern loading docks and enhanced safety systems which provide greater accessibility and efficiency, thereby better serving customers' needs.
- **Continued growth in the 3PL market:** Retailers and manufacturing firms have been under pressure to reduce costs and invest more capital into their core businesses and, as a result, it has become increasingly popular for these firms to outsource their logistics operations to 3PL companies. These firms also tend to have more stringent building specification requirements that are compatible with various inventory types.
- **E-commerce growth:** In general, e-commerce firms require large-scale logistics facilities across Japan to store and manage the large amounts of inventory needed to respond to online orders from across Japan. According to the Ministry of Economy, Trade and Industry of Japan, the e-commerce industry has grown at an annualized rate of 14 per cent. from 2005 to 2018 and is expected to boost demand for supply of new modern logistics facilities. Both the younger and older generations are increasingly utilizing e-commerce, resulting in more retailers adopting the change in format.

Leadership in Brazil – one of Latin America's fastest growing logistics markets

Brazil offers an attractive market opportunity, driven by strong demand for and limited supply of modern logistics and warehousing facilities:

- **Strong growth in customer driven demand translates into strong demand for logistics and warehousing facilities:** Brazil is one of the world's growth markets for logistics and warehousing facilities. The Group's Brazil portfolio (the "Brazil Portfolio") is expanding geographically in the key markets and as of 31 December 2019, 90 per cent. of the Brazil Portfolio is located in the markets of São Paulo and Rio de Janeiro, the two most populous states of Brazil, which together generate greater than 40.0 per cent. of Brazil's GDP. Demand for modern logistics and warehousing facilities in Brazil has historically been underpinned by a growing consumer market and a continued drive to improve supply chain efficiency. In the financial period ended 31 December 2018 and the financial year ended 31 December 2019, approximately 93.9 per cent. and 100 per cent., respectively, of the Brazil Portfolio was leased to domestic consumption related customers.
- **Limited supply of logistics and warehousing facilities, in particular modern logistics and warehousing facilities in Brazil:** The Issuer believes that the current supply of logistics and warehousing facilities in Brazil is insufficient, in terms of both quantity and quality, to address the strong demand, in particular as the current supply of logistics and warehousing facilities in terms of GFA per capita in the United States is approximately 5.1 times that of Brazil.

Growing market share in the developing Europe logistics market

The Group is a leading modern logistics and warehousing facility provider in Europe. The European logistics market demand remains strong, and benefits from positive macroeconomic prospects, strong demand for logistics space and a supply-constrained environment.

The European logistics market presents an attractive opportunity for growth for the Group, driven by the following structural drivers for logistics demand:

- **E-commerce growth:** E-commerce as a share of overall European retail sales has more than trebled between 2009 and 2018. The growth rate of European e-commerce sales has been high, with an average annual growth rate of 12 per cent. from 2010-2017. However, penetration rates for e-commerce still significantly lag Chinese and U.S. levels: online retail accounts for 22 per cent. of sales in China and 14 per cent. for the U.S., compared with approximately 10 per cent. in Western Europe and less than 6 per cent. in Eastern Europe in 2018. This suggests that there is significant room for growth in Europe. E-commerce has created a new high-growth segment of demand with tenants that require up to three times as much modern institutional-quality logistics space compared with traditional warehouse tenants thus significantly contributing to the rise in demand for logistics real estate.
- **Stable GDP growth and falling unemployment:** Driven by a combination of improvements in net exports and increasing consumption, Europe's GDP is expected to experience stable growth. The Issuer believes that such macroeconomic trend will contribute to increased demand for European logistics space. In addition, the Eurozone average unemployment rate has been declining since 2013 from a peak of 10.9 per cent. to 6.3 per cent. in 2019. Low unemployment rate has caused an elevation in average wage in Europe followed by an increase in consumer confidence, which have positively contributed to the resilience of consumer demand.
- **Limited supply of logistics and warehousing facilities:** In Europe, there has been a significant increase in demand for logistics space, which has resulted in the average vacancy rate falling from 10 per cent. in 2009 and 4 per cent. in 2018. The Issuer believes that the current supply of logistics and warehousing facilities in Europe is insufficient, in terms of both quantity and quality, to address the strong demand.

Leadership in India's growing logistics market

In September 2018, the Group entered the Indian market through the establishment of a strategic joint venture with IndoSpace, the largest industrial real estate company in India. The partnership enables IndoSpace to leverage the Group's fund management, development and operational expertise and resources, as well as the extensive global

customer network, to further strengthen IndoSpace's leadership position in India. Through this partnership, the Group will also co-invest in IndoSpace's managed investment vehicles, and will become an investor in IndoSpace Core, a joint venture established in 2017 by IndoSpace and the Canada Pension Plan Investment Board ("CPPIB") that is focused on acquiring and developing modern logistics facilities in India. India offers an attractive opportunity, driven by strong demand from e-commerce and limited supply of modern logistics and warehousing facilities.

Prudent financial management and strong balance sheet with defensive growth

The Group has implemented prudential financial management policies that have enabled it to maintain a good credit profile, disciplined investment approach and strong balance sheet with defensive growth. Maintaining a conservative gearing ratio and long weighted average debt maturity, ensuring a high interest coverage ratio, pursuing a natural hedging policy and expanding its lender base to afford the Group wider financial flexibility are part of the Group's commitment to its prudential financial management.

The Group benefits from access to diversified and multi-channel financing channels including but not limited to bilateral loans, syndicated loans, the capital markets, funds and other borrowings and equity. The Group constantly monitors its current and expected liquidity requirements and compliance with borrowing covenants to ensure sufficient cash reserves and adequate committed facilities to satisfy its short-term and long-term liquidity requirements. The Group has good relationships with its commercial lenders, which include the largest commercial banks worldwide, including, amongst others, the Industrial and Commercial Bank of China, China Construction Bank, Bank of China, Bank of America, Citibank and Sumitomo Mitsui Banking Corporation.

As of 31 March 2018, 31 December 2018 and 31 December 2019, the Group had US\$1,235.7 million, US\$988.4 million and US\$1,004.2 million, respectively, in cash and cash equivalents and had a gearing ratio (expressed as a percentage of total debt over total assets) of 27.6 per cent., 33.0 per cent. and 32.3 per cent., respectively for the same periods. The Group's net debt (expressed as the difference between total debt and cash and cash equivalents) as of 31 March 2017, 31 December 2018 and 31 December 2019 are US\$6,656.8 million, US\$9,089.0 million and US\$10,169.1 million, respectively.

In addition, compared to commercial property segments, the inherent characteristics of the modern logistics and warehousing facility sector, coupled with the Group's efficient development practices, result in shorter gestation and cash conversion cycles. In the Group's experience, the cost and time required to develop and stabilise a typical logistics and warehousing facility is substantially less than the cost and time required to develop and stabilise typical retail and office properties. As such, the Group is able to realise its cash returns earlier compared to commercial property segments, and these recurring cash flows can be re-invested to accelerate growth in the business. This lowers the risk exposure of the Group's business to exogenous factors such as economic cycles. A shorter cash conversion cycle also provides the Group with the advantage of being able to be adequately funded and have the flexibility to adjust its operations according to demand conditions.

The Issuer's fund management business offers a fund management platform based on the Issuer's longstanding relationships with numerous global institutional investors and its senior management's extensive years of experience in private capital management. As of 31 December 2019, the Issuer managed 21 investment vehicles (including one real estate investment trust listed on the Tokyo Stock Exchange) representing an aggregate of US\$50.7 billion of assets under management when fully leveraged and invested across the real estate and private equity segments. The Group also intends to continue to leverage its fund management platform by establishing funds with third party investors, capitalising on the Group's development capabilities to build its fee-based income.

Rental contribution for the Group's China Portfolio, Japan Portfolio, Brazil Portfolio and Europe Portfolio was 64.4 per cent., 4.3 per cent., 0.0 per cent., and 0.3 per cent. of total revenue, respectively, for the financial period from 1 April 2018 to 31 December 2018. Rental contribution for the Group's China Portfolio, Japan Portfolio, Brazil Portfolio, Europe Portfolio and India Portfolio was 58.7 per cent., 1.9 per cent., 0.0 per cent., 1.1 per cent., and 0.0 per cent. of total revenue, respectively, for the financial year ended 31 December 2019.

Global scale of operation that maximises the “Network Effect”

For the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019, the Group's top 10 customers in China contributed to approximately 28 per cent. and 26 per cent., respectively, of leased area of the China Portfolio, the Group's top 10 customers in Japan contributed to approximately 41 per cent. and 40 per cent., respectively, of leased area of the Japan Portfolio, the Group's top 10 customers in Brazil contributed to approximately 51 per cent. (for both periods), of leased area of the Brazil Portfolio, the Group's top 10 customers in Europe contributed to approximately 54 per cent. and 51 per cent., respectively, of leased area of the Europe Portfolio and the Group's top 10 customers in India contributed to approximately 48 per cent. and 43 per cent., respectively, of leased area of the India Portfolio.

The Group's network is well diversified by tenant mix as well as by geographical presence. The Group leases its facilities to a broad range of Fortune Global 500 firms, large and mid-sized, multinational and domestic customers, including e-commerce companies, third party logistics providers, retailers, manufacturers, importers/exporters and others. These customers serve end-users in a large variety of industries, including electronics, fast-moving consumer goods, retail/fast food chains, general logistics services, auto parts, pharmaceuticals/medical instruments and machinery. The Group has plans for further expansion of the Group's network into other cities within China. The Group has been able to establish strong long-term customer relationships in key sectors such as the e-commerce, auto, pharmaceutical and third-party logistics industries, which continue to generate repeat business for the Group. As of 31 December 2019, approximately 56 per cent. of the Group's existing customers had renewed their leases. The Group's high quality and diversified customer base is a strong reflection of the Group's distinguished reputation in the logistics and warehousing facilities industry which also provides it with a strong platform for growth and further strengthening of its market position and allows it to maximize its “Network Effect”.

In terms of geographical presence, the Group has properties located across 43 major cities and logistics hub markets within China, with 1,784 completed properties as at 31 December 2019. As of 31 December 2019, 88 per cent. of the Group's facilities in Japan are located in Tokyo and Osaka and 90 per cent. of the Group's facilities in Brazil are located in São Paulo and Rio de Janeiro, the two most populous cities in Brazil, which together generate more than 40.0 per cent. of Brazil's GDP. As of 31 December 2019, the Group has properties located across (i) 6 countries and 25 cities in Europe, with 98 completed properties, and (ii) 10 major cities in India, with 97 completed properties.

High quality properties with strong lease profile

The Group's modern logistics and warehousing facilities are characterised by large floor plates, high ceilings, wide column spacing, spacious and modern loading docks as well as enhanced safety systems and other value-added features. For example, in Japan, demand for our state-of-the-art seismic resistant facilities is strong and GLP Misato III has raised the benchmark in sustainable development by becoming the first Leadership in Energy and Environmental Design (“LEED®”) Platinum certified facility in Japan.

The Group recorded its highest leasing performance in 2019, leasing more than 34.5 million square metres for the full year, up 12 per cent. year-on-year. The Group has a strong lease expiry profile for its portfolio by revenue. As of 31 December 2019, approximately 65 per cent. of the Group's leases expire in the financial year ending 31 December 2022 and later.

With respect to the Group's China Portfolio, the average lease ratios for completed and stabilised logistics and warehousing properties for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 were 89.0 per cent., 91.0 per cent. and 89.2 per cent., respectively. Rental rates were stable throughout these periods, with the weighted average contracted rental rate ranging between RMB1.14 and RMB1.15 per square metre per day. The WALE for such completed and stabilised properties as at 31 December 2019 was 4.6 years.

With respect to the Group's Japan Portfolio, the average lease ratios for completed and stabilised logistics and warehousing properties for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31

December 2018 and the financial year ended 31 December 2019 were 99.1 per cent., 99.4 per cent. and 99.6 per cent., respectively. Rental rates were stable throughout these periods, with the weighted average contracted rate ranging between JPY1,138 and JPY1,159 per square metre per month. The WALE for such completed and stabilised properties as at 31 December 2019 was 8.0 years.

With respect to the Group's Brazil Portfolio, the average lease ratios for completed and stabilised logistics and industrial properties for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 were 92.3 per cent., 93.9 per cent. and 93.9 per cent., respectively. Rental rates were stable throughout these periods, with the weighted average contracted rate ranging between BRL 20.7 and BRL 22.4 per square metre per month. The WALE for such completed and stabilised properties as at 31 December 2019 was 10.8 years.

With respect to the Group's Europe Portfolio, the average lease ratios for completed and stabilised logistics and warehousing properties for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 were 96.1 per cent., 97.2 per cent. and 97.6 per cent., respectively. Rental rates were stable throughout these periods, with the weighted average contracted rate ranging between €4.3 to €4.7 per square metre per month. The WALE for such completed and stabilised properties as at 31 December 2019 was 12.0 years.

With respect to the strategic joint venture with IndoSpace ("IndoSpace Joint Venture"), the average lease ratios for completed and stabilised logistics and warehousing properties for the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 were 87.2 per cent. and 89.3 per cent., respectively. Rental rates were stable throughout this period, with the weighted average contracted rate ranging around Rs.268.3 per square metre per month. The WALE for such completed and stabilised properties as at 31 December 2019 was 6.9 years.

Well-established brand and reputation

As a leading provider of modern logistics and warehousing facilities in the jurisdictions in which it operates, the Group has a strong reputation with logistics and warehousing facilities customers in these markets which helps promote brand recognition. The Group's brand helps it attract both international and domestic customers. The extensive experience of the Issuer's management team and their in-depth understanding of the Group's customers allows the Group to also respond swiftly to customers' needs.

The Group sets itself high standards, both in terms of the quality of its logistics and warehousing facilities as well as the service it provides to its customers. As a result, the GLP brand is associated with quality, responsiveness and excellence. This is reflected by the Group's high historical customer retention ratios, which, in turn, reflects customer demand for the facilities and services that the Group provides.

Proven operational and investment track record

The Group has a well-established track record, a commitment to excellence and in-depth local market knowledge. The Group adopts a research driven, disciplined, institutionalised investment process for each development. The Issuer's investment committee evaluates projects according to a pre-agreed and consistent set of global investment criteria. As part of the Group's master planned approach to development, the Group conducts extensive feasibility studies and fosters close working relationships with local governments to develop master plans for logistics parks in the markets where it operates. The Group is closely involved in the project development process of each development to ensure adherence to development schedules and that facilities are built up in line with specifications. Post development, the Group provides ongoing asset and property management, customer services and maintenance checks.

During the financial years ended 31 March 2004 and 2005, the Group established its presence in Tokyo and Nagoya, set up its first China logistic park in Suzhou and entered the Shanghai and Guangzhou markets. By the end of the financial year ended 31 March 2008, the Group had established its network in six major markets in Japan

(including Osaka, Sendai and Fukuoka) and 18 major logistics hubs in China, expanding its Chinese network by entering Beijing and Tianjin markets in northern China. By 31 December 2019, the Group had 2,184 completed properties in China, Japan, Brazil, Europe and India within 665 GLP parks, with a combined GFA and GLA of approximately 40.1 million square metres. The Group's completed portfolio has grown from 0.2 million square metres and six properties at the end of the financial year ended 31 March 2004 to 40.1 million square metres and 2,184 completed properties as of 31 December 2019.

The Issuer's management team has been recognised and validated by independent third party agencies globally. The Issuer's management team was awarded the “Best Industrial/Warehouse Developer” in Asia, Japan and Brazil at the Euromoney Real Estate Awards 2019. The Group attained global recognition in the 2019 PERE 50 Ranking as the “3rd Largest Real Estate Fund Manager in the World”. Also, the Group recently led the PERE Global Awards 2019 with eight wins: (i) “Global Firm of the Year”, (ii) “Global Industry Figure of the Year”, (iii) “North America Industry Figure of the Year”, (iv) “Asia Firm of the Year”, (v) “Asia Deal of the Year”, (vi) “Asia Logistics Investor of the Year”, (vii) “China Firm of the Year” and (viii) “Japan Firm of the Year”. In addition, the Group was awarded the “Best Real Estate Manager” at the AsianInvestor Asset Management Awards 2019.

Strong corporate governance framework and experienced management team

The Issuer has high standards of corporate governance in place and operates in accordance with global logistics and warehousing industry best practices. The Board of Directors is chaired by Mr. Ang Kong Hua, an independent director who has helmed several of Singapore's biggest companies, bringing years of experience spanning the manufacturing, services and financial sectors. In addition, the audit committee of the Board of Directors is chaired by Mr. Steven Lim Kok Hoong, an independent director who brings over 30 years of audit and financial consulting experience. In addition to the audit committee, the Board of Directors also has sub-committees for investments, risk management, human resources and compensation.

The Executive Committee of the Issuer is led by Ming Z. Mei and is comprised of individuals with a well-established track record, a commitment to excellence and knowledge of local markets and industry best practices. The Executive Committee has a global investment sub-committee that evaluates acquisitions and dispositions globally according to a pre-agreed and consistent set of investment criteria.

In addition, the Fund Management Board of the Issuer, which is comprised of senior industry figures with decades of experience in the real estate industry, was established in November 2018 to enhance the Issuer's governance and risk management infrastructure for the Group's fund management platform. The Directors' global insights and industry visibility provide a valuable business perspective as the Group continues to strategically grow its fund management platform across the real estate, private equity and infrastructure. See “Management”.

Fully integrated developer, operator and fund manager

As a leading global fund manager, the Group manages assets from some of the world's largest sovereign funds, university endowments and pension plans globally, with a diversified fund offering of various fund sizes spanning multiple countries and following investment strategies that include the below:

- **Core:** Generate long-term, stable income with low volatility by investing in properties that are of institutional quality and design, well-located and substantially leased. The Group's in-house asset management team drives value creation to maximise the investment performance through all phases of the real estate cycle.
- **Opportunistic:** Generate returns through developing high quality and well-located modern logistics assets. Development assets are designed and built to meet customers' needs. The Group is an industry leader in multiple markets, with proven expertise in delivering large-scale, complex development projects globally. The Group's deeply experienced and globally integrated team has a strong track record in sourcing, underwriting, executing the development process and managing assets.

- **Value-Add:** Apply active asset management and repositioning by acquiring assets at a discount to replacement cost and actively managing them, such as by undertaking capital improvements to optimise operational performance to create value.

The Group operates under an integrated owner-operator-developer business model with different country dedicated teams, and leverages its fund management platform to recycle capital from mature assets, using the proceeds to fund growth. Generally, the Group co-invests in the managed funds, and such co-investment model ensures the interests of the Group and the capital partners are optimally aligned.

STRATEGY

The Group intends to implement the following principal strategies to support the further development of its business:

Continue to secure well-located land sites within prime markets and develop projects to assemble large-scale logistics real estate portfolios

The Group's business strategy is centred on (i) developing deep sector expertise, (ii) investing its own capital to build and scale high-quality businesses, (iii) leveraging local operating platforms and integrating technology to enhance long-term value, and (iv) utilising its global scale and data-driven insights to anticipate future trends and markets. The Group is a disciplined investor with significant acquisitions experience from corporate-level and large portfolio transactions to single asset deals around the world. With the Group's operating expertise and local presence, the Group is well positioned to detect mispricing and acquisition opportunities, source strategic sites for development, and be prepared for the technological advancement that could shape future operation and industry. The Group is dedicated to securing well-located land sites within prime markets where the Group has already established operations, benefitting from construction scale and known customer demand. The Group's global client network of more than 1,650 customers, and its track record of high-quality logistics real estate development has made the Group a reputable and sought after developer of logistics properties globally. Since 2016, the Group has completed more than US\$7.0 billion of development globally, even as competition for suitable development sites has increased globally. The Group has the ability to aggregate individual investment and development projects to assemble large-scale logistics real estate portfolios and further enhance the Group's position as one of the largest owners of institutional-quality industrial real estate in each of its operating market.

Continue to provide customers with high quality and best-in-class logistics and warehousing facilities supported by a technology-led solutions

The Group has built a distinguished brand image with high quality and best-in-class logistics and warehousing facilities and is committed to providing its customers with best-in-class, state-of-the-art distribution facilities. The Group believes that its research driven and disciplined investment process has enabled it to build logistics and warehousing facilities in strategic locations across the jurisdictions in which it operates which meet the evolving needs and demands of its customers. The Group is committed to developing intelligent, energy efficient and environmentally friendly facilities, with features such as energy efficient lighting and equipment, waste water management systems and expansive green areas.

The core strengths of the Group's logistics and warehousing facilities include (i) strict compliance with premium logistics and warehousing facilities design specifications, including loading capacity, area size, structure, fire protection and security measurements; (ii) proprietary logistics park design with an aim at maximising the efficiency of its tenants' operations; (iii) national coverage with standardised design, allowing its tenants to easily replicate and expand across different locations; (iv) convenient locations with established transportation infrastructure such as highways, railways, ports and airports; and (iv) professional property management services to support the operations of tenants on a 24 hours a day, seven days a week basis.

The Group remains focused on being a leading global provider of logistics solutions and in particular building long-term relationships and delivering high quality solutions that meet its tenants' business needs, helping them to

improve their supply chain efficiency and fulfil their strategic expansion goals. The Group maintains constant dialogue with both existing and prospective tenants to manage lease renewals and fill up vacancies at its existing and newly developed logistics and warehousing facilities in a timely and efficient manner. The Group will continue to deepen existing client relationships through category management and bundled offerings of its logistics solutions and logistics and warehousing facilities and promote the broad product and geographic offering of its portfolio of facilities to attract existing and prospective tenants with a view to expanding their footprint in the jurisdictions in which the Group operates. For its existing tenants, the Group leverages its ability to provide integrated value-added solutions that cater to their specific needs to attract renewal of the leases. It also continues to work closely with its existing tenants early in its project development process to secure lease commitments in the tenant's expansion process.

In addition, the Group aims to incubate new sources of demand (for example, small businesses) through participation in the logistics ecosystem development and capitalising on its strong brand reputation and broad product and geographic offering of its logistics and warehousing facilities across the jurisdictions in which it operates, thereby attracting prospective tenants that have never leased its logistics and warehousing facilities. In particular, the Group utilises the industry-specific sales force it has established in view of its future expansion. Currently, the Group has leasing teams specialising in (i) electronics and retailers, (ii) third party logistics providers and (iii) delivery companies, (iv) pharmaceuticals and cold storage, (v) the automobile industry and (vi) manufacturers and others, all comprising personnel with relevant industry background. The Group believes these specialised teams understand the needs of prospective tenants and are therefore able to devise and execute effective sales strategies.

Strengthen the Group's market leadership position and capitalise on significant market opportunities

The Group intends to continue to focus on strengthening its market leadership, the performance of its existing assets and the timely delivery of its development projects and capitalise on the significant opportunities in the jurisdictions which it operates. With a focus on the expansion of the Group's national network through demand and research-based investment, road-mapping and discipline, the Group's strategy in these and other potential markets is as follows:

- **Continue to build on the Group's "Network Effect":** The Group has an extensive base of multinational and domestic customers, many of whom are lessees in more than one of its logistics and warehousing facilities. With a growing presence in 95 cities across the world as of 31 December 2019, the Group's customers can benefit from the Group's ability to offer them logistics and warehousing solutions in multiple cities to which they plan to expand. This "Network Effect" allows the Group to expand together with its clients to achieve greater customer loyalty and higher lease ratio for the Group's properties. The Issuer expects a significant part of this growth to be driven by the expansion of the Group's customer base, giving the Group a network advantage compared to other operators that lack its diverse and high-quality customer base.
- **Focus on stability, asset enhancements and selective acquisition and development opportunities in Japan:** The Group intends to continue to focus its activities in Japan on maintaining high lease ratios for its well-designed facilities and proactively managing debt to secure stable cash flows. Further, the Group intends to continue to focus its activities in Japan on capitalising on the insufficient supply of modern logistics and warehousing facilities, the continued growth of the third party logistics provider industry, and the expansion of specific sectors such as internet and mail order services. When the Group deems the market conditions appropriate, it will consider developing new facilities in Japan in locations that the Issuer believes would enhance the Group's current network and complement its customers' business and expansion plans.
- **Capitalise on the fast-growing and strong demand for modern logistics and warehousing facilities:** The modern logistics industry globally is fast-growing, driven by strong demand for supply of modern logistics and warehousing facilities. With an already established presence the jurisdictions in which it operates and with further plans for expansion, the Group strives to leverage on its market-leading

position and continue to capitalise on the fast-growing and strong demand for modern logistics and warehousing facilities globally.

- **Further develop the Group's portfolio to leverage on the rapid growth in domestic consumption and booming e-commerce:** Underpinned by a strong growth in real GDP, private consumption as well as a large and rapidly growing middle-income population, rental payments in the logistics sector have increased steadily over the recent years and are expected to continue to increase, while the vacancy rates have significantly decreased over the past decade and are expected to continue to decrease, translating into sustainable rental value creation. In addition, growth in e-commerce globally continues to drive demand for modern logistics and warehousing facilities. Globally, e-commerce clients require much more space than traditional brick-and-mortar retailers, and this enlarged e-commerce demand is one of the key drivers of growth in the industry. Leveraging on the favourable macroeconomic dynamics which has translated into strong and sustainable demand for logistics and warehousing facilities in the jurisdictions in which it operates, the Group intends to expand its business by developing new facilities in accordance with its research driven, disciplined investment process as well as its master planned approach to development to capture the growth in domestic consumption and capitalise on the opportunities afforded by the booming e-commerce demands globally.
- **Continue to pursue the Group's long-term growth strategy of expanding its footprint through acquisitions of logistics and warehousing facilities and land bank:** In furthering the Group's long-term growth strategy of organic growth and to ensure that it has sufficient land resources available, the Group will continue to acquire existing logistics and warehousing facilities and adopt a conservative approach in the pursuit of additional land bank in strategic locations and cities, particularly in the Tier 1 and Tier 1.5 cities in China such as Beijing, Shanghai and Suzhou through strategic partnerships with state-owned enterprises and private companies and acquisitions in the second-hand markets. In Brazil, the Group plans to expand organically in the key markets of São Paulo and Rio de Janeiro, while selectively exploring opportunities in certain secondary markets. In addition, the Group will continue to actively explore new opportunities and emerging trends that the Group can engage in and leverage its strong management expertise and diverse existing network of customer relationships. Taken together with the Group's strong liquidity position and the Privatisation which the Group firmly believes will afford it with more flexibility going forward to further its business plans, the Group is well positioned to pursue its long-term growth strategy.
- **Global growth:** Explore the possibility of accelerating the Group's growth elsewhere in the world through selective developments and acquisitions in high growth markets and adjacent assets, leveraging on its strong management expertise and diverse existing network of customer relationships.

Increase economies of scale

The Group intends to focus on increasing economies of scale and cost efficiency via the following key initiatives:

- continue to focus on the Group's master-planned approach to logistics parks in the markets where it operates, with larger-scale, multi-building parks to lower incremental costs of development and operation;
- streamline sales and marketing expenses by leveraging on the Group's large and growing base of international and domestic customers and continue to promote cross-border marketing initiatives between the markets in which it operates and between different customer segments;
- continue to increase the Group's negotiation leverage with respect to key supplier contracts;
- explore direct procurement of raw materials to minimise costs introduced by third party intermediaries; and

- optimise centralised and headquarter expenses.

Strategically recycle capital to create and enhance shareholder value

The Group plans to strategically recycle capital to create and enhance shareholder value. For example, the Group recently continued its capital recycling strategy in January 2019 with the sale of approximately US\$821.0 million of assets from GLP Japan Development Venture I and in June 2019, the Group completed the U.S. Disposition. The Group strives to utilise the strong recurring income streams from its completed facilities to drive near-term expansion and growth. The Group also intends to continue to leverage its fund management platform by establishing funds with third party investors, capitalising on the Group's development capabilities to build its fee-based income. This will also provide an additional source of funds to spur the Group's growth where in particular, the recycled capital from mature, stabilised properties proceeds of which could be used to fund new developments. In the medium to long term, subject to market conditions and at the appropriate time, the Group aims to create new initiatives including more income funds in China as part of its portfolio.

Leverage and continue to build the Group's strong recurring income

It is the Group's intention to build up and enhance its strong and stable recurring income stream from its logistics and warehousing facilities and through its fund management activities. As at 31 December 2019, the Group's lease ratio was 89.9 per cent and its fund management (assets under management) stood at US\$50.7 billion. The Group believes that the expected recurring income from such activities will allow it to build a strong cash flow position.

Continue to maintain prudent and disciplined financial management and liquidity position

The Group will continue to (i) maintain its strong capital discipline while developing its logistics and warehousing facilities to meet demand and (ii) strengthen its financial and cash flow management to support sustainable business growth. The Group firmly believes in a disciplined growth and capital allocation to achieve net asset value growth and to optimise risk-adjusted returns. Accordingly, the Group will continue to improve its internal financial management policies and corporate governance standards, while strictly adhering to the principles of prudent financial management.

High priority on operating and governing in accordance with best business practices standards

The Group places a high priority on operating with best business practices standards, with a well-governed platform based on transparency and with consideration for social, environmental, and corporate responsibilities to its customers and communities.

- **Sustainability:** The Group seeks to contribute in a positive and meaningful way to the communities and environments in which it operates. The Group's commitment to sustainability is formalised in an overarching Environmental, Social and Governance Policy Framework which is readily made available to all employees, suppliers, service providers and partners. Believing that corporate social responsibility goes beyond monetary contributions, the Group and its employees offer their time and skills to create effective and sustainable programmes for the Group's community partners. The Group optimises sustainability of its new developments through green design initiatives, positioning its properties to minimise their environmental impact while providing long-term benefits to its customers and the local community. In addition, to reduce its customers' costs and contribute to a greener environment, the Group's warehouses are equipped with energy efficient technology, such as energy efficient lighting, waste water management systems, expansive green areas, and solar panels on the rooftops of its buildings.
- **Social responsibility:** Throughout the development, construction and operational phases of each property, the Group is careful to guard against any breaches of human rights and ensure that its work conditions comply with the relevant laws and regulations. The Group also selects its partners carefully and mitigates risks through constant and thorough monitoring of activities on its sites. The management

believes that, as a result of these initiatives, financial and reputational risk to its customers, properties and investors are reduced while its image is enhanced.

- **Governance and transparency:** As the Group believes that effective corporate governance is critical to its success, it has established robust processes and standard operating procedures to minimise the risk of errors while remaining transparent and accountable to its investment partners and other stakeholders. Wherever possible, the Group minimises conflicts of interest through the use of both technology and independent third parties.

Maximise risk-adjusted returns for our partners globally

Staying competitive in a complex and dynamic environment requires a disciplined pursuit of new opportunities and revenue streams. The Group's goal is to generate attractive risk-adjusted returns for investors across cycles and over the long term, all while providing the highest level of service and maintaining a focus on risk management. The Group aims to maximise risk-adjusted returns via the following key initiatives:

- an integrated business model with demonstrated capabilities in development, operations and asset management;
- strong local teams in more than 54 offices globally;
- investment vehicles structured to align with the interests of investors;
- extensive industry relationships that drive strong transaction flow;
- strategic partnerships with leading investment managers; and
- rigorous capital discipline in investment analysis and underwriting.

Recent Developments

Agreement to acquire Goodman Group's Central and Eastern Europe logistics real estate portfolio

On 13 March 2020, the Group entered into an agreement to acquire Goodman Group's Central and Eastern Europe logistics real estate portfolio for a purchase price of €1 billion (approximately US\$1.1 billion), subject to regulatory approval. The Group expects to finance the transaction with a combination of cash on hand and proceeds from additional indebtedness. The transaction involves 2.4 million square feet of logistics assets spread across Poland, Czech Republic, Slovakia and Hungary. The acquisition would expand the Group's European presence to ten countries, and allow it to bring a number of new customers in to its business and better support its existing customers with their expanding supply chain requirements in Poland, Czech Republic, Slovakia and Hungary. Upon completion of the transaction, an approximately 40-person team from Goodman Group's Central and Eastern Europe will join the Group's European team to support the Group's growth across Europe. The completion of the transaction is subject to a number of customary closing conditions and there can be no assurance that it will be completed. No pro forma financial information relating to this transaction has been provided in the Offering Circular.

Participation in take-private bid for Li & Fung Limited

On 20 March 2020, it was announced that a consortium comprised of the Fung Family and the Group submitted an offer to acquire and privatize by way of a scheme of arrangement Li & Fung Limited, a Hong Kong-based merchandise supply chain company currently listed on the Hong Kong Stock Exchange (the "Offer"). Under the terms of the Offer, 5,778,319,530 ordinary shares of Li & Fung Limited which are not held by the Founder Group (as defined below) would be cancelled in exchange for a cancellation price of HK\$1.25 per share as part of a scheme of arrangement under Bermuda law resulting in Golden Lincoln Holdings I Limited (the "Offeror") becoming the holding company of Li & Fung Limited. A total amount of HK\$7.2 billion (approximately US\$931 million) in cash would be required to implement the Offer, which would be funded by the Group through its external debt financing

and/or internal resources. The Offer is subject to a number of customary conditions, including shareholder and court approval of the scheme of arrangement as well as regulatory approvals, and there can be no assurance that it will be successfully completed. The Group expects to finance the transaction with a combination of cash on hand and proceeds from additional indebtedness.

If the Offer is successfully completed, a group of entities directly or indirectly controlled by Dr. William Fung Kwok Lun and Dr. Victor Fung Kwok King (the “Founder Group”) will hold 60 per cent. of the voting shares in a holding company that wholly owns the Offeror (the “Holdco”), and the Group will hold the remaining 40 per cent. of the voting shares in the Holdco and 100 per cent. of the non-voting shares in the Holdco. As a result of the above arrangement, the Group will hold an “effective economic ownership” of 67.7 per cent. in Li & Fung Limited. No pro forma financial information relating to this transaction has been provided in the Offering Circular.

Acquisition of 50 per cent. stake in China Merchants Capital

In early April, the Group entered into an investment partnership with China Merchants Group (“CMG”) and acquired 50 per cent. equity interest in China Merchants Capital (“CMC”), which is CMG’s private equity investment vehicle. Thereafter, CMC became a joint venture of the Group. The Group has subscribed for RMB1 billion (approximately US\$143 million) of the newly issued share capital of CMC at the consideration of RMB4,762.7 million (approximately US\$683 million), and plans to provide loans not exceeding RMB3,730 million (approximately US\$535 million) to support CMC’s daily operations. The Group expects to finance the transaction with a combination of cash on hand and proceeds from additional indebtedness. The Group’s global presence is expected to help CMC strengthen its ability to raise capital from global investors and operate in domestic and overseas markets. Under this partnership, the Group and CMC will co-manage CMC’s existing RMB 270 billion (approximately US\$38 billion) assets under management and will leverage each other’s network of domestic and international investors to collaborate on the development of new funds. CMC will manage the day-to-day operations and the Group will be overseeing the formation of new funds and key investment decisions. No pro forma financial information relating to this transaction has been provided in the Offering Circular.

The COVID-19 Pandemic

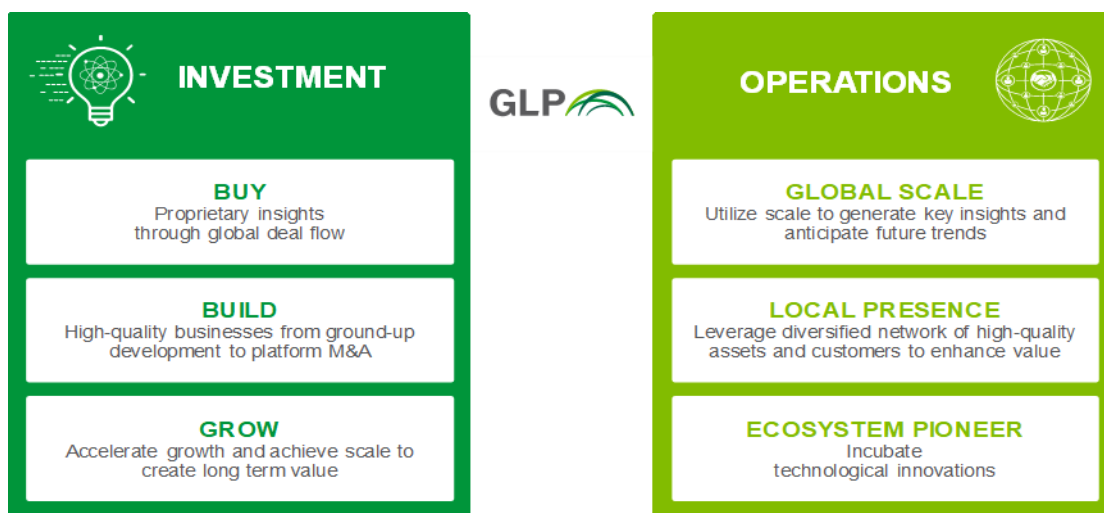
See “Risk Factors—Risks Relating to the Group’s Business and Operations—The outbreak of the COVID-19 disease is growing and its impact is uncertain and hard to measure but may cause a material adverse effect on the Group’s business”.

THE GROUP'S BUSINESS

The Group is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. These business activities are intertwined and, combined with the Group's size and scale, creates “Network Effect” synergies and recycles capital for the best possible returns and provides the best solutions for its customers, allowing customers to seamlessly expand and optimise their distribution network in convenient warehouse locations.

The Group’s business strategy is centred on (i) developing deep sector expertise, (ii) investing its own capital to build and scale high-quality businesses, (iii) leveraging local operating platforms and integrating technology to enhance long-term value, and (iv) utilising its global scale and data-driven insights to anticipate future trends and markets.

The Group combines the best-practices of a disciplined investor and global specialised logistics real estate operator to create value for investors. Key components of the Group’s business model are illustrated below:



Active Portfolio Expansion

The Group is a disciplined investor with significant acquisitions experience, from corporate-level and large portfolio transactions, to single asset deals around the world. The Group has completed several large portfolio transactions since 2015, including the US\$8.1 billion acquisition of the IndCor portfolio, the US\$ 4.6 billion acquisition of Industrial Income Trust, and the US\$2.8 billion acquisition of the Gazeley portfolio. Moreover, the Group has acquired over US\$3.0 billion worth of single asset and small portfolio deals across 70 transactions globally since 2016. The Group has a strong track record of sourcing large portfolios and single assets off-market through local teams and global relationships. With the Group's operating expertise and local presence, the Group is well positioned to detect mispricing and acquisition opportunities, source strategic sites for development, and be prepared for the technological advancement that could shape future operation and industry.

Development of Modern Logistics and Warehousing Facilities

The Group constructs new facilities and develops integrated logistics solutions to meet market demand and serve its customers' needs, thereby helping its customers improve their supply chain, increase efficiency and competitiveness as well as generate significant value through development. The Group is also dedicated to securing well-located land sites within prime markets where the Group has already established operations, benefitting from construction scale and known customer demand. The Group's global client network of more than 1,650 customers, and its track record of high-quality logistics real estate development has made the Group a reputable and sought after developer of logistics properties globally. Since 2016, the Group has completed more than US\$7.0 billion of development globally, even as competition for suitable development sites has increased globally. The Group has the ability to aggregate individual investment and development projects to assemble large-scale logistics real estate portfolios and further enhance the Group's position as one of the largest owners of institutional-quality industrial real estate in each of its operating market. As a leading provider of modern logistics and warehousing facilities in each of the jurisdictions in which it operates, the Group is able to provide its customers with a full suite of solutions and products related to modern logistics and warehousing facilities, including multi-tenant logistics and warehousing facility development and design, customised warehouse design and construction, and acquisition and leasebacks. The Issuer believes that the Group's extensive tenant, broker, local and regional developer relationships effectively secure the Group's position as a preferred logistics real estate provider within a given market, resulting in access to attractive investment and development opportunities.

As of 31 December 2019, the Group's network is spread across 95 cities in China, Japan, Brazil, Europe and India. About 2,184 properties have been completed, with a combined GFA and GLA of approximately 40.1 million

square metres as of 31 December 2019. The Group also has interests in an additional 7.1 million square metres of properties under development or being repositioned and approximately 14.2 million square metres of combined GFA and GLA under land held for future development as of 31 December 2019. In addition, the Group also has approximately 7.8 million square metres of GFA under land reserve in China.

The following table summarises the Group's approximate total assets under management and total GFA/GLA based on geographic location as of 31 December 2019:

	Assets under Management (US\$ Millions)	GFA/GLA (million sq.m.)
China	18,776	42.1
Japan.....	18,639	7.2
Brazil	3,663	4.9
Europe	7,600	4.4
India.....	2,058	3.0
Total	50,736	61.6

The following table summarises the Group's portfolio of logistics and warehousing assets as of 31 December 2019:

	GFA/GLA	Effective Interest GFA/GLA	Total Valuation (Local Currency Millions)⁽²⁾	Total Valuation (US\$ Millions)⁽³⁾	Effective Interest Valuation (US\$ Millions)^{(1),(2)}	Proportion of Total GFA/GLA (per cent.)
	(million sq.m.)	(million sq.m.)⁽¹⁾				
China						
Completed and Stabilised properties	24.2	9.2	135,486	19,411	7,702	39.3.
Completed and Pre-Stabilised properties	3.1	1.4	20,913	2,996	1,362	5.1
Other facilities ⁽⁴⁾	1.0	0.4	2,259	324	138	1.6
Properties under development or being repositioning ⁽⁵⁾	5.8	2.3	17,594	2,521	1,067	9.4
Land held for future development ⁽⁶⁾	7.9	3.3	20,880	2,991	1,192	12.9
China total⁽⁷⁾	42.1	16.7	197,131	28,242	11,461	68.3
Japan						
Completed and Stabilised properties (GLP-owned)	2.4	0.9	684,387	6,287	2,306	3.9
Completed and Stabilised properties (GLP J-REIT- owned)	3.1	0.1	721,015	6,624	292	5.0
Completed and Pre-Stabilised properties	-	-	-	-	-	0.0
Properties under development or being repositioning ⁽⁵⁾	0.2	0.1	13,549	124	62	0.3
Land held for future development ⁽⁶⁾	1.6	0.5	89,012	818	228	2.6
Japan total	7.2	1.6	1,507,963	13,854	2,888	11.8
Brazil						
Completed and Stabilised properties	2.8	1.1	9,014	2,248	861	4.6
Completed and Pre-Stabilised properties	0.1	0.1	391	97	44	0.2

	GFA/GLA	Effective Interest GFA/GLA	Total Valuation	Total Valuation	Effective Interest Valuation	Proportion of Total GFA/GLA
	(million sq.m.)	(million sq.m.) ⁽¹⁾	(Local Currency Millions) ⁽²⁾	(US\$ Millions) ⁽³⁾	(US\$ Millions) ^{(1),(2)}	(per cent.)
Properties under development or being repositioning ⁽⁵⁾	0.4	0.2	771	192	101	0.7
Land held for future development ⁽⁶⁾	1.5	0.8	1,030	257	146	2.4
Brazil total	4.9	2.1	11,205	2,794	1,152	7.9
Europe						
Completed and Stabilised properties	2.3	0.6	2,653	2,981	741	3.7
Completed and Pre-Stabilised properties	0.1	0.1	119	134	88	0.2
Properties under development or being repositioning ⁽⁵⁾	0.3	0.1	143	161	72	0.6
Land held for future development ⁽⁶⁾	1.6	0.5	821	923	337	2.6
Europe total	4.4	1.4	3,736	4,198	1,239	7.1
India						
Completed and Stabilised properties	1.2	0.0	43,690	613	27	1.9
Completed and Pre-Stabilised properties	0.2	0.0	2,987	42	1	0.3
Properties under development or being repositioning ⁽⁵⁾	0.3	0.0	3,513	49	0	0.5
Land held for future development ⁽⁶⁾	1.4	0.0	11,866	166	2	2.3
India total	3.0	0.1	62,056	870	30	4.9
			1,782,091.			
Total	61.6	21.8	5	49,958.3	16,769.9	100.0

Notes:

- (1) Effective Interest GFA/GLA: Adjusted for the Group's effective interest in non-wholly owned entities.
- (2) Total Valuation Local Currency Millions: As determined by internal valuation. For China, currency used is RMB, for Japan, currency used is ¥, for Brazil, currency used is BRL, for Europe, no single currency is available and for India, currency used is Rs. For more information on the basis of the valuation, see "Valuations, Property Values and Gross Floor Area/Gross Leasable Area". In particular, the valuations of land reserve in the China Portfolio are indicative only. The Group does not treat a parcel of land in its land reserve as part of its assets as reflected in the Group's financial statements unless and until the relevant PRC subsidiary, associate and/or joint venture acquires the relevant parcel.
- (3) Total Valuation US\$ Millions: For more information on the basis of the valuation, see "Valuations, Property Values and Gross Floor Area/Gross Leasable Area".
- (4) "Other facilities" includes container yard and parking lot facilities.
- (5) "Properties under development or being repositioning" consists of five sub-categories of properties: (i) properties that the Group has commenced development; (ii) logistics and warehousing facilities which are being converted from bonded logistics and warehousing facilities to non-bonded logistics and warehousing facilities; (iii) a logistics and warehousing facility which will be upgraded into a standard logistics and warehousing facility; (iv) a logistic facility which is waiting for heating and power supply from government and (v) logistics and warehousing facilities which are undergoing more than three months of major renovation.
- (6) "Land held for future development" refers to land which the Group has signed the land grant contract and/or the Group has obtained the land certificate.
- (7) Excludes land reserves. "Land reserves" refer to parcels of land in respect of which the relevant PRC subsidiaries, associates and/or joint ventures have signed a master agreement, letter of intent or memorandum of understanding (as the case may be). The acquisition of the relevant parcels of land is subject to (i) a public bidding process, the signing of land grant agreements with the governmental authorities and obtaining of land and/or property title certificates, where the land is to be granted directly from the government authorities; or (ii) the signing of sale and purchase agreement and obtaining of land and/or property title certificates, where the vendor is not a governmental authority.

In addition to the properties and land held for future development described in the table above, the Group also had approximately 7.9 million square metres of GFA under land reserve as of 31 December 2019.

Global Scale of Operation that Maximises the “Network Effect”

The Group has a strong global presence and leverages its knowledge across geographies. The Group’s extensive global relationships with 3PLs, e-commerce firms and other existing and potential tenants generate a powerful “Network Effect” that provides a strong, actionable visibility on logistics trends and customer demand for logistics real estate. Utilising its global scale, the Group helps its customers optimise their distribution networks with strategically-located facilities and real estate solutions that drive value. The Group’s properties occupy prime locations close to urban population centers, key transportation nodes, and logistics infrastructure. Beyond site location, the Group’s customer-dedicated teams thoroughly understand each market in which the Group operates, combining customer’s business requirements with a focus on the specific needs of each sector. Globally, the Group’s logistics portfolio has delivered strong performance, with an average lease ratio of 92 per cent. globally since 2017 and over 65 per cent. tenant retention rate.

The Group’s revenue by geographical segment of its operations for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 are set out below:

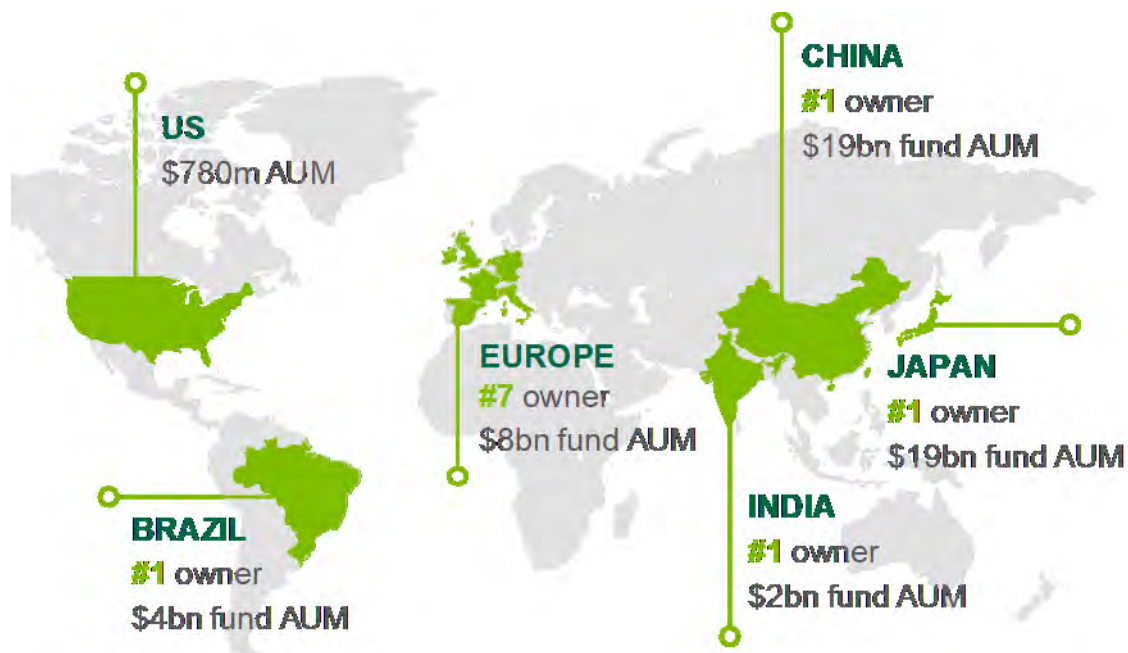
	For the year ended 31 March	For the period from 1 April 2018 to 31 December	For the year ended 31 December
	2018	2018	2019
	US\$ (in thousands)		
China	892,767	748,700	983,799
Japan.....	189,609	134,676	166,561
Brazil	12,616	7,906	10,904
United States ⁽¹⁾	82,630	63,010	256,996
Europe ⁽²⁾	2,311	21,408	33,342
Total.....	1,179,933	975,700	1,451,602

Notes:

- (1) In September 2019, the Group disposed of 179 million square feet of urban, infill logistics assets from three of the Group’s U.S. funds, namely GLP US Income Partners I, GLP US Income Partners II and GLP US Income Partners III, for a consideration of US\$18.7 billion.
- (2) In December 2017, the Group entered into the European market through the acquisition of Gazeley, a premier developer, investor and manager of logistics warehouses and distribution parks in Europe.

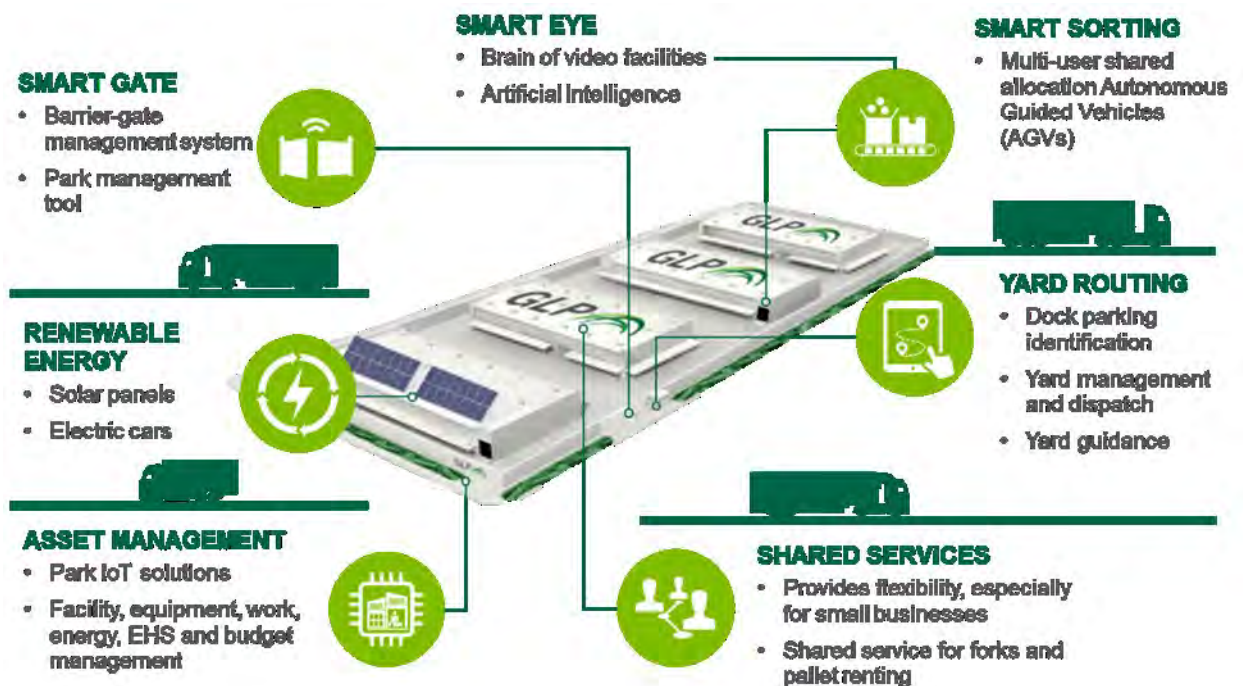
The Group has a strong lease expiry profile for its portfolio, with approximately 28.0 per cent., 16.0 per cent., 12.0 per cent., 12.0 per cent. and 9.0 per cent. of the Group’s leases expiring in the financial years ending 31 December 2020, 31 December 2021, 31 December 2022, 31 December 2023 and after the financial year ending 31 December 2023, respectively.

The following diagram summarises the geographical locations of the Group’s logistics and warehousing facilities as of 31 December 2019:



Technology and Logistics Ecosystem

The Group is a pioneer in technological innovations, helping to improve logistics ecosystems and adding value to its customers. The Group's vision is to provide logistics solutions, not just properties, by offering a logistics ecosystem with the latest technology. Leveraging its vast network and resources, the Group helps its customers improve their supply chain, increase efficiency and serve the market more competitively by connecting them with solutions. The Group has a network of strategic partners to provide comprehensive services and solutions to help customers become more efficient and competitive in a changing logistics ecosystem.



Fund Management

The Group partners with marquee investors to grow its network and holds a substantial portion of its property interests through its investments in GLP J-REIT and private real estate funds that it manages. Through leveraging on third party equity to fund growth, the Group seeks to de-risk its development pipeline and enhance returns through a steady stream of recurring and performance fees. The Group's integrated business platform enables its institutional clients who value the Group's investment alignment, the strengths of its local management teams and its leading positions in the top logistics markets globally to maximise their investment returns on logistics-related real estate and to meet their demands for real estate investment. The Group is committed to providing customers with integrated solutions across the entire logistics and warehousing value chain to meet their operational and financial needs. The Group is continuing to actively explore opportunities to grow its platform. For example, in May 2019, the Group announced a new investment partnership with Allianz Real Estate. Allianz Real Estate has committed US\$600 million to the Group's funds in China and Japan to focus on developing and investing in logistics assets with integrated technologies in Asia-Pacific region.

The Group's fund management platform covers 21 real estate and private equity funds across China, Japan, Brazil, Europe and India (through a strategic joint venture with IndoSpace). As of 31 December 2019, total assets under management stood at US\$50.7 billion, of which US\$27.8 billion had been invested.

Significant milestones include launching GLP Japan Development partners III, the largest ever Japan-focused logistics private real estate fund, further asset sales to GLP J-REIT and expansion of two new funds, GLP Brazil Development Partners II and GLP China Income Partners I. Fund management revenue in the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019 was US\$181.9 million, US\$164.1 million and US\$447.3 million, respectively.

China

GLP China Logistics Fund I

GLP China Logistics Fund I was established in November 2013. Six leading global institutions from Asia, Europe and North America have partnered with the Group to develop modern logistics facilities in China through GLP China Logistics Fund I. As of 31 December 2019, GLP China Logistics Fund I had US\$3.5 billion of assets under management and the Group had an interest of 30.1 per cent. in GLP China Logistics Fund I.

GLP China Logistics Fund II

GLP China Logistics Fund II was established in July 2015 as a follow-on venture to GLP China Logistics Fund I. GLP China Logistics Fund II invests in logistics infrastructure in China and seven leading global institutions from Asia, North America and the Middle East have partnered with the Group to develop these modern logistics facilities in China. As of 31 December 2019, GLP China Logistics Fund II had US\$6.9 billion of assets under management and the Group had an interest of 56.4 per cent. in GLP China Logistics Fund II.

GLP China Value-Add Venture I

GLP China Value-Add Venture I was established in February 2018 with a single investor, China Life. GLP China Value-Add Venture I is the Group's first China value-add fund and is focused on acquiring completed logistics and industrial assets in China. As of 31 December 2019, GLP China Value-Added Venture I had RMB20.6 billion of assets under management and the Group had an interest of 18.4 per cent. in GLP China Value-Added Venture I.

GLP China Value-Add Venture II

GLP China Value-Add Venture II was established in September 2018 in partnership with GIC, Singapore's sovereign wealth fund. GLP China Value-Add Venture II is focused on investing in China's logistics infrastructure. As of 31 December 2019, GLP China Value-Add Venture II had US\$2.1 billion of assets under management and the

Group had an interest of 20.0 per cent. in China Value-Add Venture II, with the remaining 80.0 per cent. held by national sovereign funds from Asia.

GLP China Income Partners I

GLP China Income Partners I was established in November 2019. As of 31 December 2019, GLP China Income Partners I had US\$2.2 billion of assets under management and the Group had an interest of 50.7 per cent. in GLP China Income Partners I.

Hidden Hill Modern Logistics Private Equity RMB Fund I

In May 2018, the Issuer established Hidden Hill Modern Logistics Private Equity RMB Fund I, its first private equity fund investing beyond real estate, with a target capital commitment of RMB10.0 billion. This is the only private equity fund in China dedicated to investing in the logistics ecosystem, and its key investment these include integrated transportation services, food supply chain services and technology aimed at improving efficiency in logistics industry. As of 31 December 2019, Hidden Hill Modern Logistics Private Equity RMB Fund I had RMB 8.4 billion of assets under management and the Group had an interest of 68.2 per cent. in Hidden Hill Modern Logistics Private Equity RMB Fund I.

Japan

GLP Japan Development Venture I

GLP Japan Development Venture I was established in September 2011 as a joint venture between the Issuer and CPPIB. GLP Japan Development Venture I is focused on building modern, large-scale logistics and warehousing facilities in the Greater Tokyo and Greater Osaka regions in Japan. As of 31 December 2019, GLP Japan Development Venture I had JPY273.7 billion of assets under management and the Group had an interest of 50.0 per cent. in GLP Japan Development Venture I.

GLP Japan Development Venture II

GLP Japan Development Venture II was established in February 2016 as a follow-on venture to GLP Japan Development Venture I and is a joint venture between the Issuer and CPPIB. As of 31 December 2019, GLP Japan Development Venture II had JPY259.2 billion of assets under management and the Group had an interest of 50.0 per cent. in GLP Japan Development Venture II.

GLP Japan Development Partners III

GLP Japan Development Partners III was established in 2018 and was the largest ever Japan-focused logistics private real estate fund. Several global investors including sovereign wealth and pension funds have co-invested in the vehicle. CPPIB is the cornerstone and largest investor in GLP Japan Development Partners III. As of 31 December 2019, GLP Japan Development Partners III had JPY626.8 billion of assets under management and the Group had an interest of 15.7 per cent. in GLP Japan Development Partners III.

GLP Japan Income Partners I

GLP Japan Income Partners I was established in December 2011 as a joint venture between the Issuer and two leading global institutional investors to acquire a portfolio of modern logistics properties located within the prime Greater Tokyo and Greater Osaka regions in Japan. The portfolio is 100 per cent. leased. As of 31 December 2019, GLP Japan Income Partners I had JPY148.1 billion of assets under management and the Group had an interest of 33.3 per cent. in GLP Japan Income Partners I.

GLP J-REIT

GLP J-REIT was listed on the Tokyo Stock Exchange in December 2012 and was at that time Japan's largest real estate initial public offering in U.S. dollar terms. GLP J-REIT is a best-in-class REIT focused on owning and operating logistics properties in Japan. As of 31 December 2019, GLP J-REIT had JPY721.0 billion of assets under management and the Group retained an interest of approximately 4.4 per cent. in GLP J-REIT and continues to manage the assets as GLP J-REIT's property and asset manager.

Brazil

GLP Brazil Development Partners I

GLP Brazil Development Partners I was established in November 2012 to acquire a portfolio of development projects in Brazil. The projects are located in major logistics hubs with direct access to key transportation nodes, providing the Group with significant opportunities to grow its network of modern logistics facilities in the region. GLP Brazil Development Partners I is a joint venture between the Issuer and leading global institutional investors. As of 31 December 2019, GLP Brazil Development Partners I had BRL 5.2 billion of assets under management and the Group had an interest of 40.0 per cent. in GLP Brazil Development Partners I.

GLP Brazil Development Partners II

GLP Brazil Development Partners II was established in December 2019. As of 31 December 2019, GLP Brazil Development Partners II had BRL 3.6 billion of assets under management and the Group had an interest of 63.0 per cent. in GLP Brazil Development Partners II.

GLP Brazil Income Partners I

GLP Brazil Income Partners I was established in November 2012 to acquire a 1.0 million sqm portfolio of high quality assets in Brazil, of which 87.0 per cent. was located in the primary logistics markets of São Paulo and Rio de Janeiro. GLP Brazil Income Partners I is a joint venture between the Issuer and leading institutional investors from North America and Asia. As of 31 December 2019, GLP Brazil Income Partners I had BRL3.3 billion of assets under management and the Group had an interest of 34.2 per cent. in GLP Brazil Income Partners I.

GLP Brazil Income Partners II

GLP Brazil Income Partners II was established in October 2014 to acquire a 1.0 million sqm portfolio of high quality assets in Brazil, mainly located in the primary logistics markets of São Paulo and Rio de Janeiro. GLP Brazil Income Partners II is a joint venture between the Issuer and two leading institutional investors from North America. As of 31 December 2019, GLP Brazil Income Partners II had BRL2.5 billion of assets under management and the Group had an interest of 40.0 per cent. in GLP Brazil Income Partners II.

Europe

GLP Continental Europe Development Partners I

GLP Continental Europe Development Partners I was established in November 2018 with a focus on developing modern logistics facilities in continental Europe. Target markets include Germany, France, Netherlands, Italy, Spain and Belgium. GLP Continental Europe Development Partners I is a partnership between the Issuer, CPPIB and QuadReal Property Group. As of 31 December 2019, GLP Continental Europe Development Partners I had €2.2 billion of assets under management and the Group had an interest of 15.0 per cent. in GLP Continental Europe Development Partners I.

GLP Europe Development Partners I

GLP Europe Development Partners I was established in December 2017. The venture is seeded with land to support approximately 16.0 million square feet of buildable area with a focus on the UK, Germany and France. GLP Europe Development Partners I is a partnership between the Issuer and leading global institutional investors. As of

31 December 2019, GLP Europe Development Partners I had £2.2 billion of assets under management and the Group had an interest of 15.0 per cent. in GLP Europe Development Partners I.

GLP Europe Income Partners I

GLP Europe Income Partners I was established in December 2017 and comprises a portfolio of operating assets across the key European markets of the UK, Germany, France and the Netherlands. GLP Europe Income Partners I is a partnership between the Issuer and leading global institutional investors. As of 31 December 2019, GLP Europe Income Partners I had €2.0 billion of assets under management and the Group had an interest of 10.0 per cent. in GLP Europe Income Partners I.

India

In September 2018, the Group entered the Indian market through the establishment of a strategic joint venture with IndoSpace, the largest industrial real estate company in India.

IndoSpace Logistics Parks II

IndoSpace Logistics Parks II was established in 2017, focusing on developing and acquiring industrial and logistics-related real estate investments in India. Co-investors include leading global institutions. As of 31 December 2019, IndoSpace Logistics Parks II had US\$439.0 million of assets under management.

IndoSpace Logistics Parks III

IndoSpace Logistics Parks III was established in 2017 as a joint venture between IndoSpace (our joint venture) and CPPIB, with an aim to acquire stabilised industrial properties in India primarily developed by IndoSpace Funds. As of 31 December 2019, IndoSpace Logistics Parks III had US\$1.1 billion of assets under management.

IndoSpace Logistic Parks Core

IndoSpace Logistic Parks Core was established in 2017 as a joint venture between IndoSpace (our joint venture) and CPPIB, with an aim to acquire stabilised industrial properties in India primarily developed by IndoSpace Funds. As of 31 December 2019, IndoSpace Logistic Parks Core had US\$553 million of assets under management.

THE GROUP'S PORTFOLIO

All the properties that the Group develops are modern logistics and warehousing facilities, characterised by large floor plates, high ceilings, wide column spacing, spacious and modern loading docks as well as enhanced safety systems and other value-added features. They are designed to allow flexibility to add multiple tenants or provide a platform for expansion of a single tenant, with energy-efficient technology and features to reduce its customers' costs. The Group also provides a build-to-suit service that includes site selection, construction and management of dedicated facilities customised to a single customer's specifications. The Group oversees the construction and management of its facilities and hires sub-contractors for the various aspects of construction and management where appropriate.

Portfolio Summary

The Group's property interests are held through a combination of direct holdings and associated entities such as a REIT, private real estate funds and joint ventures. As of 31 December 2019, the Group's portfolio consisted of the following:

- China: 1,302 completed logistics and light assembly facilities with a GFA of approximately 24.2 million square metres, approximately 5.8 million square metres of GFA under development or being repositioned and over approximately 7.9 million square metre of GFA under land held for future development across 43 major cities. In addition, the Group also has approximately 7.8 million square metres of GFA under land reserve.

- Japan: 104 completed logistics and warehousing facilities with a GFA of approximately 5.5 million square metres, approximately 0.2 million square metres of GFA under development or being repositioned and approximately 1.6 million square metres of GFA under land held for future development across seven major cities.
- Brazil: 179 completed logistics and industrial facilities with a GLA of approximately 2.8 million square metres, approximately 0.4 million square metres of GLA under development or being repositioned and approximately 1.5 million square metres of GLA under land held for future development across 10 major cities.
- Europe: 98 completed logistics and warehousing facilities with a GLA of approximately 2.3 million square metres, approximately 0.3 million square metres of GLA under development or being repositioned and approximately 1.6 million square metres of GLA under land held for future development across 25 major cities in four countries.
- India (held through IndoSpace Joint Venture): 97 completed logistics and warehousing facilities with a GFA of approximately 1.2 million square metres, approximately 0.3 million square metres of GFA under development or being repositioned and approximately 1.4 million square metres of GFA under land held for future development across 10 major cities.

The China Portfolio

The China Portfolio was set up in 2003 and the Group has since built up a significant land bank of strategically located sites within key logistics hubs and near major seaports, airports, transportation hubs or industrial zones. The China Portfolio was initially focused on the cities of Shanghai, Beijing, Guangzhou and Shenzhen, as well as the industrial city of Suzhou, which represented the major hubs of economic activity in China. The Group has since gradually expanded into key gateway cities such as Qingdao, Tianjin, Hangzhou, Nanjing, Shenyang and Chengdu, where demand for modern logistics and warehousing facilities is supported by rapid growth in local GDP and consumption.

In China, the Group tries to acquire the best locations available to build logistics and warehousing facilities. On occasion, it also purchases existing facilities, generally with a view towards refurbishing, expanding and modernising or replacing them, or forms joint ventures with local governments, economic zones or port authorities to secure rights to large, strategically located sites. At times, the Group has also acquired and leased out facilities without additional renovation.

The Group's modern logistics and warehousing facilities in China are situated within 386 dedicated logistics parks, which it has developed and is currently managing, with generally 1 to 6 facilities per park. To build these parks, the Group works closely with the relevant local governments to zone the locations that it has selected for logistics use, purchase the land and construct its facilities to modern specifications. As of 31 December 2019, the WALE of the Group's completed and stabilised logistics properties in China was approximately 4.6 years.

Most of the Group's properties in China offer the following key features that the Issuer believes characterises modern logistics and warehousing facilities:

- storage safety: security and surveillance features, proper ventilation and basic firefighting features such as sprinkler systems;
- optimal space utilisation: large floor area, high ceilings, wide column spacing, high load capacity, spacious and modern loading docks and easy track access;
- high operating efficiency: spacious loading and parking areas equipped with modern loading docks;
- convenient and optimal location to reduce customers' transportation costs; and

- flexibility to provide customised features such as office space, air-conditioning and refrigeration/freezing.

Completed and Stabilised Projects

The following table summarises key operational statistics for the Group's completed and stabilised logistics properties in China as of or for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019:

	As of and for the year ended 31 March 2018	As of and for the period from 1 April 2018 to 31 December 2018	As of and for the year ended 31 December 2019
	US\$ (in thousands)		
Completed and stabilised logistics properties			
Total GFA ('000 sq. m.).....	15,021	17,290	24,174
Average lease ratio (per cent.).....	89.0	91.0	89.2
Weighted average lease terms (years):			
Original	4.81	4.53	4.55
Remaining	2.24	2.10	1.96
Weighted average contracted rental rate including management fee (RMB/sq. m./Day).....	1.14	1.15	1.14

Main Ongoing Construction Projects

Below is a list of the main ongoing construction projects of the Group as of 31 December 2019:

Project title	Construction period	Planned total investment amount (RMB million)	Invested amount
Kunshan Huacheng project	June 2019 to November 2022	1,708	974
Shunyi Liqiao project	October 2020 to April 2022	1,642	1,079
Longquanyi South project.....	December 2019 to December 2022	1,629	826
Suzhou Phase XI project	April 2020 to June 2022	1,111	-
Kunming Qingshui project	May 2020 to February 2023	1,068	309
Longhua project	June 2020 to April 2022	822	279
Qingpu Xianghuaqiao project	December 2019 to December 2021	762	315
Jizhou Bangjun project	March 2020 to April 2022	702	-
Kunshan Huaqiao project	January 2020 to May 2021	496	177
Binhai project	April 2019 to January 2021	487	292

Project title	Construction period	Planned total investment amount (RMB million)	Invested amount
Total.....		10,428	3,959

Note:

- (1) The starting date of the construction period refers to the starting date of design, namely the date on which the design is started, instead of the actual physical commencement date of construction; and the ending date of the construction period refers to the date on which the project is completed and put into use.

Title

We believe the Group holds substantially all of its properties in China under long-term land use rights granted by the Chinese government that convey the right to derive profit from and dispose of the property and the land use rights.

Leases

Due to the growth that it anticipates in the Chinese logistics and warehousing facilities market, the Group generally prefers leases with shorter terms in China than it would in other more developed markets. Leases typically have one to 10-year terms, with a weighted average original term for all of its completed facilities of 4.5 years as at 31 December 2019. As of 31 December 2019, approximately 63 per cent. of the Group's leases in China have a remaining lease term of one to two years, approximately 30 per cent. have a remaining lease term of three to five years, approximately 8 per cent. have a remaining lease term of more than five years. Leases under build-to-suit arrangements generally have longer terms, and include a rental premium for the specific customisation requested by the customer. As at 31 December 2019, the WALE of the Group's completed and stabilised properties in China was approximately 4.6 years. All of the lease payments for the properties in the China Portfolio are denominated in Renminbi.

The Japan Portfolio

The Japan Portfolio positions the Group to maintain its leadership in a market that increasingly demands modern facilities built to satisfy customers' requirements, which the Issuer believes are currently still in short supply. The Japan Portfolio has complete logistics floor area of 5.5 million square meters across 104 properties. Combined with 1.9 million square meters in pipeline development, the Group's aggregate managed portfolio is expected to reach 7.3 million square meters of logistics space in 7 major cities. The end-users serviced by the Group's customers operate in diversified industries, and the Group's network of facilities in Japan covers the greater metropolitan areas of all major Japanese cities, including the three major regions of Kanto (which includes Tokyo), Kansai (which includes Osaka) and Chubu (which includes Nagoya). As of 31 December 2019, the WALE of the Group's completed and stabilised properties in Japan was approximately 8.0 years.

The Japan Portfolio has grown in terms of GFA by a compound annual growth rate ("CAGR") of 6.6 per cent. from the financial year ended 31 March 2013 to the financial period ended 31 December 2019, mainly due to the Group's customers increasingly outsourcing their logistics requirements and their need for modern logistics and warehousing facilities.

Most of the facilities in the Japan Portfolio offer the following features, which the Issuer believes helps to differentiate the Group's product offering and allows the Group to maintain its leading market position:

- multi-storey facilities with convenient loading docks and double-spiral ramps, permitting direct truck access to each floor;

- large floor plates, wide column spacing and high ceilings ideal for customers looking for supply chain consolidation;
- convenient location, proximity to commercial hubs, access to quality workforce, and access to key transportation links and infrastructure hubs;
- centralized disaster control hubs;
- environmentally friendly and energy-saving features such as large landscaping and use of energy-efficient materials; and
- additional features such as seismic isolators, 24-hour security/surveillance and on-site restaurants/cafeterias, which are increasingly valued by design- and safety-conscious customers.

In the financial year ended 31 March 2014, the Group completed the development of GLP Misato III, the first LEED® Platinum certified logistics and warehousing facility in Japan. The certification, which is the highest level possible, is the world's most widely recognised and used standard for measuring the performance of energy efficient buildings. Many prospective tenants were attracted by GLP Misato III's strong environmental and business continuity features including light-emitting diode ("LED") lighting and thermal insulation. GLP Misato III is 99.7 per cent. leased. As of 31 December 2019, ten of the Group's developed logistics facilities were certified as LEED Platinum or Gold, including recent completed projects, GLP Nagareyama I, GLP Nagareyama II, GLP Nagareyama III and GLP Hirakata III.

The Group has also installed solar panels on the rooftops of 42 of its properties in Japan. In addition to promoting the generation of renewable energy, the solar panels create a new, sustainable revenue stream for the Issuer, with the generated electricity being sold to utility companies.

The Group reviews its product designs frequently, and undertakes continuous improvements to improve efficiency for its customers.

The following table summarises certain operational statistics for the Group's completed and stabilised logistics properties in Japan as of or for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019.

	As of and for the year ended 31 March 2018	As of and for the period from 1 April 2018 to 31 December 2018	As of and for the year ended 31 December 2019
Completed and stabilised logistics properties	100	104	104
Total GFA ('000 sq. m.)	5,085	5,455	5,473
Lease ratio (per cent.)	96.3	99.0	99.7
Average Lease Ratio (per cent.) ⁽¹⁾	99.1	99.4	99.7
Weighted average lease terms (years):			
Original	8.3	8.2	8.0
Remaining	4.6	4.7	4.3
Weighted average contracted rental rate (Y/sq. m./month)	1,138	1,156	1,167

Note:

(1) Stabilised logistics properties only.

The following table summarises the completed properties in the Japan Portfolio by city as of 31 December 2019.

As of 31 December 2019					
	Number of Properties	GFA	Percentage of Total Operating Portfolio	Property Valuation ⁽²⁾	Lease Ratio ⁽³⁾
		('000 sq. m.)	(per cent.)	(Millions of Yen)	(per cent.)
Japanese City⁽¹⁾					
Tokyo	71	4,939,014	68.2	9,400,157	69.9
Osaka	29	1,545,812	21.3	3,278,201	99.9
Sendai	7	175,064	2.4	250,171	100.0
Fukuoka	3	140,050	1.9	185,327	70.3
Nagoya	6	200,899	2.8	363,300	79.0
Hiroshima	6	220,938	3.1	343,410	99.8
Sapporo	1	19,041	0.3	20,395	100.0
Others	0	0	0.0	0	0.0
Total Operating Portfolio	123	7,240,818	100.0	13,840,962	78.3

Notes:

- (1) "Tokyo" includes cities located in Kanto region; "Osaka" includes cities located in Kansai region; "Sendai" includes cities located in Tohoku region; "Fukuoka" includes cities located in Kyushu region; "Nagoya" includes cities located in Chubu region; "Hiroshima" includes cities located in Chugoku region; "Sapporo" includes cities located in Hokkaido region.
- (2) As determined by internal valuation. For more information on the basis of the valuation, see "Valuations, Property Values and Gross Floor Area/Gross Leasable Area".
- (3) Stabilised logistics properties only.

The following table summarises the completed properties in the Japan Portfolio by GFA as of 31 December 2019.

As of 31 December 2019					
	Number of Properties	GFA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of Yen)	(per cent.)
GFA					
≥ 100,000 sq. m	22	3,297,272	45.5	640,318,225	64.0
≥ 50,000 sq. m. < 100,000 sq. m ..	28	2,007,154	27.7	442,979,446	89.1
≥ 30,000 sq. m. < 50,000 sq. m	29	1,118,549	15.4	229,125,146	85.2
≥ 10,000 sq. m. < 30,000 sq. m	42	808,439	11.2	192,518,398	100.0
< 10,000 sq. m	3	9,404	0.1	1,640,000	100.0
Total Operating Portfolio	125	7,240,818	100.0	1,506,581,216	78.3

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see "Valuations, Property Values and Gross Floor Area/Gross Leasable Area".
- (2) Stabilised logistics properties only.

The following table summarises the completed properties in the Japan Portfolio by building age as of 31 December 2019.

As of 31 December 2019					
	Number of Properties	GFA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of Yen)	(per cent.)
Building age					
< 5 years	42	3,565,527	49.2	579,688,216	56.3
≥ 5 < 10 years	6	385,051	5.3	104,110,000	96.9
≥ 10 < 20 years	47	2,546,560	35.2	674,422,000	99.9
≥ 20 < 30 years	10	318,016	4.4	52,310,000	100.0
≥ 30 years	18	425,664	5.9	96,051,000	99.9
Total Portfolio	123	7,240,818	100.0	1,506,581,216	78.3

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
- (2) Stabilised logistics properties only.

The following tables delineate the Group's properties under development in Japan as of 31 December 2019.

Property Name	City	Asset Type	GFA	Effective Interest GFA	Development Start Date	Estimated Completion Date
			('000 sq. m.)	('000 sq. m.) ⁽¹⁾		
Yachiyo II	Tokyo		54.3	27.1	February 2018	March 2020
Yachiyo III	Tokyo		62.4	31.3	September 2018	October 2020
Hiratsuka I	Tokyo		41.7	20.9	July 2017	November 2020
Total			158.7	79.3		

Note:

- (1) Effective Interest GFA: Adjusted for the Group's effective interest in non-wholly owned entities.

Title

The Group, its private real estate funds and GLP J-REIT hold all of their properties in Japan under freehold or trust beneficiary arrangements.

Leases

Leases for the properties in the Japan Portfolio typically run for a fixed term of five years for multi-tenant facilities and for 10 years or more for build-to-suit arrangements. The weighted average original lease term of leases for the properties in the Japan Portfolio as of 31 December 2019 was 8 years, based on net leasable area. Approximately 28 per cent. of the leases have a remaining lease term of one to two years, 41 per cent. have a remaining lease term of three to five years and 31 per cent. have a remaining lease term of more than five years. Some of the Group's leases contain provisions for rental adjustments every three years based on the corresponding change in the consumer price index. As of 31 December 2019, the WALE of the Group's completed and stabilised properties in

Japan was approximately 8.0 years. All of the lease payments for the properties in the Japan Portfolio are denominated in Japanese Yen.

Sale of Properties to GLP J-REIT

The Group sold seven properties to GLP J-REIT for US\$778.0 million in the financial year ended 31 March 2018. GLP J-REIT provides the Group with a long-term capital vehicle for capital recycling in Japan. The Group retains a 4.4 per cent. interest in the J-REIT as at 31 December 2019 and continue to act as its property and asset manager. See “– The Group’s Fund Management Business – GLP J-REIT”.

The Brazil Portfolio

The Group’s footprint in Brazil was significantly enlarged with the acquisition of 26 assets from BR Properties on 11 June 2014 for a consideration of approximately BRL2.4 billion, with the acquisition of an additional eight assets to be completed subject to the satisfaction of the conditions precedent for the acquisition, including receipt of required regulatory and third party approvals. As of 31 December 2019, 90.0 per cent. of the Brazil Portfolio is located in the markets of São Paulo and Rio de Janeiro, the two most populous states in Brazil. As of 31 December 2019, the WALE of the Group’s completed and stabilised properties in Brazil was approximately 10.8 years. A substantial portion of the Group’s properties in Brazil are held through joint ventures.

The following table summarises certain operational statistics for the Group’s completed and stabilised properties in Brazil as of or for the financial years ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019.

	As of and for the year ended 31 March 2018	As of and for the period from 1 April 2018 to 31 December 2018	As of and for the year ended 31 December 2019
Completed and stabilised properties			
Total GLA ('000 sq. m.)	2,720	2,722	2,832
Lease ratio (per cent.) ⁽¹⁾	92.3.	93.9	93.9
Average Lease Ratio (per cent.) ⁽¹⁾	92.3	93.9	93.9
Weighted average lease terms (years):			
Original	10.5	10.9	10.8
Remaining	5.7	5.8	5.2
Weighted average contracted rental rate (BRL/sq. m./month)	21.2	20.7	22.4

Note:

(1) Logistics and industrial properties.

The following table summarises the completed properties in the Brazil Portfolio by city as of 31 December 2019.

	As of 31 December 2019				
	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾ (Millions of BRL)	Lease Ratio ⁽²⁾ (per cent.)
		('000 sq. m.)	(per cent.)		
Brazilian City					
São Paulo.....	107	3,590,524	74.1	8,874,936	61.1

As of 31 December 2019					
	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of BRL)	(per cent.)
Rio de Janeiro.....	21	947,782	19.6	1,654,429	60.2
Others	14	308,481	6.4	679,830	79.9
Total Operating Portfolio	142	4,846,786	100.0	11,209,195	62.1

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
- (2) Logistics and industrial properties.

The following table summarises the completed properties in the Brazil Portfolio by GLA as of 31 December 2019.

As of 31 December 2019					
	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of BRL)	(per cent.)
GLA					
≥ 100,000 sq. m	5	784,858	16.2	1,416,457	80.3
≥ 50,000 sq. m. < 100,000 sq. m ..	20	1,303,229	26.9	3,402,639	64.2
≥ 30,000 sq. m. < 50,000 sq. m	37	1,408,045	29.1	3,359,333	51.3
≥ 10,000 sq. m. < 30,000 sq. m	65	1,252,646	25.8	2,762,831	59.3
< 10,000 sq. m	15	98,009	2.0	267,935	80.3
Total Operating Portfolio	142	4,846,786	100.0	11,209,195	62.1

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
- (2) Logistics and industrial properties.

The following table summarises the completed properties in the Brazil Portfolio by building age as of 31 December 2019.

As of 31 December 2019					
	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of BRL)	(per cent.)
Building age					
< 5 years	69	2,500,967	51.6	4,663,130	34.3
≥ 5 < 10 years	31	897,242	18.5	2,416,457	97.4
≥ 10 < 20 years	35	1,069,258	22.1	3,452,890	86.8
≥ 20 < 30 years	2	45,825	0.9	140,098	91.7

As of 31 December 2019					
	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of BRL)	(per cent.)
≥ 30 years	5	333,494	6.9	536,620	93.5
Total Portfolio.....	142	4,846,786	100.0	11,209,195	62.1

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
- (2) Logistics and industrial properties.

The following table summarises the Group's properties under development in Brazil by city as of 31 December 2019.

As of 31 December 2019				
	Number of Properties	GLA	Effective Interest GLA ⁽¹⁾	Percentage of Total Under Development
		('000 sq. m.)	('000 sq. m.)	(per cent.)
Brazilian City				
São Paulo.....	7	245.65	139.93	67.19
Rio de Janeiro.....	2	1119.98	47.98	32.81
Total.....	9	365.63	187.91	100.0

Note:

- (1) Effective Interest GLA: Adjusted for the Group's effective interest in non-wholly owned entities.

Title

The Group is the owner or holds a stake in all of the properties in Brazil.

Leases

Leases for the properties in the Brazil Portfolio typically run for a fixed term of five years for typical contracts and multi-tenant facilities; and for 10 years or more for build-to-suit arrangements and those in which expressive amounts were invested in order to promote the development of tenant improvements according to tenants' requests. The weighted average original lease term of leases for the properties in the Brazil Portfolio as of 31 December 2019 was 10 years, based on net leasable area. Approximately 14 per cent. of the leases have a remaining lease term of one to two years, 38 per cent. have a remaining lease term of three to five years and 48 per cent. have a remaining lease term of more than five years. As of 31 December 2019, the remaining WALE of the Group's completed and stabilised properties in the Brazil Portfolio was approximately 10.8 years. All of the lease payments for the properties in the Brazil Portfolio are denominated in BRL.

The U.S. Portfolio

The Group entered the U.S. market in 2015 through its acquisition of IndCor Properties, which held one of the largest logistics real estate portfolios in the United States and further enlarged its footprint in the United States through further acquisitions of logistics portfolios from Industrial Income Trust in 2015 and Hillwood Development

Company, LLC in 2016, becoming the country's second logistics property owner and operator within a year of market entry.

On 26 September 2019, the Issuer completed the sale of assets from three of the Group's U.S. funds, namely GLP US Income Partners I, GLP US Income Partners II and GLP US Income Partners III, to Blackstone for a consideration of US\$18.7 billion. This transaction involved 179 million square feet of urban, infill logistics assets. Through the U.S. Disposition, Blackstone Real Estate's global opportunistic BREP strategy acquired 115 million square feet for US\$13.4 billion and its income- oriented, non-listed REIT, Blackstone Real Estate Income Trust, acquired 64 million square feet for US\$5.3 billion. The Issuer will continue to invest in logistics real estate and technology and is committed to building its U.S. footprint over the long term. No pro forma financial information relating to the U.S. Disposition, the assets of which comprise substantially all of the U.S. Portfolio, has been provided in the Offering Circular.

The Europe Portfolio

The Group entered the European market in 2017 through the acquisition of Gazeley, a premier developer, investor and manager of European logistics warehouses and distribution parks. As of 31 December 2019, the Europe Portfolio comprises 2.3 million square metres of logistics assets spread across 25 major cities in four countries. As of 31 December 2019, the WALE of the Group's completed and stabilised properties in Europe was approximately 12.0 years.

The following table summarises certain operational statistics for the Group's completed and stabilised properties in Europe as of or for the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019.

	As of and for the year ended 31 March 2018	As of and for the period from 1 April 2018 to 31 December 2018	As of and for the year ended 31 December 2019
Completed and stabilised properties			
Total GFA ('000 sq. m.).....	1,344	1,625	2,300
Lease ratio (per cent.) ⁽¹⁾	96.1	98.4	96.8
Average Lease Ratio (per cent.) ⁽¹⁾	96.1	97.2	97.6
Weighted average lease terms (years):			
Original	10.7	11.2	12
Remaining	6.7	7.6	8.5
Weighted average contracted rental rate			
(€/sq. m./month)	4.3	4.5	4.7

Note:

(1) Logistics and warehousing properties.

The following table summarises the completed properties in the Europe Portfolio by city and country as of 31 December 2019.

As of 31 December 2019				
European City/Country	Number of Properties	GLA (^{'000} sq. m.)	Percentage of Total Operating Portfolio (per cent.)	Lease Ratio ⁽²⁾ (per cent.)
			Property Valuation ⁽¹⁾ (Millions of €)	

As of 31 December 2019

	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of €)	(per cent.)
UK	60	1,721,414	35.8	1,668,473	24.6
Germany	44	1,353,502	28.1	1,207,175	71.7
France	32	1,057,994	22.0	568,377	57.6
Poland	6	94,604	2.0	44,662	37.0
Spain	6	164,179	3.4	47,557	0.0
Netherlands	20	421,003	8.7	218,038	60.3
Total Operating Portfolio	168	4,812,695	100.0	3,754,282	47.6

Notes:

- (1) For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
(2) Logistics and warehousing properties.

The following table summarises the completed properties in the Europe Portfolio by GLA as of 31 December 2019.

As of 31 December 2019

	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of €)	(per cent.)
GLA					
≥ 100,000 sq. m	4	667,729	13.9	375,338	37.9
≥ 50,000 sq. m. < 100,000 sq. m ..	17	1,122,901	23.3	1,044,284	45.2
≥ 30,000 sq. m. < 50,000 sq. m	26	1,006,458	20.9	618,070	34.1
≥ 10,000 sq. m. < 30,000 sq. m	94	1,808,153	37.6	1,482,084	60.3
< 10,000 sq. m	27	207,453	4.3	245,438	46.9
Total Operating Portfolio	168	4,812,695	100.0	3,765,214	47.6

Notes:

- (1) For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
(2) Logistics and warehousing properties.

The following table summarises the completed properties in the Europe Portfolio by building age as of 31 December 2019.

As of 31 December 2019

	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of €)	(per cent.)
Building age					
< 5 years	109	3,683,425	76.5	2,827,075	32.7

As of 31 December 2019					
	Number of Properties	GLA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of €)	(per cent.)
≥ 5 < 10 years	8	226,632	4.7	218,360	100.0
≥ 10 < 20 years	29	593,862	12.3	512,763	96.3
≥ 20 < 30 years	14	211,695	4.4	152,641	90.7
≥ 30 years	8	97,082	2.2	54,375	100.0
Total Portfolio.....	168	4,812,695	100.0	3,765,214	47.6

Notes:

(1) For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.

(2) Logistics and industrial properties.

The following table summarises the Group's properties under development in Europe by city and country as of 31 December 2019.

As of 31 December 2019				
European City/Country.....	Number of Properties	GLA	Effective Interest GLA ⁽¹⁾	Percentage of Total Under Development
		('000 sq. m.)	('000 sq. m.)	(per cent.)
France	1	41.63	41.63	14.04
Germany	3	85.10	12.17	28.70
Netherlands.....	1	53.83	8.08	18.16
Poland.....	3	36.44	36.44	12.29
Spain.....	2	65.94	9.89	22.24
UK	2	13.52	2.03	4.56
Total.....	12	296.48	110.24	100.0

Note:

(1) Effective Interest GLA: Adjusted for the Group's effective interest in non-wholly owned entities.

Title

The Group and its private real estate funds hold majority of their properties in Europe under freehold and the rest under long term leases.

Leases

Leases for the properties in the Europe Portfolio are dependent on the country. In France, leases are generally for nine years (with break options at the third and sixth year); in Germany leases range between five to fifteen years for standing assets with an average lease term of 9.0 years; in the Netherlands leases tend to be between five to ten years but can vary, the average lease term is 7.6 years; whereas in the UK most leases range between ten to fifteen years, the average lease term being 12.0 years. In Spain leases are typically for 5 years whereas for Poland leases achieved are between five to ten years with an average lease term of 6.4 years. Across all markets, longer leases are typical for developments, often greater than ten years. The weighted average original lease term of leases for the properties in the Europe Portfolio as of 31 December 2019 was approximately 12 years, based on leasable area. Approximately 17 per cent. of the leases have a remaining lease term of one to two years, 14 per cent have a remaining

lease term of three to five years and 68 per cent. have a remaining lease term of more than five years. As of 31 December 2019, the remaining WALE of the Group's completed and stabilised properties in the Europe Portfolio was approximately 8.5 years. All of the lease payments for the properties in the Europe Portfolio are denominated in Euros or sterling pounds (for the UK properties).

India Portfolio

The Group entered the Indian market in September 2018 through the establishment of a strategic joint venture with IndoSpace ("IndoSpace Joint Venture") which holds the India Portfolio ("India Portfolio"). The partnership enables IndoSpace to leverage the Group's fund management, development and operational expertise and resources, as well as the extensive global customer network, to further strengthen IndoSpace's leadership position in India. Through this partnership, the Group will also co-invest in IndoSpace's managed investment vehicles, and will become an investor in IndoSpace Core, a joint venture established in 2017 by IndoSpace and CPPIB that is focused on acquiring and developing modern logistics facilities in India.

IndoSpace is the pioneer and largest provider of modern industrial and logistics real estate in India and currently has 35 industrial and logistics parks, including developed parks, as well as parks under various stages of development, across India.

The following table summarises certain operational statistics of the IndoSpace Joint Venture's completed and stabilised properties in India as of or for the financial year ended 31 December 2019.

	As of and for the year ended 31 December 2019 ⁽¹⁾
Completed and stabilised properties	
Total GFA ('000 sq. m.).....	1,160.0
Lease ratio (per cent.) ⁽²⁾	89.3
Average Lease Ratio (per cent.) ⁽²⁾	89.3
Weighted average lease terms (years):	
Original	6.9
Remaining	5.4
Weighted average contracted rental rate (Rs./sq. m./month)	268.3

Note:

- (1) Since the Group entered into the Indian market in September 2018, operational statistics are only provided beginning the year ended 31 December 2019.
- (2) Logistics and industrial properties.

The following table summarises the completed properties of the IndoSpace Joint Venture by region as of 31 December 2019.

	As of 31 December 2019				
	Number of Properties	GFA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of Rs.)	(per cent.)
Indian Region					
North India	53	887,868	29.1	10,303,810	23.7
South India	81	1,135,256	37.3	22,627,093	46.0
West India.....	72	1,023,222	33.6	29,125,247	42.1
Total Operating Portfolio	206	3,046,346	100.0	62,056,150	38.2

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
- (2) Logistics and industrial properties.

The following table summarises the completed properties of the IndoSpace Joint Venture by GFA as of 31 December 2019.

As of 31 December 2019					
	Number of Properties	GFA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of Rs.)	(per cent.)
GFA					
≥ 100,000 sq. m	0	0	0.0	0	-
≥ 50,000 sq. m. < 100,000 sq. m ..	1	83,568	2.7	1,855,759	100.0
≥ 30,000 sq. m. < 50,000 sq. m	6	215,434	7.1	7,907,590	66.4
≥ 10,000 sq. m. < 30,000 sq. m	128	2,283,468	75.0	39,542,561	30.5
< 10,000 sq. m	71	463,876	15.2	12,750,240	51.7
Total Operating Portfolio	206	3,046,346	100.0	62,056,150	38.2

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
- (2) Logistics and industrial properties.

The following table summarises the completed properties of the IndoSpace Joint Venture by building age as of 31 December 2019.

As of 31 December 2019					
	Number of Properties	GFA	Percentage of Total Operating Portfolio	Property Valuation ⁽¹⁾	Lease Ratio ⁽²⁾
		('000 sq. m.)	(per cent.)	(Millions of Rs.)	(per cent.)
Building age					
< 5 years	97	1,320,195	100.0	654,476,269	46.6
Total Portfolio	97	1,320,195	100.0	654,476,269	46.6

Notes:

- (1) As determined by internal valuation. For more information on the basis of the valuation, see “Valuations, Property Values and Gross Floor Area/Gross Leasable Area”.
- (2) Logistics and industrial properties.

The following table summarises the IndoSpace Joint Venture’s properties under development in India by city as of 31 December 2019.

As of 31 December 2019				
	Number of Properties	GFA (^{'000} sq. m.)	Effective Interest GFA ⁽¹⁾ (^{'000} sq. m.)	Percentage of Total Under Development (per cent.)
Indian City				
Chennai.....	3	38.0	0.5	13.4
Chittoor.....	2	35.9	0.0	12.6
Coimbatore	1	14.0	0.4	4.9
NCR.....	9	134.0	0.6	47.2
Pune.....	3	62.2	0.4	21.9
Total.....	18	284.1	1.9	100.0

Note:

(1) Effective Interest GFA: Adjusted for the Group's effective interest in non-wholly owned entities.

Leases

The weighted average original lease term of leases of the IndoSpace Joint Venture's properties as of 31 December 2019 was 6.9 years, based on net leasable area. As of 31 December 2019, the remaining WALE of the IndoSpace Joint Venture's completed and stabilised properties was approximately 5.4 years. All of the lease payments for the properties of the IndoSpace Joint Venture are denominated in Rs.

CUSTOMERS

The Group leases its facilities to a broad range of Fortune Global 500 firms, large and mid-sized, multinational and domestic customers who need logistics and distribution facilities, including e-commerce companies, third party logistics providers, retailers, manufacturers, importers/exporters and others. These customers serve end-users in a large variety of industries, including electronics, fast-moving consumer goods, retail/fast food chains, general logistics services, auto parts, pharmaceuticals/medical instruments and machinery. The Group seeks to be a partner and a "one-stop shop" for its customers, so that they will need only one point of contact to design and build a multi-market distribution network throughout the jurisdictions in which the Group operates. The Group's high quality and diversified customer base is a strong reflection of the Group's distinguished reputation in the logistics and warehousing facilities industry which also provides it with a strong platform for growth and further strengthening of its market position. The Group generates most of its revenue from multinational customers.

China

The Group cooperates mainly with medium to large corporations, including Fortune Global 500 firms, multinational corporations and domestic large corporations in China. In terms of industry coverage, the Group's customers mainly operate in the 3PL, retail and manufacturing, which respectively represents 56 per cent., 16 per cent. and 10 per cent of the Group's customers in China. For the 3PL industry, the Group's major customers include Best Logistics Group, Deppon Logistics and SF Express; for the retail (including online retail) industry, the Group's major customers include JD, VIPSHOP and Amazon; for the manufacturing industry, the Group's major customers include Samsung, Schneider Electric, Volkswagen and Bosch; and for the medicine industry, the Group's major customers include Shanghai Pharmaceuticals Holding, Sinopharm Group and Guangzhou Pharmaceutical Group.

Leveraging on the Group's economy of scale and networking effect of its warehousing and logistics and warehousing facilities, the Group has developed a diverse warehousing customer portfolio, with over 1,000 tenants from various industries as at 31 December 2019.

Japan

The Group's customers in Japan comprise primarily of large Japanese companies that operate across a wide variety of industries, as well as other multinational companies. There has been a growing emphasis by corporates to focus on core operations and cost reductions, resulting in more than 100 per cent. growth in the 3PL market from 2009 to 2018. Approximately 59 per cent. (by leased area) of its customers in Japan are 3PLs, including major customers such as Nippon Express and DHL, while another 27 per cent. are retailers/manufacturers. These customers serve end-users in a large variety of industries, including fast-moving consumer goods, electronics, retail, general logistics services, pharmaceutical and medical instruments, auto and parts, and others.

Brazil

The Group's customers in Brazil comprise primarily large Brazilian companies with a focus on the retail business as well as other multinational companies. Domestic consumption is an important driver of demand for the Group's business in Brazil, with approximately 100 per cent. of the Brazil Portfolio leased to domestic consumption-related customers. The Issuer believes that amid a drive to improve logistics efficiency, companies in Brazil are increasingly outsourcing logistics and shifting from a strategy of owning warehouses to leasing them. Approximately 46 per cent. (by leased area) of the Group's customers in Brazil are retailers, including major customers such as GPA, Riachuelo, Procter & Gamble and Unilever, while another 25 per cent. are 3PLs and 22 per cent. are manufacturers. These customers serve end-users in a large variety of industries, including fast-moving consumer goods, general logistics services, retail, machinery, pharmaceutical and medical instruments and others.

Europe

The Group's customers in Europe primarily comprise 3PLs, retailers and e-commerce companies. Approximately 30 per cent. (by leased area) of its customers in Europe are 3PLs, including major customers such as DHL, Zuffal Logistik and Rigterink, while another 29 per cent. are retail/manufacturers and 16 per cent. are e-commerce companies. These customers serve end-users in a large variety of industries including, among others, the retail, fast-moving consumer goods, automotive and healthcare industries.

India

The IndoSpace Joint Venture's customers in India primarily comprise 3PLs, retailers, manufacturers, e-commerce and automotive companies. Approximately 28 per cent. (by leased area) of its customers in India are 3PLs, including major customers such as DHL, while another 17 per cent. are retailers. These customers serve end-users in a large variety of industries including, among others, automotive, machinery, logistics and electronics industries.

INSURANCE

The Issuer believes that the Group's insurance practice is in line with what it believes to be the prevailing industry practice in the jurisdictions in which it operates. The Issuer believes that the Group's insurance coverage in each of the jurisdictions in which it operates is commercially reasonable and appropriate for a logistics and warehousing facility company operating in that market. Notwithstanding the Group's insurance coverage, should an uninsured loss or a loss in excess of insured limits occur, the Group could lose capital invested in its property and anticipated future revenue therefrom, while the Group remains liable for any mortgage indebtedness or other financial obligations relating to the relevant property. Any such loss could have a material adverse effect on the Group's financial condition and results of operations, to the extent that this disrupts the normal operation of its properties or its businesses. See "Risk Factors – The Group's insurance coverage does not include all potential losses".

China

The Group's insurance policies in China includes property insurance for property damage and loss of rental income, covering such perils as fire, windstorm, flood, malicious damage and other material damage to property and development sites; and commercial general liability insurance which covers the potential risks against third party claims arising from its business operations. The Group also maintains other insurance policies for its employees in

accordance with applicable laws and regulations, including workmen's compensation and personal accident insurance, as well as group hospitalisation insurance. There are certain types of risks that are not covered by these insurance policies, including acts of war, terrorism, environmental damage and breaches of environmental laws and regulations.

Japan

The Group's insurance policies in Japan includes property insurance for property damage and loss of rental income, covering such perils as fire, windstorm and electrical breakdown; and commercial general liability insurance which covers the potential risks against third party claims arising from its business operations. The Group also maintains other insurance policies for its employees in accordance with applicable laws and regulations, including life insurance, personal liability, health, accidental death and long-term disability. There are certain types of risks that are not covered by these insurance policies, including acts of war, environmental damage and breaches of environmental laws and regulations. For earthquake risk, the Group obtains earthquake insurance to cover facilities subject to certain “probable maximum loss” (“PML”) threshold percentage.

Brazil

The Group's insurance policies in Brazil includes property insurance for property damage and loss of rental income, covering such perils as fire, windstorm, flood, electrical breakdown and earthquake; and commercial general liability insurance which covers the potential risks against third party claims arising from its business operations. The Group also maintains other insurance policies for its employees in accordance with applicable laws and regulations, including workmen compensation and group hospitalisation insurance. There are certain types of risks that are not covered by these insurance policies, including acts of war, breaches of environmental laws and regulations.

Europe

The Group's insurance policies in Europe includes property insurance for property damage and loss of rental income, covering such perils as fire, windstorm, flood, earthquake and terrorism; and commercial general liability insurance which covers the potential risks against third party claims arising from its business operations. The Group also maintains other insurance policies for its employees in accordance with applicable laws and regulations, including workmen compensation and group hospitalisation insurance. There are certain types of risks that are not covered by these insurance policies, including acts of war and breaches of environmental laws and regulations.

COMPETITION

While the Group is a leading global investment manager and a business builder in logistics, real estate, infrastructure, finance and related technologies of the jurisdictions in which it operates, it faces competition from other large domestic and, to a lesser extent, international owners and operators of other logistics and warehousing facilities and, within any specific individual market, also from smaller, local players. The Group competes with other providers for locations and sites for future logistics and warehousing facilities. In China, potential customers may also compare the Group's products, services and rents to those of large state-owned logistics and warehousing facilities providers. While the Issuer believes that those providers generally do not provide modern facilities, potential customers may choose these providers over the Group on the basis of rent if they do not need the modern specifications offered by the Group's facilities.

The Group believes that, in choosing a provider of logistics and warehousing facilities, the Group's customers focus primarily on the size of a provider's network and on the quality of the service provided. Lease rates are generally determined by the market. The Issuer believes that the size of the Group's network and the Group's focus on customer service and on assisting its customers in establishing and maintaining their logistics networks allows the Group to compete favourably with many of its competitors.

EMPLOYEES

The following tables summarise the number of the Group's employees by location and function as at 31 March 2018 and 31 December 2018 and 2019:

Employees by Geographical Location

	As of 31 March	As of 31 December	
	2018	2018	2019
Japan.....	123	126	133
China	631	813	1643
Brazil	62	58	58
Europe	43	72	98
Singapore/Other.....	202	214	54
Total.....	1061	1283	1986

Employees by Function

	As of 31 March	As of 31 December	
	2018	2018	2019
Investment management.....	139	175	203
Project development	151	165	206
Leasing service	138	152	226
Asset management.....	146	224	40
Finance/Accounting.....	218	222	194
Property	9	11	375
Others	260	334	742
Total.....	1061	1283	1986

None of the Group's employees in Japan, China or Europe is a member of a labour union, although in Europe there may be employees who are part of collective bargaining agreements and therefore entitled to joint representation if needed. In Brazil, all of the Group's employees are represented by a labour union as required by law. The Group has not experienced any strikes or disruptions to its operations due to labour disputes. The Issuer believes the Group's relationships with its employees are good.

LEGAL PROCEEDINGS

The Issuer is not, and none of its subsidiaries or joint ventures is, a party to any litigation, arbitration or administrative proceedings that the Issuer believes would, individually or taken as a whole, have a material adverse effect on the Group's business, financial condition or results of operations, and, in so far as the Issuer is aware, no such litigation, arbitration or administrative proceedings are pending or threatened.

ENVIRONMENTAL, HEALTH AND SAFETY MATTERS

The Group's operations are subject to regulatory requirements and potential liabilities arising under applicable environmental, health or safety-related laws and regulations in each of the jurisdictions in which it has operations.

The Group believes that it is in compliance in all material respects with applicable environmental regulations in each of the jurisdictions in which it has operations. As at the date of this Offering Circular, no material environmental, health or safety-related incident involving the Group has occurred. The Group is not aware of any material environmental, health or safety-related proceedings or investigations to which the Group might become a party.

As the Group does not undertake construction work for its development projects and asset enhancement initiatives itself, the responsibility for ensuring the health or safety of workmen at the Group's development project or asset enhancement worksites generally rests with the contractors it appoints.

MARKETING ACTIVITIES

The Group engages in various marketing initiatives in order to attract new customers and expand its market recognition. In Japan, most of the Group's leasing contracts are procured by its in-house leasing team, which deals directly with customers and potential customers. In China, the Group's recent marketing activities focus on expositions. Mainstream media in China includes the Group's exhibitions and events in their coverage. In Brazil, the Group develops and strengthens relationships with large national and international firms with important logistic operations to present its facilities, and undertakes dedicated media campaigns to enhance and promote its parks in addition to working with local and internationally known brokers to procure customers. In Europe, the Group uses both professional brokers and deals directly with customers and potential to procure leases.

The Group also engages in traditional “banner” advertising and publishes a periodic electronic newsletter targeted at existing and prospective customers and markets its facilities through the Group's website. The Group endeavours to increase its brand exposure through event-specific media coverage and media briefings, such as signing ceremonies related to the establishment of strategic relationships, and the sponsorship of events such as athletic tournaments for trade associations and other groups whose membership is comprised of our target customers. On occasion, the Group joins with brokers to organise “open house” events at some of its facilities, and the Group regularly attends large conventions and trade shows and conducts customer events, such as the seminar in Tokyo for Japanese customers seeking logistics and warehousing facilities in China.

INFORMATION TECHNOLOGY

The Issuer leverages the latest information technology to support sustainable and efficient daily operations. Oracle JD Edwards EnterpriseOne has been adopted as the Issuer's core enterprise resource planning application to capture, in an integrated approach, business activities such as project cost management, real estate management, expense management and financial management in all countries except in Europe. In Europe, the Issuer uses a cloud-based system called Yardi.

For its customer relationship management system, the Issuer has adopted Salesforce, Microsoft Dynamics and VTS to manage its pre-lease activities and gain instant access to space availability. From a people resources perspective, the Issuer uses the Platinum HRM, JazzHR, and PeopleHR systems which offer comprehensive human resource management functionality.

INTELLECTUAL PROPERTY

All trademarks relating to “GLP” and its respective accompanying designs as well as the GLP logo used by the Group are registered and, in the case of China, 46 out of 48 trademarks are duly registered by the Issuer.

As at the date of this Offering Circular, the Group has not infringed any intellectual property rights of other parties and has not identified any instances of third parties infringing its intellectual property rights.

MANAGEMENT

Board of Directors

The Board of Directors of GLP Holdings L.P. (the “Board of Directors”) that oversees the Issuer provides strategic guidance to the Issuer’s management, reviews the Issuer’s business plans and major policies, ensures that an effective risk management framework and internal controls are in place and monitors performance against plan.

The Board of Directors comprises:

Name	Position
Ang Kong Hua.....	Chairman
Ming Z. Mei	Director, Co-Founder and Chief Executive Officer
Simon Chen	Director
Gong Jianzhong	Director
Huang Liming.....	Director
Lau Teck Sien.....	Director
Huang Tao	Director
Steven Lim Kok Hoong.....	Director
Zhang Lei	Director
Zhang Xu	Director
Zhu Xu.....	Director

Ang Kong Hua

Ang Kong Hua is Chairman of the Board of Directors. He chairs the GIC Investment Board and sits on the GIC Investment Strategies Committee. He is also Chairman of Sembcorp Industries and has helmed several of Singapore’s biggest companies, bringing years of experience spanning the manufacturing, services and financial sectors. Mr. Ang started his career at the Economic Development Board. He then joined DBS Bank at its inception in 1968 and pioneered its investment banking division. From 1974, Mr. Ang was Chief Executive Officer of NSL (formerly NatSteel) until he retired in 2003, and stayed as its Executive Director until 2010. Mr. Ang’s past appointments include Chairman of Singapore Telecommunications and Singapore Post, Vice-Chairman of Neptune Orient Lines, and a Director of DBS Bank, CIMC Raffles Offshore (Singapore) and k1 Ventures. He holds a Bachelor of Science (Honours) in Economics from the University of Hull.

Ming Z. Mei

Ming Z. Mei is the Co-Founder and Chief Executive Officer of the Issuer, a leading global investment manager specializing in real estate, logistics and related technology investments. Mr. Mei has built the Issuer into one of the world’s largest real estate and private equity fund managers. The Issuer continues to actively explore opportunities to grow the platform in new and existing markets. Mr. Mei is Chairman of the Investment Committee of Eastern Bell Venture Capital and sits on various public and private boards. He is also an investor and board member of Value Retail China, a company that specializes in the development and operation of luxury outlet shopping villages. Mr. Mei graduated from J.L. Kellogg School of Management at Northwestern University and the School of Business and Management at the Hong Kong University of Science and Technology with a Master of Business Administration. Mr. Mei received his Bachelor of Science in Business from Indiana University School of Business.

Simon Chen

Simon Chen is a Director of GLP Holdings L.P. He is Partner of HOPU and Chief Executive Officer of Triwater, the real estate investment arm of HOPU, and sits on the board of Meicai and C-Store. Prior to joining HOPU, Mr. Chen was Head of Real Estate Investment Banking and Co-Head of Fixed Income Origination at China International Capital Corporation. Mr. Chen has extensive transaction experience across real estate, consumer, logistics and environmental service sectors and has led many milestone transactions for leading companies including PetroChina, China Unicom and CapitaMalls Asia. He holds a Master of Finance from Shanghai Jiaotong University.

Gong Jianzhong

Gong Jianzhong is a Director of the Issuer. He is Chief Executive Officer and Executive Director of Bank of China Group Investment (“BOCGI”) and serves as a Director of a number of companies controlled by BOCGI. He was previously alternate director and Deputy CEO of BOCGI from 2002 to 2005. Mr. Gong has 30 years' experience in banking and investment, including spearheading various domestic and overseas investment projects in China. He holds a Master of Economics from Dongbei University of Finance and Economics.

Huang Liming

Huang Liming is a Director of GLP Holdings L.P. He is Managing Director of Hillhouse Capital Management Group. Hillhouse Capital was founded in 2005 and focuses on long-term equity investing. The firm invests in the consumer, technology, business services and health care sectors and manages over US\$35 billion in assets on behalf of institutional clients such as university endowments, foundations, sovereign wealth funds, and family offices. Prior to joining Hillhouse, Mr. Huang was Managing Director of ICBCI RT Capital, a China-based investment fund. Prior to that, Mr. Huang was Executive Director of the Private Financing business in J.P. Morgan and he also worked in Affinity Equity Partners and was Executive Director in the Special Situations Group at Goldman Sachs. Mr. Huang received his B.A. and M.A. in Economics from Fudan University.

Lau Teck Sien

Lau Teck Sien is a Director of GLP Holdings L.P. He is Partner and CIO of HOPU. Mr. Lau has more than 20 years' experience in the finance industry spanning commercial banking, fund management and private equity, with extensive transaction experience across the financial services, consumer, resource, technology, media and telecoms sectors with a deep understanding of China. Prior to joining HOPU, he was Managing Director of Temasek, responsible for building and executing investment strategies in China. Mr. Lau was previously with United Overseas Bank for 10 years of experience where he held various positions in asset management, venture investment, commercial banking and risk management. He received his Bachelor of Business from Nanyang Technological University of Singapore.

Huang Tao

Huang Tao is a Director of GLP Holdings L.P. He is Head of Equity Investment at Bank of China Group Investment Limited (“BOCGI”). Mr. Huang joined BOCGI in 2015 and serves as Director of a number of companies controlled by BOCGI. He previously held various executive roles at the Bank of China. He received his Ph.D. from Tsinghua University.

Steven Lim Kok Hoong

Steven Lim Kok Hoong is a Director of GLP Holdings L.P. He has over 30 years of audit and financial consulting experience and was responsible for the audits of statutory boards and some of the largest multinational corporations in Singapore, Indonesia and Malaysia. Mr. Lim served as a Senior Partner of Ernst & Young Singapore from 2002 to 2003. He started his career in Arthur Andersen in 1971 and served as the Managing Partner of Arthur Andersen Singapore from 1990 to 2002 and as Regional Managing Partner for the ASEAN region in Arthur Andersen from 2000 to 2002. Mr. Lim serves as an Independent Director and Audit Committee Chairman of Genting Singapore PLC and the Lead Independent Director and Audit Committee Chairman of YTL Starhill Global REIT Management Limited. Mr. Lim is a Member of the Institute of Certified Public Accountants of Singapore and the Institute of Chartered Accountants in Australia. He graduated with a Bachelor of Commerce Degree from the University of Western Australia in 1971.

Zhang Lei

Zhang Lei is a Director of GLP Holdings L.P. He is the Founder, Chairman and Chief Executive Officer of Hillhouse Capital Management Group. Hillhouse Capital was founded in 2005 and focuses on long-term equity investing. The firm invests in the consumer; technology; business services; and health care sectors and manages over

US\$35 billion in assets on behalf of institutional clients such as university endowments, foundations, sovereign wealth funds, and family offices. Mr. Zhang is a Trustee of Yale University and Co-Chairman of the Yale Asia Development Council. Before attending Yale, where he earned an MBA and an M.A. in international relations in 2002, Mr. Zhang received his B.A. in economics in 1994 from Renmin University of China, where he is Vice Chairman and Trustee of the Board. Mr. Zhang is a governing Board Member of the China-United States Exchange Foundation and serves on the Hong Kong Financial Services Development Council as well as the Steering Group on Financial Technologies. He served as a Co-Chair of the B20 China Employment Taskforce in 2016 and the co-Chair of the B20 Germany Employment and Education Taskforce in 2017.

Zhang Xu

Zhang Xu is a Director of GLP Holdings L.P. and Vanke Property (Overseas) Limited, a company listed on the Hong Kong Stock Exchange. He is Executive Vice President and Chief Operations Officer of Vanke. Mr. Zhang joined Vanke in 2002 and held various executive roles including General Manager of Wuhan Vanke and Vice President, before assuming his current position. Prior to Vanke, Mr. Zhang worked at China Overseas Group. He holds an MBA from Illinois State University and received his Bachelor's degree in Industrial and Civil Architecture from Hefei Industrial University.

Zhu Xu

Zhu Xu is a Director of GLP Holdings L.P. and currently serves as Vice President and Secretary to the Board of Directors of Vanke. Prior to joining Vanke in 2016, Xu worked for Shenzhen Municipal Office of the State Administration of Taxation, Nations Technologies Inc. and Shenzhen Grandland Decoration Group Co., Ltd. She holds a Master of Public Policy from University College London.

Fund Management Board of Directors

The Fund Management Board of the Issuer was established in November 2018 to enhance the Issuer's governance and risk management infrastructure for the Group's fund management platform. The Directors' global insights and industry visibility provide a valuable business perspective as the Group continues to strategically grow its fund management platform across the real estate, private equity and infrastructure sectors.

The Fund Management Board of the Issuer comprises:

Name	Position
Dr. Seek Ngee Huat.....	Chairman
Graeme Eadie	Director
Dr. Richard Levin.....	Director

Dr. Seek Ngee Huat

Dr. Seek Ngee Huat is Chairman of the Issuer's Fund Management Board. A key figure in the global real estate industry for more than 40 years, Dr. Seek was Chairman of the Issuer from June 2014 until January 2018, when the Issuer was privatised in the largest private equity buyout in Asia. Dr. Seek is currently Chairman of the Institute of Real Estate and Urban Studies at the National University of Singapore where he is also Practice Professor of Real Estate. Dr. Seek sits on the Boards of Brookfield Asset Management Inc., Canada, VCredit Holdings Limited, Hong Kong and the Centre for Liveable Cities, Singapore. He is also a Senior Advisor to Frasers Property Limited and the CPPIB. His past appointments include Chairman of the Issuer, Chairman of ULI Asia Pacific, President of GIC Real Estate and a Board Director of GIC Pte Ltd.

Graeme Eadie

Graeme Eadie is a Director of the Issuer's Fund Management Board. Mr. Eadie is an adviser at CPPIB, where he spent 12 years in various senior positions including Senior Managing Director and Global Head of Real Assets until March 2018. Prior to CPP, Mr. Eadie held multiple roles at Cadillac Fairview Corp Ltd, including chief financial officer, chief operating officer and president. Mr. Eadie sits on the Boards of Morguard Corporation and Neiman Marcus Group and is Trustee of Morguard Real Estate Investment Trust and Choice Properties Real Estate Investment Trust.

Dr. Richard Levin

Dr. Richard Levin is a Director of the Issuer's Fund Management Board. Trained as an economist, Dr. Levin was President of Yale University from 1993 to 2013. During his tenure, Yale's endowment grew from US\$3 billion to US\$20 billion. Dr. Levin currently serves as a Director of American Express and C3 IoT and acts as an advisor to Temasek, TPG and Coursera, where he was previously Chief Executive Officer. He is also a trustee of the William and Flora Hewlett Foundation, one of the United States' largest philanthropic organisations.

Executive Committee

Set out below are the current executive officers of the Issuer:

Name	Position
Ming Z. Mei	Co-Founder and Chief Executive Officer Chairman of the Executive Committee
Yoshiyuki Chosa	President, GLP Japan
Nick Cook.....	President and Chief Executive Officer, Gazeley
Mauro Dias	President, GLP Brazil
Craig Duffy.....	Managing Director, Fund Management
Higashi Michihiro.....	Chief Strategy Officer, GLP China
Victor Mok	Co-President – Real Estate, GLP China
Vincent Peng	Managing Director, GLP
Richard Rothman.....	Head of Performance & Engagement
Stephen Schutte	Chief Operating Officer , GLP
Mark Tan.....	General Counsel
Kazuhiro Tsutsumi	Chief Financial Officer
Ralf Wessel.....	Managing Director, Fund Management
Alan Yang.....	Chairman of the Investment Committee
Angela Zhao	Co-President – Real Estate, GLP China
Teresa Zhuge	Executive Vice Chairman, GLP China

Ming Z. Mei

Details for Ming Z. Mei are set out under “Management – Board of Directors”.

Yoshiyuki Chosa

Yoshiyuki Chosa is President of GLP Japan and is in charge of the Group's business in Japan. Mr. Chosa was formerly Senior Vice President of Investment Management at ProLogis Japan, where he launched and expanded its acquisition business. Prior to joining ProLogis Japan, Mr. Chosa held several key positions within Mitsui Fudosan Co., Ltd, and Mitsui Fudosan Investment Advisors, Inc., where he was involved in condominium and housing development projects, office leasing, asset management services and real estate investment advisory services to overseas institutional investors. Mr. Chosa holds a Bachelor of Laws from Keio University and is based in Tokyo.

Nick Cook

Nick Cook is President and Chief Executive Office of Gazeley, the Group's platform in Europe. Mr. Cook was previously Chief Operating Officer of Gazeley where he oversaw all capital deployment, disposition and operational aspects of the business in Europe. Mr. Cook joined Gazeley in 2002 and has held several key positions including establishing Gazeley's profitable UAE business unit and looking after Gazeley's business in China, while maintaining a detailed involvement in all aspects of the European business. Mr. Cook is a member of the Royal Institute of Chartered Surveyors and has 19 years' experience in the real estate development and investment market. He holds a Bachelor's degree in General Practice Surveying & Commercial Property Development from Nottingham Trent University and has completed training in several professional courses including a Management & Leadership program at Harvard Business School. Mr. Cook is based in London.

Mauro Dias

Mauro Dias is President of GLP Brazil and is in charge of the Group's business in Brazil. Mr. Dias was formerly Chief Executive Officer of Synergy Group's Shipyards and Shipping Divisions and prior to that, Chief Executive Officer of Log-In Logística Intermodal, a Brazilian logistics company where he spearheaded their restructuring and IPO. From 1985 to 2007, Mr. Dias developed his career at VALE, one of the largest companies in Brazil, where he held various key roles in its logistics, shipping and transportation divisions, including Director of Logistics and Chairman and Chief Executive Officer of FCA Railway. Mr. Dias holds a B.S. in Mechanical Engineering and Economics from the Federal University of Espírito Santo and received his Master of Business Administration from the Anderson School at University of California-Los Angeles-UCLA. Mr. Dias is based in São Paulo.

Craig Duffy

Craig Duffy is Managing Director, Fund Management and is responsible for managing and growing the Group's fund management platform as well as developing new business initiatives. Prior to joining the Issuer, Mr. Duffy spent 14 years at Citigroup as a Managing Director and Head of Equity Origination, Asia where he was responsible for the origination and execution of all primary equity and equity-linked capital markets transactions across Asia. During that time, Mr. Duffy raised more than US\$150 billion of equity from over 300 transactions, including the Issuer's initial public offering in 2010 and the initial public offering of GLP J-REIT in 2012. Mr. Duffy holds a Masters of Business Administration from The Wharton School at the University of Pennsylvania and received his Bachelors of Science in Finance and Management from the Whitman School of Management at Syracuse University. Mr. Duffy is based in Hong Kong.

Higashi Michihiro

Higashi Michihiro is Chief Strategy Officer of GLP China and is in charge of overseeing and setting out overall investment strategy for GLP China. He is also responsible for managing and establishing strategic alliances in China. Mr. Michihiro was formerly Senior Vice President and Head of Investment of GLP China and helped to grow the Group's business relating to Japanese customers. Mr. Michihiro worked at Nomura Research Institute in Japan where he was responsible for corporate strategy consulting and Oita Bank where he was in charge of equity research. Mr. Michihiro received his Bachelor degree of Law from Wuhan University and a Master degree of Economics from Oita University. Mr. Michihiro is based in Shanghai.

Victor Mok

Victor Mok is Co-President – Real Estate, GLP China and is responsible for the operational, commercial, procurement, property management and IT functions for the real estate business in China. Mr. Mok also spearheads strategic collaboration with the Group's key partners such as China Material Storage and Transportation Corporation (CMSTD). He was formerly Chief Commercial Officer of GLP China. Mr. Mok has close to three decades of experience in the aviation and logistics industries. Prior to joining the Issuer, Victor was Chief Executive Officer, North Asia, of DHL Supply Chain. Prior to DHL, Mr. Mok worked for Cathay Pacific Airways and Expeditors

International in various executive roles. Mr. Mok holds a Master's Degree in Global Finance from Stern Business School at New York University and the School of Business and Management at the Hong Kong University of Science and Technology, as well as an Executive MBA from Ivey School of Business, University of Western Ontario Canada. Mr. Mok graduated from the University of Hong Kong with a Master's Degree in Transport Studies and a Bachelor's Degree in Economics and Management. He is a graduate of the Strategic Leadership Program from the University of Oxford and is based in Shanghai.

Vincent Peng

Vincent Peng is a Managing Director of the Issuer, focused on driving new real estate initiatives primarily in Greater China. Mr. Peng has extensive industry experience in real estate investment, fund management and investment banking, with active involvement in more than US\$100 billion of transactions. Prior to joining the Issuer, Mr. Peng was Deputy General Manager and Senior Managing Director of China Merchants Group where he was responsible for setting up, developing and managing its fund management platform. Prior to China Merchants, Mr. Peng was a Managing Director at Goldman Sachs, where he held several senior positions, including Co-Head of Real Estate in Asia. Mr. Peng was formerly Asia Pacific Head of Corporate Investment Group at GIC Real Estate and also worked with AMP Capital Investors on real estate funds management in Australia. Mr Peng is based in Hong Kong.

Richard Rothman

Richard Rothman is Head of Performance and Engagement. Mr. Rothman is responsible for internal communications, brand communication, new business integration and fostering and developing the company's leadership and entrepreneurial culture. Prior to joining the Issuer, Mr. Rothman was the Founder and President of Total Executive Wellness, a company focused on the convergence of overall health and wellness and business performance. From 1994 to 2011, Mr. Rothman held various positions with Gap International, a global business performance consultancy, most recently spending four years as Managing Director for Asia Pacific where he led strategic initiatives, conferences and projects throughout Asia and the Middle East. Mr. Rothman holds a Bachelor of Arts in Anthropology from the University of Colorado, Boulder and received his Masters of Business Administration in Marketing Management from Drexel University. Mr. Rothman is based in Chicago.

Stephen Schutte

Stephen Schutte is Chief Operating Officer of the Issuer overseeing global operations and spearheading the Group's global and strategic initiatives. He was previously the Group's General Counsel and Chief Administrative Officer. Prior to joining the Issuer, Mr. Schutte was Senior Vice President at DCT Industrial Trust Inc. where he was General Counsel and a Market Officer overseeing multiple regions. He was also a member of the investment and executive management committees. Prior to that, Mr. Schutte was Associate General Counsel of ProLogis. Mr. Schutte holds a Master of Business Administration from the Kellogg School of Management at Northwestern University and the School of Business and Management at the Hong Kong University of Science and Technology. He received his Juris Doctor from the University of Iowa College of Law and his Bachelor of Arts from Creighton University. Mr. Schutte is based in Tokyo.

Mark Tan

Mark Tan is General Counsel of the Group. Mr. Tan is responsible for overseeing all legal matters, including regulatory compliance, contract negotiations on fund management transactions, acquisitions and dispositions and other significant transactions. Prior to joining the Issuer, Mr. Tan was previously at Shearman & Sterling LLP, where he represented underwriters, issuers and private equity sponsors on debt and equity offerings. Previously, Mr. Tan also worked at Goldman Sachs and Sullivan & Cromwell LLP. Mr. Tan received his Juris Doctor Honors from the University of Toronto and Bachelor of Mathematics in Computer Science, Economics Minor from the University of Waterloo. Mr. Tan is based in Singapore.

Kazuhiro Tsutsumi

Kazuhiro Tsutsumi is Chief Financial Officer of the Group. Mr. Tsutsumi spearheads the Group's financial strategy and oversees the Company's capital structure and is responsible for Group-wide corporate finance including treasury, financial planning and reporting. Previously, Mr. Tsutsumi was Managing Director and Chief Financial Officer of Asia at ProLogis, where he was in charge of finance, accounting, capital markets and tax for Japan, China, Korea and Singapore operations. Prior to that, he served as Vice President for the Investment Management Division of Goldman Sachs from 1998 to 2002 and was responsible for financial management and strategic planning for its Japan and Asia operations. Mr. Tsutsumi started his career with Dai-ichi Life, where his responsibilities included portfolio management of US real estate, overseas financial management and corporate accounting/taxation. Mr. Tsutsumi received his Master of Business Administration from the University of Chicago, Graduate School of Business, CPA from the State of Illinois, and Bachelor of Arts in Law from Waseda University. Mr. Tsutsumi is based in Tokyo.

Ralf Wessel

Ralf Wessel is Managing Director, Fund Management. Mr. Wessel is responsible for managing and growing the Group's fund management platform, which currently has more than US\$60 billion assets under management. He also manages long-standing relationships with some of the world's leading institutional investors to enable the Issuer to scale the business and consistently deliver value to its investors. Mr. Wessel was formerly Managing Director, Global Investment Management at ProLogis where he was responsible for an investment platform valued at US\$21 billion. Previously, Mr. Wessel was a partner at Equity Estate, a private equity company managing various real estate funds. Mr. Wessel has more than 16 years of experience in the real estate sector and holds a Masters degree in Financial Management from the University of Amsterdam and a Masters in Science degree in Real Estate Investment from City University London and is based in Singapore.

Alan Yang

Alan Yang chairs the Group's global investment committee which oversees all investment activity across the Group. Prior to joining the Issuer, Mr. Yang was a principal in Blackstone's real estate private equity group where he worked on over US\$70 billion of real estate transactions. Mr. Yang was also a founding member of Blackstone's Los Angeles office and its real estate operations in Asia. Prior to his time at Blackstone, Mr. Yang worked in real estate investment banking at Merrill Lynch. Mr. Yang has a Bachelor's degree in Finance and Accounting from Georgetown University. Mr. Yang is based in Los Angeles.

Angela Zhao

Angela Zhao is Co-President – Real Estate, GLP China and is responsible for business investment, planning and design, marketing and public relations for the real estate business in China. Ms. Zhao also spearheads the GLP I-Park business. Ms. Zhao was formerly General Manager of Suzhou from 2008 to 2011 and headed investments and public relations from 2003 to 2008. Prior to joining the Issuer, Ms. Zhao worked at Ascendas Group where she was responsible for business development in China. Ms. Zhao holds an MBA from the MIT Sloan School of Management/Fudan University and received her Bachelor's degree in Engineering from Shanghai University.

Teresa Zhuge

Teresa Zhuge is Executive Vice Chairman of GLP China. Ms. Zhuge oversees capital deployment, fund management, financial services and leads strategic acquisitions and new business initiatives in China. She was formerly Co-President and Chief Financial Officer of GLP China. Ms. Zhuge was formerly the Fund Management Director and also served as Assistant Chief Financial Officer of ProLogis China. Prior to that, Ms. Zhuge was Deputy Chief Financial Officer of SZITIC Commercial Properties and also worked with Morgan Stanley Properties China and Deloitte. Ms. Zhuge graduated with a Master of Business Administration from the Kellogg School of Management at Northwestern University and the School of Business and Management at the Hong Kong University of Science and Technology. Ms. Zhuge received her bachelor's degree from Renmin University of China and is based in Shanghai.

CLEARANCE AND SETTLEMENT

The information set out below is subject to any change in or reinterpretation of the rules, regulations and procedures of Euroclear, Clearstream, Luxembourg or the CMU (together, the “Clearing Systems”) currently in effect. The information in this section concerning the Clearing Systems has been obtained from sources that the Issuer believes to be reliable, but neither the Issuer, nor any Arranger or Dealer takes any responsibility for the accuracy thereof. Investors wishing to use the facilities of any of the Clearing Systems are advised to confirm the continued applicability of the rules, regulations and procedures of the relevant Clearing System. Neither the Issuer nor any other party to the Agency Agreement will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Notes held through the facilities of any Clearing System or for maintaining, supervising or reviewing any records relating to, or payments made on account of, such beneficial ownership interests.

The relevant Pricing Supplement will specify the Clearing System(s) applicable for each Series.

The Clearing Systems

Euroclear and Clearstream, Luxembourg

Euroclear and Clearstream, Luxembourg each holds securities for participating organisations and facilitates the clearance and settlement of securities transactions between their respective participants through electronic book-entry changes in accounts of such participants. Euroclear and Clearstream, Luxembourg provide to their respective participants, among other things, services for safekeeping, administration, clearance and settlement of internationally-traded securities and securities lending and borrowing. Euroclear and Clearstream, Luxembourg also deal with domestic securities markets in several countries through established depository and custodial relationships. Euroclear and Clearstream, Luxembourg have established an electronic bridge between their two systems across which their respective participants may settle trades with each other.

Euroclear and Clearstream, Luxembourg participants are financial institutions throughout the world, including underwriters, securities brokers and dealers, banks, trust companies, clearing corporations and certain other organisations. Indirect access to Euroclear or Clearstream, Luxembourg is also available to others, such as banks, brokers, dealers and trust companies which clear through or maintain a custodial relationship with a Euroclear or Clearstream, Luxembourg participant, either directly or indirectly.

Distributions of principal with respect to book-entry interests in the Notes held through Euroclear or Clearstream, Luxembourg will be credited, to the extent received by any Paying Agent, to the cash accounts of Euroclear or Clearstream, Luxembourg participants in accordance with the relevant system's rules and procedures.

CMU

The CMU is a central depository service provided by the Central Moneymarkets Unit of the Hong Kong Monetary Authority (the “HKMA”) for the safe custody and electronic trading between the members of this service (“CMU Members”) of capital markets instruments (“CMU Instruments”) which are specified in the CMU Service Reference Manual as capable of being held within the CMU.

The CMU is only available to CMU Instruments issued by a CMU Member or by a person for whom a CMU Member acts as agent for the purposes of lodging instruments issued by such persons. Membership of the CMU is open to all members of the Hong Kong Capital Markets Association and “authorised institutions” under the Banking Ordinance (Cap. 155) of Hong Kong.

Compared to clearing services provided by Euroclear and Clearstream, Luxembourg, the standard custody and clearing service provided by the CMU is limited. In particular (and unlike the European Clearing Systems), the HKMA does not as part of this service provide any facilities for the dissemination to the relevant CMU Members of payments (of interest or principal) under, or notices pursuant to the notice provisions of, the CMU Instruments.

Instead, the HKMA advises the lodging CMU Member (or a designated paying agent) of the identities of the CMU Service Members to whose accounts payments in respect of the relevant CMU Instruments are credited, whereupon the lodging CMU Member (or the designated paying agent) will make the necessary payments of interest or principal or send notices directly to the relevant CMU Members. Similarly, the HKMA will not obtain certificates of non-U.S. beneficial ownership from CMU Members or provide any such certificates on behalf of CMU Members. The CMU fiscal agent will collect such certificates from the relevant CMU Members identified from an instrument position report obtained by request from the HKMA for this purpose.

An investor holding an interest through an account with either Euroclear or Clearstream, Luxembourg in any Notes held in the CMU will hold that interest through the respective accounts which Euroclear and Clearstream, Luxembourg each have with the CMU.

Book-Entry Ownership

Bearer Notes

The Issuer has made applications to Euroclear and Clearstream, Luxembourg for acceptance in their respective book-entry systems in respect of any Series of Bearer Notes. The Issuer may also apply to have Bearer Notes accepted for clearance through the CMU. In respect of Bearer Notes, a Temporary Bearer Global Note and/or a Permanent Bearer Global Note will be deposited with a common depositary for Euroclear and Clearstream, Luxembourg or a sub-custodian for the CMU. Transfers of interests in a Temporary Bearer Global Note or a Permanent Bearer Global Note will be made in accordance with the normal market debt securities operating procedures of the CMU, Euroclear and Clearstream, Luxembourg. Each Global Note will have an International Securities Identification Number (“ISIN”) and a Common Code or a CMU Instrument Number, as the case may be. Investors in Notes of such Series may hold their interests in a Global Note only through Euroclear, Clearstream, Luxembourg or the CMU, as the case may be.

Registered Notes

The Issuer has made applications to Euroclear and Clearstream, Luxembourg for acceptance in their respective book-entry systems in respect of Registered Global Notes. The Issuer may also apply to have Registered Global Notes accepted for clearance through the CMU. Each Registered Global Note will have an ISIN and a Common Code or a CMU Instrument Number, as the case may be. Investors in Notes of such Series may hold their interests in a Registered Global Note only through Euroclear, Clearstream, Luxembourg or the CMU, as the case may be.

TAXATION

The statements herein regarding taxation are based on the laws in force as at the date of this Offering Circular and are subject to any changes in law occurring after such date, which changes could be made on a retroactive basis. The Issuer will not update this summary to reflect changes in laws and if such a change occurs the information in this summary could become invalid.

Singapore Taxation

The statements made herein regarding taxation are general in nature and are based on certain aspects of current tax laws in Singapore and administrative guidelines issued by the Monetary Authority of Singapore (“MAS”) in force as of the date of this Offering Circular and are subject to any changes in such laws or administrative guidelines or circulars, or in the interpretation of those laws or guidelines, occurring after such date, which changes could be made on a retroactive basis. These laws and guidelines are also subject to various interpretations and the relevant tax authorities or the courts could later disagree with the explanations or conclusions set out below. Neither these statements nor any other statements in this Offering Circular are intended or are to be regarded as advice on the tax position of any holder of the Notes or of any person acquiring, selling or otherwise dealing with the Notes or on any tax implications arising from the acquisition, sale or other dealings in respect of the Notes. The statement made herein do not purport to be a comprehensive or exhaustive description of all the tax considerations that may be relevant to a decision to subscribe for, purchase, own or dispose of the Notes and do not purport to deal with the tax consequences applicable to all categories of investors, some of which (such as dealers in securities or financial institutions in Singapore which have been granted the relevant Financial Sector Incentive tax incentive(s)) may be subject to special rules or tax rates. Prospective holders of the Notes are advised to consult their own tax advisors as to the Singapore or other tax consequences of the acquisition, ownership of or disposition of the Notes, including, in particular, the effect of any foreign, state or local tax laws to which they are subject. It is emphasised that neither the Issuer nor any other persons involved in the Programme accepts responsibility for any tax effects or liabilities resulting from the subscription for, purchase, holding or disposal of the Notes.

Interest and Other Payments

Subject to the following paragraphs, under Section 12(6) of the Income Tax Act, Chapter 134 of Singapore (the “ITA”) the following payments are deemed to be derived from Singapore:

- (a) any interest, commission, fee or any other payment in connection with any loan or indebtedness or with any arrangement, management, guarantee, or service relating to any loan or indebtedness which is:
 - (i) borne, directly or indirectly, by a person resident in Singapore or a permanent establishment in Singapore (except in respect of any business carried on outside Singapore through a permanent establishment outside Singapore or any immovable property situated outside Singapore), or
 - (ii) deductible against any income accruing in or derived from Singapore; or
- (b) any income derived from loans where the funds provided by such loans are brought into or used in Singapore.

Such payments, where made to a person not known to the paying party to be a resident in Singapore for tax purposes, are generally subject to withholding tax in Singapore. The rate at which tax is to be withheld for such payments (other than those subject to the 15.0 per cent. final withholding tax described below) to non-resident persons (other than non-resident individuals) is currently at 17.0 per cent where the payment is derived from operations carried out in Singapore. The applicable rate for non-resident individuals is 22.0 per cent. However, if the payment is derived by a person not resident in Singapore otherwise than from any trade, business, profession or vocation carried on or exercised by such person in Singapore and is not effectively connected with any permanent establishment in Singapore

of that person, the payment is subject to a final withholding tax of 15 per cent. The rate of 15 per cent. may be reduced by applicable tax treaties.

Notwithstanding, certain Singapore-sourced investment income derived by individuals from financial instruments is exempt from tax, including:

- (a) interest from debt securities derived on or after 1 January 2004;
- (b) discount income (not including discount income arising from secondary trading) from debt securities derived on or after 17 February 2006; and
- (c) prepayment fee, redemption premium and break cost (as such terms are defined in the ITA) from debt securities derived on or after 15 February 2007,

except where such income is derived through a partnership in Singapore or is derived from the carrying on of a trade, business or profession.

Coupon Payment

Qualifying Debt Securities

At the time of establishment of the Programme in April 2019, the Programme was arranged by Citigroup Global Markets Singapore Pte. Ltd., Mizuho Securities (Singapore) Pte. Ltd. and Goldman Sachs (Singapore) Pte. Ltd, each of which was a Financial Sector Incentive (Standard- Tier) Company (FSI-ST) (as defined in the ITA). As of the date of this Offering Circular, Citigroup Global Markets Singapore Pte. Ltd. and Mizuho Securities (Singapore) Pte. Ltd. are FSI-ST companies, and Goldman Sachs (Singapore) Pte. Ltd is currently in the process of renewing its FSI-ST status. Subject to the satisfaction of the conditions set forth below, any tranche of the Notes which are debt securities issued under the Programme during the period from the date of this Offering Circular to 31 December 2023 (“Relevant Notes”) would, pursuant to the ITA and the MAS circular FSD Cir 15/2018 titled “Enhancement to Qualifying Debt Securities (“QDS”) scheme” issued by the MAS on 20 December 2018 (the “MAS Circular”), be “qualifying debt securities” for the purposes of the ITA, to which the following treatment shall apply:

- (a) subject to certain prescribed conditions having been fulfilled, including:
 - (1) the furnishing by the Issuer, or such other person as the Comptroller of Income Tax in Singapore (the “Comptroller”) may direct, of a return on debt securities in respect of the Relevant Notes within such period as the Comptroller may specify and such other particulars in connection with the Relevant Notes as the Comptroller may require, to the MAS, and
 - (2) the inclusion by the Issuer in all offering documents relating to the Relevant Notes a statement to the effect that where interest, discount income, prepayment fee, redemption premium or break cost from the Relevant Notes is derived by a person who is not resident in Singapore and who carries on any operation in Singapore through a permanent establishment in Singapore, the tax exemption for qualifying debt securities shall not apply if the non-resident person acquires the Relevant Notes using funds from that person's operations through the Singapore permanent establishment,

interest, discount income (not including discount income arising from secondary trading), prepayment fee, redemption premium and break cost (collectively, the “Qualifying Income”) from the Relevant Notes, derived by a holder who is not resident in Singapore and who (i) does not have any permanent establishment in Singapore or (ii) carries on any operation in Singapore through a permanent establishment in Singapore but the funds used by that person to acquire the Relevant Notes are not obtained from the operation in Singapore, are exempt from Singapore tax;

- (b) subject to certain conditions having been fulfilled (including the furnishing by the Issuer, or such other person as the Comptroller may direct, of a return on debt securities in respect of the Relevant Notes within such period as the Comptroller may specify and such other particulars in connection with the Relevant Notes as the Comptroller may require to the MAS), the Qualifying Income from the Relevant Notes derived by any company or a body of persons (as defined in the ITA) in Singapore is subject to tax at a concessionary rate of 10.0 per cent. except for holders of the relevant Financial Sector Incentive(s) who may be taxed at a different rate; and
- (c) subject to:
 - (1) the Issuer including in all offering documents relating to the Relevant Notes a statement to the effect that any person whose interest, discount income, prepayment fee, redemption premium or break cost derived from the Relevant Notes is not exempt from tax shall include such income in a return of income made under the ITA; and
 - (2) the Issuer or such other person as the Comptroller may direct, furnishing to the MAS a return on debt securities in respect of the Relevant Notes within such period as the Comptroller may specify and such other particulars in connection with the Relevant Notes as the Comptroller may require,

payments of Qualifying Income derived from the Relevant Notes are not subject to withholding of tax by the Issuer.

In addition, for the Relevant Notes to qualify as “qualifying debt securities,” the Relevant Notes have to be arranged in accordance with the Income Tax (Qualifying Debt Securities) Regulations (hereinafter referred to as the “substantially arranged” condition). The MAS Circular clarified that as of 1 January 2014, the “substantially arranged” condition applies as follows with respect to debt securities that are issued from 1 January 2014 to 31 December 2023 (both dates inclusive) under a programme - :

- (a) the programme must be wholly arranged by FSI ST, Financial Sector Incentive—Capital Market (FSI-CM) or Financial Sector Incentive-Bond Market (FSI-BM) companies (as defined in the ITA)¹; or
- (b) if the debt securities are issued by a new issuer who joins an existing programme which does not satisfy (a), the participation of the new issuer in the programme must be arranged by an FSI-CM, FSI-ST or FSI-BM company, and the programme must have previously been wholly arranged by an affiliate of any FSI-CM, FSI-ST² or FSI-BM company; or
- (c) if the debt securities are issued under a tranche of a programme which satisfies neither the requirement in (a) nor (b) above, more than half of the debt securities issued under that tranche must be distributed by FSI-CM, FSI-ST or FSI-BM companies.

The Notes to be issued from time to time under the Programme during the period from the date of this Offering Circular to 31 December 2023 are intended to be “qualifying debt securities” for the purposes of the ITA, subject to the fulfilment of the above conditions.

However, notwithstanding the foregoing:

¹ The requirement is for FSI-CM, FSI-ST or FSI-BM companies to wholly arrange the set-up of the programme.

² Where the affiliates of FSI-ST or FSI-CM companies are involved in the arrangement of the programme, the arrangement work by such affiliates of FSI-ST or FSI-CM companies must commence on or after 1 January 2014.

- (a) if during the primary launch of any tranche of the Relevant Notes, the Relevant Notes of such tranche are issued to fewer than four persons and 50 per cent. or more of the issue of such Relevant Notes is beneficially held or funded, directly or indirectly, by related parties of the Issuer, such Relevant Notes would not qualify as “qualifying debt securities”; and
- (b) even though a particular tranche of the Relevant Notes are “qualifying debt securities”, if, at any time during the tenure of such tranche of Relevant Notes, 50 per cent. or more of the issue of such Relevant Notes is held beneficially or funded, directly or indirectly, by any related party(ies) of the Issuer, the Qualifying Income derived from such Relevant Notes by:
 - (i) any related party of the Issuer; or
 - (ii) any other person where the funds used by such person to acquire such Relevant Notes are obtained, directly or indirectly, from any related party of the Issuer,

shall not be eligible for the tax exemption or concessionary rate of tax as described above.

The term “related party”, in relation to a person, means any other person who, directly or indirectly, controls that person, or is controlled, directly or indirectly, by that person, or where he and that other person, directly or indirectly, are under the control of a common person.

In respect of the Qualifying Income derived from the Relevant Notes by any person who is not resident in Singapore and carries on any operations in Singapore through a permanent establishment in Singapore, the tax exemption under the ITA (as mentioned above) shall not apply to that person if such person acquires such Relevant Notes using the funds and profits of such person's operations through a permanent establishment in Singapore. In addition, notwithstanding that the Issuer is permitted to make payments of the interest, discount income, prepayment fee, redemption premium and break cost in respect of the Relevant Notes without deduction or withholding for tax under Section 45 or Section 45A of the ITA, any person whose interest, discount income, prepayment fee, redemption premium or break cost derived from the Relevant Notes is not exempt from tax is required to include such income in a return of income made under the ITA.

Definitions

The terms “break cost”, “prepayment fee” and “redemption premium” are defined in the ITA as follows:

“break cost”, in relation to debt securities and qualifying debt securities, means any fee payable by the issuer of the securities on the early redemption of the securities, the amount of which is determined by any loss or liability incurred by the holder of the securities in connection with such redemption;

“prepayment fee”, in relation to debt securities and qualifying debt securities, means any fee payable by the issuer of the securities on the early redemption of the securities, the amount of which is determined by the terms of the issuance of the securities; and

“redemption premium”, in relation to debt securities and qualifying debt securities, means any premium payable by the issuer of the securities on the redemption of the securities upon their maturity.

References to “break cost”, “prepayment fee” and “redemption premium” in this Singapore tax disclosure have the same meaning as defined in the ITA.

Capital Gains

Any gains considered to be in the nature of capital made from the sale of the Notes will not be subject to tax in Singapore. However, any gains derived by any person from the sale of the Notes which are gains from any trade, business, profession or vocation carried on by that person, if accruing in or derived from Singapore, may be taxable as such gains are considered revenue in nature.

Holders of the Notes who are adopting Singapore Financial Reporting Standard 109 – Financial Instruments (“FRS 109”) may for Singapore income tax purposes be required to recognise gains or losses (not being gains or losses in the nature of capital) on the Notes, irrespective of disposal, in accordance with FRS 109. Please see the section below on “Adoption of FRS 109 Treatment for Singapore Income Tax Purposes”.

Adoption of FRS 109 Treatment for Singapore Income Tax Purposes

FRS 109 is mandatorily effective for annual periods beginning on or after 1 January 2018. Section 34AA of the ITA requires taxpayer who comply or who are required to comply with FRS 109 or SFRS(I) 9 for financial reporting purpose to calculate their profit, loss or expense for Singapore income tax purposes in respect of financial instruments in accordance with FRS 109 or SFRS(I) 9 (“FRS 109 tax treatment”), subject to certain exceptions.

Similar to the approach taken during the adoption of FRS 39, if a taxpayer adopts FRS109 or SFRS(I) 9 for accounting purpose, the tax treatment of its financial assets and financial liabilities will generally follow the accounting treatment, except where specific tax treatment has been established under case law or provided under the statutes, or where accounting treatment deviates significantly from tax principles. That said, unlike that under FRS 39 tax treatment, there is no option to opt out of the FRS 109 tax treatment. The Inland Revenue Authority of Singapore has also issued a circular titled “Income Tax: Income Tax Treatment Arising from Adoption of FRS 109 – Financial Instruments”.

Holders of the Notes who may be subject to the tax treatment under the FRS 109 tax treatment should consult their own accounting and tax advisers regarding the Singapore income tax consequences of their acquisition, holding or disposal of the Notes.

Estate Duty

Singapore estate duty has been abolished with respect to all deaths occurring on or after 15 February 2008.

Hong Kong Taxation

The statements below regarding taxation are based on the law and practice of Hong Kong at the date of this Offering Circular and are subject to any subsequent changes in law or practice (which could be made on a retroactive basis). The following statements do not purport to be a comprehensive description of all of the tax considerations that may be relevant to a decision to purchase, own or dispose of the Notes and may not apply equally to all persons. Prospective purchasers of the Notes are advised to consult their own tax advisers concerning the tax consequences of their ownership of the Notes.

Withholding Tax

No withholding tax is payable in respect of payments of principal or interest on the Notes or any gains arising on the sale of the Notes.

Profits Tax

Hong Kong profits tax is charged on every person carrying on a trade, profession or business in Hong Kong in respect of profits arising in or derived from Hong Kong from such trade, profession or business (excluding profits arising from the sale of capital assets).

Under the Inland Revenue Ordinance (Cap. 112) of Hong Kong as it is currently applied, interest on the Notes may be subject to Hong Kong profits tax in the following circumstances:

- interest on the Notes is received by or accrues to a financial institution (as defined in the Inland Revenue Ordinance) and arises through or from the carrying on by the financial institution of its business in Hong Kong, notwithstanding that the moneys in respect of which the interest is received or accrues are made available outside Hong Kong; or

- interest on the Notes is derived from Hong Kong and is received by or accrues to a person or a company, carrying on a trade, profession or business in Hong Kong.

Pursuant to the Exemption from Profits Tax (Interest Income) Order, interest income accruing on or after 22 June 1998, to a person other than a financial institution, on deposits (denominated in any currency) placed with an authorised institution in Hong Kong (within the meaning of Section 2 of the Banking Ordinance (Cap. 155) of Hong Kong), after deducting outgoings and expenses incurred in producing such interest, is exempt from the payment of Hong Kong profits tax. This exemption does not apply, however, to deposits that are used to secure or guarantee money borrowed in certain circumstances. The issue of the Notes should not constitute a deposit to which the above exemption will apply on the basis that the Issuer is not an authorised institution in Hong Kong. However, under current law and Inland Revenue Department practice, interest on such Notes generally would not be considered to arise in or be derived from Hong Kong³ and therefore should not be subject to Hong Kong profits tax where derived by a person who is not a financial institution.

In addition, Hong Kong profits tax may be charged on profits arising on the sale, disposal or redemption of the Notes where such sale, disposal or redemption forms part of a trade, profession or business carried on in Hong Kong and is not capital in nature.

Stamp Duty

Stamp duty may be payable on the issue of the Notes if the Bearer Notes are issued in Hong Kong. Stamp duty should however not be payable provided that the Bearer Notes are denominated in a currency other than the currency of Hong Kong and are not repayable in any circumstance in the currency of Hong Kong.

If stamp duty is payable it is payable by the Issuer on issue of the Bearer Notes at a rate of 3 per cent. of the market value of the Notes.

No stamp duty will be payable on any subsequent transfer of the Bearer Notes.

No stamp duty should be payable on the issue of the Registered Notes. Stamp duty may be payable on any transfer of Registered Notes if the relevant transfer is required to be registered in Hong Kong. Stamp duty should however not be payable provided either:

- the Registered Notes are denominated in a currency other than the currency of Hong Kong and are not repayable in any circumstance in the currency of Hong Kong; or
- the Registered Notes constitute loan capital (as defined in the Stamp Duty Ordinance (Cap. 117) of Hong Kong).

If stamp duty is payable in respect of the transfer of the Registered Notes, it will be payable at the rate of 0.1 per cent. each by the seller and the purchaser by reference to the amount of the consideration or market value of the Registered Notes, whichever is the greater. If, in the case of either the sale or purchase of the Registered Notes, stamp duty is not paid, both the seller and the purchaser are liable jointly and severally to pay any unpaid stamp duty and also any penalties for late payment. If stamp duty is not paid on or before the due date (two days after the sale or purchase if effected in Hong Kong or 30 days if effected elsewhere) a penalty of up to 10 times the duty payable may be imposed. In addition, stamp duty is payable at the fixed rate of HK\$5 on each instrument of transfer executed in relation to any transfer of the Registered Notes if the relevant transfer is required to be registered in Hong Kong.

Estate Duty

Hong Kong estate duty has been abolished with respect to all deaths after 10 February 2006.

³ This assumes that the provision of credit is made outside of Hong Kong.

PRC Taxation

Holders of the Notes, which are not viewed as PRC tax resident individuals or enterprises, will not be subject to withholding tax, income tax or any other taxes imposed by any governmental authority in China in respect of the Notes or any repayment of principal and payment of interest made thereon, provided that the Issuer is not deemed as or treated to be a PRC tax resident enterprise by the relevant tax authorities of PRC.

PRC CURRENCY CONTROLS AND EXCHANGE RATES

Remittance of Renminbi into and outside China

The Renminbi is not a freely convertible currency. The remittance of Renminbi into and outside China is subject to controls imposed under PRC law.

Current Account Items

Under PRC foreign exchange control regulations, current account item payments include payments for imports and exports of goods and services, payments of income and current transfers into and outside China.

Prior to July 2009, all current account items were required to be settled in foreign currencies. Since July 2009, China has commenced a pilot scheme pursuant to which Renminbi may be used for settlement of imports and exports of goods between approved pilot enterprises in five designated cities in China including Shanghai, Guangzhou, Dongguan, Shenzhen and Zhuhai and enterprises in designated offshore jurisdictions including Hong Kong and Macau. On 17 June 2010, the PRC government promulgated the Circular on Issues concerning the Expansion of the Scope of the Pilot Programme of Renminbi Settlement of Cross-Border Trades (in Chinese: 关于扩大跨境贸易人民币结算试点有关问题的通知) (Yin Fa (2010) No. 186) (the “Circular”), pursuant to which (i) Renminbi settlement of imports and exports of goods and of services and other current account items became permissible, (ii) the list of designated pilot districts was expanded to cover 20 provinces including Beijing, Shanghai, Tianjin, Chongqing, Guangdong, Jiangsu, Zhejiang, Liaoning, Shandong and Sichuan, and (iii) the restriction on designated offshore districts was lifted. Accordingly, any enterprises in the designated pilot districts and offshore enterprises are entitled to use Renminbi to settle any current account items between them (except in the case of payments for exports of goods from China, such Renminbi remittance may only be effected by approved pilot enterprises in 16 provinces within the designated pilot districts in China).

On 27 July 2011, the PRC government promulgated the Notice on Expanding the Areas of the Pilot Programme of Renminbi Settlement of Cross-Border Trade Transactions (in Chinese: 关于扩大跨境贸易人民币结算地区的通知) (Yin Fa [2011] 203), pursuant to which enterprises located in all provinces of China are permitted to settle import of goods, cross-border services and other current account items in Renminbi, while settlement in Renminbi for export of goods is permitted for approved pilot enterprises in 15 provinces.

It is possible that local authorities may adopt different practices in applying the regulations and impose additional conditions for settlement of current account items.

Capital Account Items

Under PRC foreign exchange control regulations, capital account items include cross-border transfers of capital, direct investments, securities investments, derivative products and loans. Capital account payments are generally subject to approval of the relevant PRC authorities.

Generally there were no PRC rules that expressly permitted the cross-border remittance of Renminbi for capital account payments. Instead, capital account items were generally required to be made in foreign currencies. For instance, foreign investors (including any Hong Kong investors) were generally required to make any capital contribution to foreign invested enterprises in a foreign currency in accordance with the terms set out in the relevant joint venture contracts and/or articles of association as approved by or filed with the relevant authorities (as the case may be). Foreign invested enterprises or any other relevant PRC parties were also generally required to make capital account item payments including proceeds from liquidation, transfer of shares, reduction of capital and principal repayment under foreign debt to foreign investors in a foreign currency. That said, the relevant PRC authorities might approve a foreign entity to make a capital contribution or shareholder's loan to a foreign invested enterprise with Renminbi lawfully obtained by it outside China and for the foreign invested enterprise to service interest and principal repayment to its foreign investor outside China in Renminbi on a trial basis. The foreign invested enterprise might

also be required to complete registration and verification process with the relevant PRC authorities before such RMB remittances.

On 7 April 2011, SAFE issued the Notice on Regulating Issues Concerning Process of Cross-Border Renminbi Capital Account Trades (in Chinese: 国家外汇管理局综合司关于规范跨境人民币资本项目业务操作有关问题的通知) (Hui Zong Fa [2011] 38). According to this notice, as of 1 May 2011, (i) capital contribution by foreign investors in Renminbi to FIEs shall be registered with the local competent branch of SAFE with the approvals of the competent commerce authorities on the capital contribution in Renminbi, and other formalities shall be handled by reference to those for foreign direct investment with foreign currencies; (ii) Renminbi debts to be borrowed by domestic entities from outside China shall be regulated pursuant to the existing provisions on foreign debts.

On 13 October 2011, PBOC promulgated the Administration Rules on Foreign Direct Investment Renminbi Settlement Operations (in Chinese: 外商直接投资人民币结算业务管理办法) (Circular [2011] 23, revised on 5 June 2015 by the Announcement of PBOC [2015] No. 12). The rules stipulate that (i) if any registered capital of an FIE will be contributed by a foreign investor in Renminbi, the FIE shall open a special Renminbi capital account in China to receive such Renminbi funds; (ii) when remitting Renminbi capital to the FIE with Renminbi, the foreign investor shall submit to the bank of the FIE the approval or filing record of the competent PRC government authority on the investment; (iii) if a foreign investor intends to remit its Renminbi profits out of China, the relevant bank may process it directly after reviewing supporting documents such as the resolutions of the FIE on profit distribution and the tax clearance proofs; (iv) if an FIE intends to borrow Renminbi loans from abroad, it shall open an Renminbi deposit account in China to keep the borrowed Renminbi funds; and (v) if the FIE intends to repay the Renminbi foreign loan with Renminbi, it may apply to the remitting bank directly with supporting documents such as the loan agreement, the request for repayment and the tax clearance proofs.

On 3 December 2013, MOC promulgated the Circular on Cross-Border Renminbi Direct Investment (in Chinese: 关于跨境人民币直接投资有关问题的公告) (Circular 2013 No. 87). According to the referred circular, as of 1 January 2014, foreign direct investment projects using cross-border Renminbi will be examined and approved by local commerce authorities pursuant to existing laws and regulations, and the prior consent by MOC is no longer required.

On 13 February 2015, SAFE issued the Notice on Further Simplifying and Improving Foreign Exchange Management Policies for Direct Investment (in Chinese: 关于进一步简化和改进直接投资外汇管理政策的通知) (Hui Fa [2015] No. 13). According to this notice, as from 1 June, 2015, relevant foreign exchange registrations in relation to foreign direct investment projects shall be examined by banks designated by SAFE, and SAFE shall no longer approve the registrations accordingly but shall indirectly monitor and supervise the registrations through the banks; in addition, management of registration and confirmation of capital contribution using foreign currency and cross-border Renminbi by foreign investors under direct investment shall be further simplified.

On 30 March 2015, SAFE issued the Notice on Reforming the Administration of Settlement of Foreign Exchange Capital of Foreign Invested Enterprises (in Chinese: 关于改革外商投资企业外汇资本金结汇管理方式的通知) (Hui Fa [2015] No. 19), pursuant to which, a system of willingness-based foreign exchange settlement is adopted for settlement of foreign exchange capital of foreign invested enterprises.

On 5 January 2018, PBOC promulgated the Notice on Further Improving Policies of Cross-Border RMB Business to Promote Trade and Investment Facilities (in Chinese: 关于进一步完善人民币跨境业务政策促进贸易投资便利化的通知) (Yin Fa [2018] No. 3). The notice stipulated that (i) for any cross-border transaction that can use a foreign exchange currency for settlement in accordance with law, enterprise may use Renminbi for settlement as well; (ii) a foreign invested enterprise can open a special Renminbi deposit capital account at a bank outside of the registration place of the enterprise, at the same time, the enterprise can open more than one special Renminbi deposit capital account, and can transfer funds among a number of such accounts.

However, there can be no assurance that new PRC regulations will not be promulgated in the future which have the effect of restricting or eliminating the remittance of Renminbi into or outside China, and it is possible that local authorities may adopt different practices in applying the regulations and impose additional conditions for settlement of capital account items. In the event that the Issuer is not able to repatriate funds outside China in Renminbi to service its shareholder's loan, the Issuer will need to source Renminbi offshore to finance its obligations under the RMB Notes, and its ability to do so will be subject to the overall availability of Renminbi outside China.

Exchange Rates

Since 1 January 1994, the PBOC has set and published daily a base exchange rate with reference primarily to the supply and demand of Renminbi against the U.S. dollar in the market during the prior day. On 21 July 2005, the PBOC announced a reform of its exchange rate system and revalued the Renminbi to CNY8.11 to US\$1.00. Under the reform, the Renminbi is no longer effectively linked to the U.S. dollar but instead is allowed to fluctuate within a narrow and managed band against a basket of foreign currencies, according to market demand and supply conditions. The PBOC announces the Renminbi's closing price each day, and that rate serves as the midpoint of the next day's trading band. On 18 May 2007, the PBOC announced that, effective from 21 May 2007, it would widen the daily trading band of the Renminbi against the U.S. dollar from 0.3 per cent. to 0.5 per cent. Since 18 May 2007, such daily trading band of the Renminbi against the U.S. dollar has been widened pursuant to further announcements of the PBOC. As a result, the Renminbi is now permitted to rise or fall 2.0 per cent. each day from the midpoint set each morning. The PRC government may make further adjustments to the exchange rate system in the future.

The following table sets forth information concerning exchange rates between the RMB and the U.S. dollar for the periods indicated.

Period	Period End	Exchanges Rate		
		Average ⁽¹⁾	Low	High
		(RMB per US\$1.00)		
2015.....	6.478	6.283	6.187	6.490
2016.....	6.943	6.640	6.448	6.958
2017.....	6.506	6.757	6.477	6.958
2018.....	6.876	6.609	6.265	6.974
2019.....	6.962	6.908	6.682	7.179
2020 (through March 2020).....	7.081	6.979	6.859	7.110
January	6.916	6.918	6.859	6.975
February	6.991	6.997	6.965	7.029
March	7.081	7.020	6.924	7.110

Source: The Federal Reserve

Note:

(1) Calculated using the average of the daily rates during the relevant period.

SUBSCRIPTION AND SALE

Summary of Programme Agreement

Subject to the terms and on the conditions contained in the programme agreement (the “Programme Agreement”) dated 4 May 2020 between the Issuer, the Arrangers and the Dealers, the Notes will be offered on a continuous basis by the Issuer to the Dealers. However, the Issuer has reserved the right to sell Notes directly on its own behalf to Dealers that are not Arrangers. The Notes may be resold at prevailing market prices, or at prices related thereto, at the time of such resale, as determined by the relevant Dealer. The Notes may also be sold by the Issuer through the Dealers, acting as agents of the Issuer. The Programme Agreement also provides for Notes to be issued in syndicated Tranches that are underwritten by two or more Dealers.

The Issuer will pay each Dealer a commission as agreed between them in respect of Notes subscribed by it. The Issuer has agreed to reimburse the Arrangers for certain of their expenses incurred in connection with the establishment of the Programme. The commissions payable in respect of an issue of a Tranche of Notes on a syndicated basis will be stated in the relevant Subscription Agreement.

The Issuer has agreed to indemnify the Dealers against certain liabilities in connection with the offer and sale of Notes under the Programme. The Programme Agreement entitles the Dealers to terminate any agreement that they make to subscribe Notes in certain circumstances prior to payment for such Notes being made to the Issuer.

Selling Restrictions

United States

The Notes have not been and will not be registered under the Securities Act or the securities laws of any other jurisdiction and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Notes are being offered and sold only outside the United States in compliance with Regulation S under the Securities Act. Each Dealer has represented and agreed that it has not offered or sold, and will not offer or sell, any Notes constituting part of its allotment within the United States except in accordance with Rule 903 of Regulation S. Accordingly, neither it nor its affiliates or any persons acting on its or their behalf have engaged or will engage in any directed selling efforts with respect to the Notes. Terms used in this paragraph have the meanings given to them by Regulation S.

In addition, in respect of Bearer Notes where TEFRA D is specified in the applicable Pricing Supplement:

- (a) except to the extent permitted under U.S. Treas. Reg. section 1.163-5(c)(2)(i)(D) or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the Code (the “D Rules”), each Dealer (i) has represented and agreed and each new Dealer will be required to represent and agree that it has not offered or sold, and that during the restricted period it will not offer or sell, Notes in bearer form to a person who is within the United States or its possessions or to a United States person, and (ii) has represented and agreed and each new Dealer will be required to represent and agree that it has not delivered and that it will not deliver within the United States or its possessions definitive Notes in bearer form that are sold during the restricted period;
- (b) each Dealer has represented and agreed and each new Dealer will be required to represent and agree that throughout the restricted period it will have in effect

procedures reasonably designed to ensure that its employees or agents who are directly engaged in selling Notes in bearer form are aware that such Notes may not be offered or sold during the restricted period to a person who is within the United States or its possessions or to a United States person, except as permitted by the D Rules;
- (c) if it is a United States person, each Dealer has represented and agreed and each new Dealer will be required to represent and agree that it is acquiring the Notes for purposes of resale in connection

with their original issuance and if it retains Notes in bearer form for its own account, it will only do so in accordance with the requirements of U.S. Treas. Reg. section 1.163-5(c)(2)(i)(D)(6) or any successor rule in substantially the same form that is applicable for purposes of Section 4701 of the Code;

- (d) with respect to each affiliate that acquires Notes from a Dealer for the purpose of offering or selling such Notes during the restricted period, such Dealer repeats and confirms the representations and agreements contained in paragraphs (a), (b) and (c) above on such affiliate's behalf or agrees that it will obtain from such affiliate for the benefit of the Issuer the representations and agreements contained in paragraphs (a), (b) and (c); and
- (e) each Dealer has agreed and each new Dealer will be required to agree that it will obtain from any distributor (within the meaning of U.S. Treas. Reg. section 1.163-5(c)(2)(i)(D)(4)(ii) or any successor rule in substantially the same form that is applicable for purposes of Section 4701 of the Code) that purchases any Notes from it pursuant to a written contract with such Dealer (except a distributor that is one of its affiliates or is another Dealer), for the benefit of the Issuer and each other Dealer, the representations contained in, and such distributor's agreement to comply with, the provisions of paragraphs (a), (b), (c) and (d) above insofar as they relate to the D Rules, as if such distributor were a Dealer hereunder.

Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986, as amended, and the U.S. Treasury Regulations thereunder, including the D Rules.

In respect of Bearer Notes where TEFRA C is specified in the applicable Pricing Supplement, such Bearer Notes must be issued and delivered outside the United States and its possessions in connection with their original issuance. Each Dealer represents and agrees that it has not offered, sold or delivered, and will not offer, sell or deliver, directly or indirectly, such Bearer Notes within the United States or its possessions in connection with their original issuance. Further, each Dealer represents and agrees in connection with the original issuance of such Bearer Notes that it has not negotiated or communicated, and will not negotiate or communicate, directly or indirectly, with a prospective purchaser if such purchaser is within the United States or its possessions and will not otherwise involve its U.S. office or any agent in the United States in the offer or sale of such Bearer Notes. Each Dealer also represents and agrees that it has not advertised, and will not advertise or otherwise promote Bearer Notes within the United States or its possessions. Terms used in this paragraph have the meanings given to them by the Code, and the U.S. Treasury Regulations thereunder, including the C Rules.

Prohibition of Sale to EEA and UK Retail Investors

Each Dealer has represented and agreed, and each new Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by this Offering Circular as completed by the Pricing Supplement in relation thereto to any retail investor in the EEA or in the UK. For the purposes of this provision the expression “retail investor” means a person who is one (or more) of the following:

- (a) a retail client as defined in point (11) of Article 4(1) of MiFID II; or
- (b) a customer within the meaning of the Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II.

References in this section to Regulations or Directives include, in relation to the UK, those Regulations or Directives as they form part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 or have been implemented in UK domestic law, as appropriate.

United Kingdom

Each Dealer has represented and agreed, and each new Dealer appointed under the Programme will be required to represent and agree that:

- (a) in relation to any Notes which have a maturity of less than one year, (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business and (ii) it has not offered or sold and will not offer or sell any Notes other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or as agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Notes would otherwise constitute a contravention of section 19 of the FSMA by the Issuer;
- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which section 21(1) of the FSMA does not apply to the Issuer; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the UK.

Japan

The Notes have not been and will not be registered under the Financial Instruments and Exchange Law of Japan (the Law No. 25 of 1948, as amended; the “FIEL”). Each Dealer has represented and agreed, and each new Dealer appointed under the Programme will be required to represent and agree, that it has not, directly or indirectly, offered or sold and will not, directly or indirectly offer or sell any Notes in Japan or to, or for the benefit of, any resident of Japan (which term as used herein means any person resident in Japan, including any corporation or other entity organised under the laws of Japan), or to others for re-offering or resale, directly or indirectly, in Japan or to, or for the benefit of, a resident of Japan except pursuant to an exemption from the registration requirements of, and otherwise in compliance with, the FIEL and any other applicable laws, or regulations and ministerial guidelines of Japan.

Hong Kong

Each Dealer has represented and agreed, and each new Dealer appointed under the Programme will be required to represent and agree, that:

- (a) it has not offered or sold and will not offer or sell in Hong Kong, by means of any document, any Notes, except for Notes which are a “structured product” as defined in the Securities and Futures Ordinance (Cap. 571) of the Laws of Hong Kong, other than
 - (i) to “professional investors” as defined in the Securities and Futures Ordinance (Cap. 571) of the Laws of Hong Kong and any rules made under that Ordinance or (ii) in other circumstances which do not result in the document being a “prospectus” as defined in the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) of the Laws of Hong Kong or which do not constitute an offer to the public within the meaning of that Ordinance; and
- (b) it has not issued or had in its possession for the purposes of issue and will not issue or have in its possession for the purposes of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the Notes, which is directed at, or the contents of which are likely to be accessed or read by, the public in Hong Kong (except if permitted to do so under the securities

laws of Hong Kong) other than with respect to Notes which are or are intended to be disposed of only to persons outside Hong Kong or only to “professional investors” within the meaning of the Securities and Futures Ordinance (Cap. 571) of Hong Kong and any rules made under that Ordinance.

Singapore

Each Dealer has acknowledged, and each new Dealer appointed under the Programme will be required to acknowledge, that this Offering Circular has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, each Dealer has represented, warranted and agreed, and each new Dealer appointed under the Programme will be required to represent, warrant and agree that it has not offered or sold any Notes or caused the Notes to be made the subject of an invitation for subscription or purchase and will not offer or sell any Notes or cause the Notes to be made the subject of an invitation for subscription or purchase, and has not circulated or distributed, nor will it circulate or distribute, this Offering Circular or any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of the Notes, whether directly or indirectly, to any person in Singapore other than (i) to an institutional investor (as defined in Section 4A of the Securities and Futures Act, Chapter 289 of Singapore, as modified or amended from time to time (the “SFA”)) pursuant to Section 274 of the SFA, (ii) to a relevant person (as defined in Section 275(2) of the SFA) pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018, or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

This Offering Circular has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, this Offering Circular and any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of Notes may not be circulated or distributed, nor may Notes be offered or sold, or be made the subject of an invitation for subscription or purchase, whether directly or indirectly to any person in Singapore other than (i) to an institutional investor pursuant to Section 274 of the SFA, (ii) to a relevant person pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018, or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

Where the Notes are subscribed or purchased under Section 275 of the SFA by a relevant person which is:

- (a) a corporation (which is not an accredited investor (as defined in Section 4A of the SFA)) the sole business of which is to hold investments and the entire share capital of which is owned by one or more individuals, each of whom is an accredited investor; or
- (b) a trust (where the trustee is not an accredited investor) whose sole purpose is to hold investments and each beneficiary of the trust is an individual who is an accredited investor,

securities or securities-based derivatives contracts (each term as defined in Section 2(1) of the SFA) of that corporation or the beneficiaries' rights and interest (howsoever described) in that trust shall not be transferred within six months after that corporation or that trust has acquired the Notes pursuant to an offer made under Section 275 of the SFA except:

- (1) to an institutional investor or to a relevant person, or to any person arising from an offer referred to in Section 275(1A) or Section 276(4)(i)(B) of the SFA;
- (2) where no consideration is or will be given for the transfer;
- (3) where the transfer is by operation of law;
- (4) as specified in Section 276(7) of the SFA; or

- (5) as specified in Regulation 37A of the Securities and Futures (Offers of Investments) (Securities and Securities-based Derivatives Contracts) Regulations 2018.

Any reference to the SFA is a reference to the Securities and Futures Act, Chapter 289 of Singapore and a reference to any term as defined in the SFA or any provision in the SFA is a reference to that term as modified or amended from time to time including by such of its subsidiary legislation as may be applicable at the relevant time.

PRC

Each Dealer has represented and agreed that the Notes are not being offered or sold and may not be offered or sold, directly or indirectly, in the People's Republic of China (for such purposes, not including the Hong Kong and Macau Special Administrative Region or Taiwan), except as permitted by the securities laws of the People's Republic of China.

General

These selling restrictions may be modified by the agreement of the Issuer and the relevant Dealers following a change in a relevant law, regulation or directive. Any such modification will be set out in the Pricing Supplement issued in respect of the issue of Notes to which it relates or in a supplement to this Offering Circular.

No representation is made that any action has been taken in any jurisdiction that would permit a public offering of any of the Notes, or possession or distribution of this Offering Circular or any other offering material or any Pricing Supplement, in any country or jurisdiction where action for that purpose is required.

Each Dealer has agreed that it will (to the best of its knowledge and belief) comply with all applicable laws, regulations and directives in force in any jurisdiction in which it purchases, offers, sells or delivers Notes or possesses or distributes this Offering Circular any other offering material or any Pricing Supplement, in all cases at its own expense, and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Notes under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries and none of the Issuer and any other Dealer shall have any responsibility therefor.

With regard to each Tranche, the relevant Dealer will be required to comply with any additional restrictions agreed between the Issuer and the relevant Dealer and set out in the applicable Pricing Supplement.

FORM OF PRICING SUPPLEMENT

Set out below is the form of Pricing Supplement which will be completed for each Tranche of Notes issued under the Programme.

[Date]

GLP Pte. Ltd.
a limited liability company incorporated in Singapore

**Issue of [Aggregate Nominal Amount of Tranche] [Title of Notes] issued under the US\$5,000,000,000
Euro Medium Term Note Programme**

PART 1 CONTRACTUAL TERMS

This document constitutes the Pricing Supplement relating to the issue of Notes described herein.

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Offering Circular dated 4 May 2020 [and the Supplemental Offering Circular dated [●]]. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Offering Circular [as so supplemented]. The Offering Circular [and the Supplemental Offering Circular] [is] [are] available for viewing at [website][and] during normal business hours at [address], and copies may be obtained from, the Issuer at its registered office.

[The following language applies if any tranche of the Notes is issued by GLP Pte. Ltd. and is intended to be “qualifying debt securities” (as defined in the Income Tax Act, Chapter 134 of Singapore):

Where interest, discount income, prepayment fee, redemption premium or break cost is derived from any of the Notes by any person who is not resident in Singapore and who carries on any operations in Singapore through a permanent establishment in Singapore, the tax exemption available for qualifying debt securities (subject to certain conditions) under the Income Tax Act, Chapter 134 of Singapore (the “ITA”), shall not apply if such person acquires such Notes using the funds and profits of such person's operations through a permanent establishment in Singapore. Any person whose interest, discount income, prepayment fee, redemption premium or break cost derived from the Notes is not exempt from tax (including for the reasons described above) shall include such income in a return of income made under the ITA.]

[The following alternative language applies if the first tranche of an issue which is being increased was issued under an Offering Circular with an earlier date.]

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the Conditions) contained in the fiscal agency agreement dated [●] 2020 and set forth in the Offering Circular dated [●] 2020 [and the Supplemental Offering Circular dated [●]]. This document contains the Pricing Supplement of the Notes described herein and must be read in conjunction with the Offering Circular dated [●] 2020 [and the Supplemental Offering Circular dated [●]], save in respect of the Conditions which are extracted from the Offering Circular dated [original date] [and the Supplemental Offering Circular dated [original date]] and are attached hereto. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Offering Circulars dated [●] 2020 and [previous date] [and the Supplemental Offering Circulars dated [●]]. Copies of such Offering Circulars [and the Supplemental Offering Circulars] are available for viewing [at [website] and during normal business hours at [address] and copies may be obtained free of charge at the registered office of the Issuer.

[MiFID II product governance / target market – [appropriate target market legend to be included].]
[Delete if no target market legend to be included]

PROHIBITION OF SALES TO EEA AND UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the “EEA”) or in the United Kingdom (“UK”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “MiFID II”); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the “PRIIPs Regulation”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA or in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA or in the UK may be unlawful under the PRIIPs Regulation.

References in this section to Regulations or Directives include, in relation to the UK, those Regulations or Directives as they form part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 or have been implemented in UK domestic law, as appropriate.

[NOTIFICATION UNDER SECTION 309B(1) OF THE SECURITIES AND FUTURES ACT, CHAPTER 289 OF SINGAPORE – The Notes are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).] *[Issuer to confirm classification of the Notes at the point of drawdown.]*

[Include whichever of the following apply or specify as “Not Applicable” (N/A). Note that the numbering should remain as set out below, even if “Not Applicable” is indicated for individual paragraphs or sub-paragraphs. Italics denote directions for completing the Pricing Supplement.]

[If the Notes have a maturity of less than one year from the date of their issue, the minimum denomination may need to be £100,000 or its equivalent in any other currency.]

1	Issuer:	[●]
2	(i) Series Number:	[●]
	(ii) Tranche Number:	[●]
		<i>(If fungible with an existing Series, details of that Series, including the date on which the Notes become fungible)</i>
3	(i) Specified Currency or Currencies:	[●]
	(ii) Currency Fallback	[Applicable/Not Applicable]
4	Aggregate Nominal Amount:	
	(i) Series:	[●]
	(ii) Tranche	[●]
5	(i) Issue Price:	[●] per cent. of the Aggregate Nominal Amount [plus accrued interest from <i>[insert date]</i> (in the case of fungible issues only, if applicable)]
	(ii) Net Proceeds:	[●] (Required only for listed issues)

6	(i)	Specified Denominations: (In the case of Registered Notes, this means the minimum integral amount in which transfers can be made)	[●]
			<i>(N.B. If an issue of Notes is to be (i) admitted to trading on a regulated market situated or operating in the EEA exchange or the UK; and/or (ii) offered to the public in the EEA or in the UK for the purposes of the Prospectus Regulation, the minimum denomination of €100,000 is required.)</i>
			<i>(N.B. Notes (including Notes denominated in sterling) which have a maturity of less than one year and in respect of which the issue proceeds are to be accepted by the Issuer in the United Kingdom or whose issue otherwise constitutes a contravention of section 19 of the Financial Services and Markets Act 2000, as amended (the “FSMA”) will have a minimum denomination of £100,000 (or its equivalent in other currencies.)</i>
	(ii)	Calculation Amount (Applicable to Notes in definitive Form.)	<i>(If only one Specified Denomination, insert the Specified Denomination.</i> <i>If more than one Specified Denomination, insert the highest common factor. Note: There must be a common factor in the case of two or more Specified Denominations.)</i>
7	(i)	Issue Date:	[●]
	(ii)	Interest Commencement Date:	[specify/Issue Date/Not Applicable] (N.B. An Interest Commencement Date will not be relevant for certain Notes, for example Zero Coupon Notes.)
8		Maturity Date:	<i>[Fixed rate—specify date/Floating rate—Interest Payment Date falling in or nearest to [specify month]]¹</i>
9		Interest Basis:	[[●] per cent. Fixed Rate] [[LIBOR/EURIBOR] +/- [●]% Floating Rate] [Zero Coupon] [Index Linked Interest] [Dual Currency Interest] [specify other] (further particulars specified below)
10		Redemption/Payment Basis:	[Redemption at par] [Index Linked Redemption] [Dual Currency Redemption] [Partly Paid]

¹ Note that for Renminbi or Hong Kong dollar denominated Fixed Rate Notes where the Interest Payment Dates are subject to modification it will be necessary to use the second option here.

		[Instalment] [specify other]
11	Change of Interest Basis or Redemption/Payment Basis:	[Specify details of any provision for change of Notes into another Interest Basis or Redemption/Payment Basis]
12	Put/Call Options	[Change of Control Put] [Issuer Call] [(further particulars specified below)]
13	(a) Status of the Notes:	Senior
	(b) Date [Board] approval for issuance of Notes obtained:	[●]
		<i>(N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes)</i>
14	Method of distribution:	[Syndicated/Non-syndicated]
Provisions Relating to Interest (if any) Payable		
15	Fixed Rate Note Provisions	[Applicable/Not Applicable]
		<i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
	(i) Rate(s) of Interest:	[●] per cent. per annum [payable [annually/semi-annually/quarterly/ other (specify)] in arrear] <i>(If payable other than annually, consider amending Condition [5])</i>
	(ii) Interest Payment Date(s):	[●] in each year up to and including the Maturity Date/[specify other] (NB: <i>This will need to be amended in the case of long or short coupons</i>)
	(iii) Fixed Coupon Amount(s):	[●] per Calculation Amount ² <i>(Applicable to Notes in definitive form)</i>
	(iv) Broken Amount(s):	[●] per Calculation Amount, payable on the Interest Payment Date falling

² For Renminbi or Hong Kong dollar denominated Fixed Rate Notes where the Interest Payment Dates are subject to modification the following alternative wording is appropriate: "Each Fixed Coupon Amount shall be calculated by multiplying the product of the Rate of Interest and the Calculation Amount by the Day Count Fraction and rounding the resultant figure to the nearest CNY0.01, CNY0.005 for the case of Renminbi denominated Fixed Rate Notes to the nearest HK\$0.01, HK\$0.005 for the case of Hong Kong dollar denominated Fixed Rate Notes, being rounded upwards.

	<i>(Applicable to Notes in definitive form)</i>	on [●]
(v)	Day Count Fraction:	[30/360 or Actual/Actual (ICMA) or specify other]
(vi)	Determination Date(s):	[●] in each year <i>[Insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon (NB: This will need to be amended in the case of regular interest payment dates which are not of equal duration) (NB: Only relevant where Day Count Fraction is Actual/Actual (ICMA))]</i>
(vii)	Other terms relating to the method of calculating interest for Fixed Rate Notes:	[None/Give details]
16	Floating Rate Note Provisions	[Applicable/Not Applicable] <i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
(i)	Specified Period(s)/Specified Interest Payment Dates:	[●]
(ii)	Business Day Convention:	[Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention/[specify other]]
(iii)	Additional Business Centre(s):	[●]
(iv)	Manner in which the Rate of Interest and Interest Amount is to be determined:	[Screen Rate Determination/ISDA Determination/specify other]
(v)	Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent):	[●]
(vi)	Screen Rate Determination:	[Applicable/Not Applicable]
	• Reference Rate:	[[●] month] <i>(Either LIBOR, EURIBOR or other, although additional information is required if other – including fallback provisions in the Agency Agreement)</i>
	• Interest Determination Date(s):	[●] <i>(Second day in London on which commercial banks are open for general business (including dealings in foreign exchange and foreign currency deposits) prior to the start</i>

of each Interest Period if LIBOR (other than Sterling or Euro LIBOR), first day of each Interest Period if Sterling LIBOR and the second day on which the TARGET System is open prior to the start of each Interest Period if EURIBOR or Euro LIBOR)

- Relevant Screen Page: [●]
- (In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)*
- Reference Rate Replacement: [Applicable/Not Applicable]
- (vii) ISDA Determination:
- Floating Rate Option: [●]
 - Designated Maturity: [●]
 - Reset Date: [●]
 - ISDA Definitions [2000/2006]
- (vii) Margin(s): [+/-] [●] per cent. per annum
- (ix) Minimum Rate of Interest: [●]% per annum
- (x) Maximum Rate of Interest: [●]% per annum
- (xi) Day Count Fraction: Actual/Actual (ISDA)
Actual/365 (Fixed)
Actual/365 (Sterling)
Actual/360
30/360
30E/360
30E/360 (ISDA)
[Other]
- (See Condition [5] for alternatives)*
- (xii) Fall back provisions, rounding provisions and any other terms relating to the method of calculating interest on Floating Rate Notes, if different from those set out in the Conditions: [●]
- 17 Zero Coupon Note Provisions [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Accrual Yield: [●] per cent. per annum

	(ii)	Reference Price:	[●]
	(iii)	Any other formula/basis of determining amount payable:	[●]
	(iv)	Day Count Fraction in relation to Early Redemption Amounts and late payment:	[Conditions [7(e)(iii)] and [7(j)] apply/specify other] <i>(Consider applicable day count fraction if not U.S. dollar denominated)</i>
18	Index Linked Interest Note Provisions		[Applicable/Not Applicable] <i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
	(i)	Index/Formula:	[give or annex details]
	(ii)	Calculation Agent:	[give name (and, if the Notes are derivative securities to which Annex XII of the Prospectus Directive Regulation applies, address)]
	(iii)	Party responsible for calculating the Rate of Interest(if not the Calculation Agent) and Interest Amount (if not the Agent):	[●]
	(iv)	Provisions for determining Coupon where calculation by reference to Index and/or Formula is impossible or impracticable:	[●] <i>[If appropriate, include a description of market disruption or settlement disruption events and adjustment provisions]</i>
	(v)	Specified Period(s)/Specified Interest Payment Dates:	[●]
	(vi)	Business Day Convention:	[Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention/specify other]
	(vii)	Additional Business Centre(s):	[●]
	(viii)	Minimum Rate of Interest:	[●] per cent. per annum
	(ix)	Maximum Rate of Interest:	[●] per cent. per annum
	(x)	Day Count Fraction:	[●]
19	Dual Currency Interest Note Provisions		[Applicable/Not Applicable] <i>(If not applicable, delete the remaining sub-paragraphs of this paragraph)</i>
	(i)	Rate of Exchange/method of calculating Rate of Exchange:	[give details]

- (ii) Party, if any, responsible for calculating the principal and/or interest due (if not the Agent): [●]
- (iii) Provisions applicable where calculation by reference to Rate of Exchange impossible or impracticable: [●] *[If appropriate, include a description of market disruption or settlement disruption events and adjustment provisions]*
- (iv) Person at whose option Specified Currency(ies) is/are payable: [●]

Provisions Relating to Redemption

- 20 Issuer Call: [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Optional Redemption Date(s): [●]
 - (ii) Optional Redemption Amount and method, if any, of calculation of such amount(s): [●]
 - (iii) If redeemable in part:
 - (a) Minimum Redemption Amount: [●]
 - (b) Maximum Redemption Amount: [●]
 - (iv) Notice period (if other than as set out in the Conditions): [●]
- 21 Change of Control Put: [Applicable/Not Applicable]
- (If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- Notice period (if other than as set out in the Conditions): [●]
- (N.B. If setting notice periods which are different to those provided in the Conditions, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems and custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Agent)*
- 22 Final Redemption Amount: [[●] per Calculation Amount/specify other/see Appendix]
- 23 Early Redemption Amount payable on redemption for taxation reasons or on [●] per Calculation Amount/specify other/see Appendix]

Event of Default and/or the method of calculating the same (if required or if different from that set out in Condition [7(e)]):

General Provisions Applicable to the Notes

24 Form of Notes:

Form:

[Bearer Notes:

[Temporary Bearer Global Note exchangeable for a Permanent Bearer Global Note which is exchangeable for Definitive Notes [on 60 days' notice given at any time/only upon an Exchange Event/at any time at the request of the Issuer]]

[Temporary Bearer Global Note exchangeable for Definitive Notes on and after the Exchange Date]

[Permanent Bearer Global Note exchangeable for Definitive Notes [on 60 days' notice given at any time/only upon an Exchange Event/at any time at the request of the Issuer]]

Registered Note ([•] nominal amount) registered in the name of a nominee for [a common depositary for Euroclear and Clearstream, Luxembourg/a sub-custodian for the CMU]

25 Additional Financial Centre(s) or other special provisions relating to Payment Dates:

[Not Applicable/give details]

(Note that this paragraph relates to the place of payment and not Interest Period end dates to which paragraphs 16(iii) and 18(vi) relate)

26 Talons for future Coupons or Receipts to be attached to Definitive Bearer Notes (and dates on which such Talons mature):

[Yes/No. If yes, give details]

27 Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences of failure to pay, including any right of the Issuer to forfeit the Notes and interest due on late payment:

[Not Applicable/give details. NB: new forms of Global Notes may be required for Partly Paid issues.]

28 Details relating to Instalment Notes:

(i) Instalment Amount(s):

[Not Applicable/give details]

(ii) Instalment Date(s):

[Not Applicable/give details]

29 Redenomination applicable:

Redenomination [not] applicable

(if Redenomination is applicable, specify the terms of Redenomination in an Annex to the Pricing Supplement)

30 Other final terms: [Not Applicable/give details]

(Consider including a term providing for tax certification if required to enable interest to be paid gross by issuer.)

Distribution

31 (i) If syndicated, names [and addresses] of Managers [and underwriting commitments]: [Not Applicable/give names [and addresses and underwriting commitments]] *(Include names and addresses of entities agreeing to underwrite the issue on a firm commitment basis and names and addresses of the entities agreeing to place the issue without a firm commitment or on a “best efforts” basis if such entities are not the same as the Managers.)*

(ii) Date of [Subscription] Agreement: [●]

(iii) Stabilising Manager (if any): [Not Applicable/give name]

32 If non-syndicated, name of relevant Dealer: [●]

33 Total commission and concession: [●] per cent. of the Aggregate Notional Amount

34 U.S. Selling Restrictions: [Reg. S Category 1; TEFRA D/TEFRA C/TEFRA not applicable]

35 Additional selling restrictions: [Not Applicable/give details]

Purpose of Pricing Supplement

This Pricing Supplement comprise the final terms required for issue and admission to trading on the SGX-ST of the Notes described herein pursuant to the U.S.\$5,000,000,000 Euro Medium Term Note Programme of GLP Pte. Ltd.

Responsibility

The Issuer accepts responsibility for the information contained in this Pricing Supplement. *[Relevant third party information in relation to an index or its components has been extracted from [specify source].]* The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by [specify source], no facts have been omitted which would render the reproduced information inaccurate or misleading].

Signed on behalf of the Issuer:

By: _____
Duly authorised

PART 2

OTHER INFORMATION

- 1 **Listing and Admission to Trading** [Application has been made by the Issuer (or on its behalf) for the Notes to be listed and quoted on the SGX-ST with effect from [●].] [Application is expected to be made by the Issuer (or on its behalf) for the Notes to be listed and quoted on the SGX-ST with effect from [●].] [Not Applicable.]
- 2 **Ratings**
- Ratings: The Notes to be issued have been rated:
- [Fitch: [●]]
- [S&P: [●]]
- [[Other]: [●]]
- [Need to include a brief explanation of the meaning of the ratings if this has previously been published by the rating provider.]*
- (The above disclosure should reflect the rating allocated to Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)*
- 3 **Operational Information**
- (i) ISIN Code: [●]
- (ii) Common Code: [●]
- (iii) CUSIP: [●]
- (iv) Any clearing system(s) other than Euroclear Bank S.A./N.V. and Clearstream Banking, S.A. and the CMU and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]
- (v) Delivery: Delivery [against/free of] payment
- (vi) Names and addresses of additional Fiscal Agent(s) (if any): [●]

GENERAL INFORMATION

- (1) The establishment of the Programme and the issue of Notes thereunder have been duly authorised by a resolution of the Board of Directors dated 2 April 2019. The update of the Programme has been duly authorised by a resolution of the Board of Directors dated 24 April 2020.
- (2) Except as disclosed in this Offering Circular, there has been no significant change in the financial or trading position of the Group since 31 December 2019 and no material adverse change in the financial position or prospects of the Group since 31 December 2019.
- (3) The Issuer is not involved in any litigation, arbitration or administrative proceedings relating to claims which are material in the context of the issue of the Notes and, so far as it is aware, no such litigation, arbitration or administrative proceedings are pending or threatened.
- (4) Each Bearer Note having a maturity of more than one year, Receipt, Coupon and Talon will bear the following legend: “Any United States person who holds this obligation will be subject to limitations under the United States income tax laws, including the limitations provided in Sections 165(j) and 1287(a) of the Internal Revenue Code”.
- (5) Application has been made to the SGX-ST for permission to deal in, and for the listing and quotation of, any Notes that may be issued pursuant to the Programme and which are agreed at or prior to the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. Admission to the Official List of the SGX-ST and quotation of any Notes on the SGX-ST are not to be taken as an indication of the merits of the Issuer, the Programme or the Notes. The SGX-ST assumes no responsibility for the correctness of any statements made, opinions expressed or reports contained herein. For so long as any Notes are listed on the SGX-ST and the rules of the SGX-ST so require, such Notes listed on the SGX-ST will be traded on the SGX-ST in a minimum board lot size of at least S\$200,000 (or its equivalent in other currencies). There is no assurance that the application to the SGX-ST for the listing and quotation of the Notes will be approved. For so long as any Notes are listed on the SGX-ST and the rules of the SGX-ST so require, the Issuer shall appoint and maintain a Paying Agent in Singapore, where such Notes may be presented or surrendered for payment or redemption, in the event that any of the Global Notes representing such Notes is exchanged for definitive Notes. In addition, if any of the Global Notes is exchanged for definitive Notes, an announcement of such exchange will be made by or on behalf of the Issuer through the SGX-ST and such announcement will include all material information with respect to the delivery of the definitive Notes, including details of the Paying Agent in Singapore.
- (6) For so long as Notes may be issued pursuant to this Offering Circular, the following documents will be available, during usual business hours on any weekday (Saturdays and public holidays excepted), for inspection at the office of the Issuer and the specified office of the Paying Agents:
 - (i) the Agency Agreement;
 - (ii) the Programme Agreement;
 - (iii) the Deed of Covenant;
 - (iv) the Memorandum and Articles of Association of the Issuer;
 - (v) the audited consolidated financial statements of the Group in respect of the financial year ended 31 March 2018, the financial period from 1 April 2018 to 31 December 2018 and the financial year ended 31 December 2019; and

- (vi) a copy of this Offering Circular together with any supplement (including any Pricing Supplement save that a Pricing Supplement relating to an unlisted series of Notes will only be available for inspection by a holder of any such Notes and such holder must produce evidence satisfactory to the Issuer and the relevant Paying Agent as to its holding of Notes and identity) to this Offering Circular or further Offering Circular.

Copies of the documents referred to in sub-paragraphs (v) and (vi) above will also be available free of charge during the hours referred to above from the specified office of the Paying Agents so long as any of the Notes is outstanding.

- (7) The appropriate Common Code and ISIN for each Tranche of Notes and Notes to be listed on the SGX-ST allocated by Euroclear and Clearstream, Luxembourg will be specified in the applicable Pricing Supplement. The relevant Issuer may also apply to have Notes accepted for clearance through the CMU. The relevant CMU instrument number will be specified in the applicable Pricing Supplement. If the Notes are to clear through an additional or alternative clearing system the appropriate information will be specified in the applicable Pricing Supplement.
- (8) Legal Entity Identifier: The Legal Entity Identifier of the Issuer is 254900PC2NNG9BLIJO15.

INDEX TO FINANCIAL STATEMENTS

	Page
Independent Auditors' Report	F-2
Audited Consolidated Financial Statements as of and for the Financial Years ended 31 December 2019	F-10
Independent Auditors' Report	F-130
Audited Consolidated Financial Statements as of and for the Financial Period from 1 April 2018 to 31 December 2018	F-138
Independent Auditors' Report	F-272
Audited Consolidated Financial Statements as of and for the Financial Years ended 31 March 2018	F-280



KPMG LLP
16 Raffles Quay #22-00
Hong Leong Building
Singapore 048581

Telephone +65 6213 3388
Fax +65 6225 0984
Internet www.kpmg.com.sg

Independent auditors' report

Member of the Company
GLP Pte. Ltd.

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of GLP Pte. Ltd. (the "Company") and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position of the Group and the statement of financial position of the Company as at 31 December 2019, the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies as set out on pages FS1 to FS120.

In our opinion, the accompanying consolidated financial statements of the Group and the statement of financial position of the Company are properly drawn up in accordance with the provisions of the Singapore Companies Act, Chapter 50 (the "Act") and Singapore Financial Reporting Standards (International) ("SFRS(I)s") to give a true and fair view of the consolidated financial position of the Group and of the Company as at 31 December 2019 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the '*Auditors' responsibilities for the audit of the financial statements*' section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ('ACRA Code') together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Key audit matters (cont'd)

Valuation of investment properties

(Refer to Note 4 – Investment properties)

Risk:

The Group has a significant portfolio of investment properties comprising logistic properties located mainly in the People's Republic of China ("PRC"), Japan, United States of America ("USA"), Brazil and Europe which are held through subsidiaries, associates and joint ventures.

These investment properties are stated at their fair values based on external and internal valuations, with changes in fair value recognized in profit or loss.

The valuation process involves significant judgment in determining the appropriate valuation methodology to be used, and in estimating the underlying assumptions to be applied. The valuations are sensitive to key assumptions applied in deriving the capitalization, discount and terminal yield rates.

Our response:

We evaluated the qualifications and competency of the valuers and made inquiries with the valuers to understand their valuation methods, and the assumptions and basis applied.

We considered the valuation methodologies used against those applied by other valuers for similar property types. We assessed the reasonableness of projected cash flows used in the valuation to supporting leases and externally available industrial and economic data available as at 31 December 2019. We also assessed the reasonableness of capitalization rates, discount rates, terminal yield rates and estimated development costs to complete construction used in the valuations by comparing these against historical rates and available industry data as at 31 December 2019, taking into consideration comparability and market factors. Where the rates were outside our expected range, we undertook further procedures to understand the effect of additional factors and, when necessary, held further discussions with the valuers.

Our findings:

The valuers are members of generally-recognized professional bodies for real estate valuers and have recent experience in the location and category of the respective investment property being valued. The valuation methodologies used by the valuers are consistent with generally accepted market practices. The key assumptions used in the valuations, including projected cash flows, market rental growth rates, capitalization rates, discount rates, terminal yield rates and estimated development costs to complete construction, were substantiated by supporting leases and cost estimates or within the range of historical rates and industry data.



Key audit matters (cont'd)

Recoverable amount of goodwill
(Refer to Note 9 – Intangible assets)

Risk:

The Group recognizes goodwill of US\$418.2 million on its statement of financial position in connection with the acquisitions of Global Logistic Properties Holdings Limited and Airport City Development Co., Ltd during the financial year ended 31 March 2011.

Goodwill is tested for impairment annually by estimating the recoverable amount of each identifiable cash-generating unit (“CGU”) which goodwill has been allocated to. Management applies the value in use (discounted cash flow) method to determine the recoverable amount of each CGU.

The measurement of value in use as the recoverable amount of each identifiable CGU for operations in China and Japan involves significant judgment and estimation in determining the cash flow projections, and risk-free, discount and terminal growth rates.

Our response:

We evaluated management’s determination of CGUs based on our knowledge of the business acquisitions giving rise to the goodwill and our understanding of the current business of the Group.

We assessed management’s key assumptions underlying the cash flows projections by comparing them with historical performance, future business plans and external data, taking into consideration comparability and market factors. This also included enquiry with management to understand their business plan, strategies around revenue growth and cost initiatives.

We independently derived applicable discount rates from available industry data and compared these with those used by management. We performed stress tests using plausible range of key assumptions and rates, and analyzed the impact to the recoverable amount determined by management.

Our findings:

The Group has a reasonable basis to determine the CGU for goodwill allocation purposes.

The assumptions and resulting estimations by management are in line with future business plans and external data, and are within the range of reasonable expectations. The discount rates used in the cash flow forecasts appropriately reflect the risks attributed to the respective CGU.



Key audit matters (cont'd)

Accounting for acquisitions

(Refer to Notes 10 and 29 – Other investments and Acquisition of subsidiaries)

Risk:

The Group makes acquisitions of investments as part of its business strategy. Such transactions can be complex and judgment is involved in determining whether an acquisition of a controlling interest is a business combination or an acquisition of an asset; and whether an acquisition of a non-controlling interest is an investment in equity investment interest, associate or joint arrangement, each of which requires different accounting treatments. In accounting for a business combination, there is further judgment involved and inherent uncertainty in the estimation used in allocating the overall purchase price to the assets, liabilities and goodwill that make up the acquisition.

Our response:

We examined the Group's process on classifying and accounting for each investment acquired. We also examined legal and contractual documents to determine whether each acquisition is appropriately classified and accounted for in accordance with the relevant accounting standards and faithfully presents the nature of the transaction.

For significant acquisition of interest accounted for as a business combination during the year, we examined the terms and conditions of the sale and purchase agreement and the purchase price allocation exercise. We compared the methodologies and key assumptions used in determining the fair values allocated to the identified assets acquired and liabilities assumed to generally accepted market practices and market data.

Our findings:

The Group has a policy in place to ensure that each investment acquired is identified, appropriately classified and the relevant accounting treatments are consistently applied.

The judgments applied by the Group reflect a fair assessment in determining whether significant acquisitions are business combinations, acquisitions of assets, investment in equity investment interest, associate or joint arrangement. Estimates used in determining the fair values allocated to the respective assets acquired and liabilities assumed in significant business combination were within an acceptable range.



Key audit matters (cont'd)

Valuation of other investments

(Refer to Notes 10 – Other investments)

Risk:

The Group's investment portfolio of US\$1,894 million as at 31 December 2019 included unquoted equity investments of US\$1,094 million, measured at Level 3 of the fair value hierarchy. The unquoted equity investments are measured using non-observable market data, and hence, the valuation of these investments involves significant judgment in determining the appropriate valuation technique to be used and underlying assumptions to be applied.

Our response:

We evaluated the appropriateness of the valuation techniques (i.e. recent transacted price, indicative price for divestment in the foreseeable future, comparable companies' financial multiples and underlying net asset value of the investee companies) and the key valuation inputs used to determine the fair value of these unquoted equity investments as at 31 December 2019.

For a sample of unquoted equity instruments, we involved our valuation specialists to review the valuation techniques and key valuation inputs.

Our findings:

The valuation techniques applied are in line with generally accepted market practices and the valuations are supported by recent transacted prices for equity participation, notification of acquisition by potential acquirer, financial ratio of comparable companies or external net assets valuation reports. The assumptions and estimates applied to arrive at the fair value as at 31 December 2019 are within an acceptable range.

Other information

Management is responsible for the other information contained in the annual report. Other information is defined as all information in the annual report other than the financial statements and our auditors' report thereon.

We have obtained all other information prior to the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management and directors for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRS(I)s, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorized use or disposition; and transactions are properly authorized and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



Auditor's responsibilities for the audit of the financial statements (cont'd)

- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditors' report unless the law or regulations preclude public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Report on other legal and regulatory requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiaries incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditors' report is Tan Kar Yee, Linda.

KPMG LLP

KPMG LLP
*Public Accountants and
Chartered Accountants*

Singapore
20 April 2020

Statements of Financial Position
As at 31 December 2019

		Group		Company	
	Note	2019	2018	2019	2018
		US\$'000	US\$'000	US\$'000	US\$'000
Non-current assets					
Investment properties	4	21,275,620	19,481,683	—	—
Subsidiaries	5	—	—	6,117,009	7,188,302
Associates and joint ventures	6	4,419,731	4,366,690	—	—
Deferred tax assets	7	21,861	19,649	—	—
Property, plant and equipment	8	235,643	22,198	4,756	3,521
Intangible assets	9	438,052	445,038	—	—
Other investments	10	1,894,056	1,481,794	—	—
Other non-current assets	11	375,920	736,450	—	19,553
		<u>28,660,883</u>	<u>26,553,502</u>	<u>6,121,765</u>	<u>7,211,376</u>
Current assets					
Trade and other receivables	12	3,478,891	2,265,764	3,106,886	1,583,545
Cash and cash equivalents	14	1,004,174	988,369	3,237	217,029
Assets classified as held for sale	15	1,451,482	687,224	—	—
		<u>5,934,547</u>	<u>3,941,357</u>	<u>3,110,123</u>	<u>1,800,574</u>
Total assets		<u>34,595,430</u>	<u>30,494,859</u>	<u>9,231,888</u>	<u>9,011,950</u>
Equity attributable to owners of the Company					
Share capital	16	5,538,589	5,638,589	5,538,589	5,638,589
Reserves	17	5,274,440	4,628,762	184,515	(182,500)
		<u>10,813,029</u>	<u>10,267,351</u>	<u>5,723,104</u>	<u>5,456,089</u>
Non-controlling interests	18	7,596,293	6,107,073	—	—
Total equity		<u>18,409,322</u>	<u>16,374,424</u>	<u>5,723,104</u>	<u>5,456,089</u>
Non-current liabilities					
Loans and borrowings	19	9,336,929	7,351,561	2,283,723	2,143,919
Financial derivative liabilities	20	4,741	6,845	4,741	4,223
Deferred tax liabilities	7	2,350,528	2,021,089	—	—
Other non-current liabilities	21	274,396	201,552	1,269	11,388
		<u>11,966,594</u>	<u>9,581,047</u>	<u>2,289,733</u>	<u>2,159,530</u>
Current liabilities					
Loans and borrowings	19	1,836,377	2,725,818	604,124	911,008
Financial derivative liabilities	20	23	1,176	—	—
Trade and other payables	22	1,539,195	1,323,167	613,579	483,444
Current tax payable		86,519	62,541	1,348	1,879
Liabilities classified as held for sale	15	757,400	426,686	—	—
		<u>4,219,514</u>	<u>4,539,388</u>	<u>1,219,051</u>	<u>1,396,331</u>
Total liabilities		<u>16,186,108</u>	<u>14,120,435</u>	<u>3,508,784</u>	<u>3,555,861</u>
Total equity and liabilities		<u>34,595,430</u>	<u>30,494,859</u>	<u>9,231,888</u>	<u>9,011,950</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Income Statement
Year ended 31 December 2019

		Group	
	Note	Year ended	Period from
		31/12/2019	1/4/2018 to
		US\$'000	31/12/2018
			US\$'000
Revenue	24	1,451,602	975,700
Other income	25	186,636	53,971
Property-related expenses		(226,081)	(152,733)
Cost of goods and other financial services costs		(25,857)	(70,491)
Other expenses		(447,958)	(247,556)
		<u>938,342</u>	<u>558,891</u>
Share of results (net of tax expense) of associates and joint ventures		426,571	405,894
Profit from operating activities after share of results of associates and joint ventures		1,364,913	964,785
Net finance costs	26	(471,341)	(458,053)
Non-operating income	27	426,839	198,240
Profit before changes in fair value of subsidiaries' investment properties		1,320,411	704,972
Changes in fair value of investment properties	4	1,193,643	2,467,482
Profit before tax	27	2,514,054	3,172,454
Tax expense	28	(658,142)	(824,515)
Profit for the year/period		<u>1,855,912</u>	<u>2,347,939</u>
Profit attributable to:			
Owners of the Company		1,256,317	1,438,685
Non-controlling interests	18	599,595	909,254
Profit for the year/period		<u>1,855,912</u>	<u>2,347,939</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Comprehensive Income
Year ended 31 December 2019

	Group	
	Year ended	Period from
	31/12/2019	1/4/2018 to
	US\$'000	31/12/2018
		US\$'000
Profit for the year/period	1,855,912	2,347,939
Other comprehensive income		
Item that will not be reclassified to profit or loss		
Change in fair value of equity investments at fair value through other comprehensive income ("FVOCI") ¹	95,584	(262,323)
Revaluation of building ²	3,305	–
	<u>98,889</u>	<u>(262,323)</u>
Items that are or may be reclassified subsequently to profit or loss:		
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	(183,743)	(1,319,511)
Effective portion of changes in fair value of cash flow hedges ³	3,126	(2,524)
Exchange differences reclassified to profit or loss on disposal of subsidiaries	(22,428)	(30,771)
Share of other comprehensive income of associates and joint ventures	5,556	(8,475)
	<u>(197,489)</u>	<u>(1,361,281)</u>
Other comprehensive income for the year/period⁴	<u>(98,600)</u>	<u>(1,623,604)</u>
Total comprehensive income for the year/period	<u>1,757,312</u>	<u>724,335</u>
Total comprehensive income attributable to:		
Owners of the Company	1,245,644	409,496
Non-controlling interests	511,668	314,839
Total comprehensive income for the year/period	<u>1,757,312</u>	<u>724,335</u>

Notes:

¹ Includes income tax effects of US\$7,956,000 (2018: US\$21,763,000), refer to Note 7.

² Includes income tax effects of US\$1,102,000 (2018: Nil), refer to Note 7.

³ Includes income tax effects of US\$31,000 (credit) (2018: US\$89,000), refer to Note 7.

⁴ Except for income tax effects relating to effective portion of changes in fair value of cash flow hedges, change in fair value of equity investments at FVOCI and revaluation of building, there are no income tax effects relating to other components of other comprehensive income.

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity
Year ended 31 December 2019

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
At 1 April 2018	6,305,266	701,349	3,819,666	(306,361)	10,519,920	5,867,562	16,387,482
Adjustment on initial application of SFRS(I) 9 (net of tax)	–	–	16,632	–	16,632	8,488	25,120
Adjusted balance at 1 April 2018	6,305,266	701,349	3,836,298	(306,361)	10,536,552	5,876,050	16,412,602
Total comprehensive income for the period	–	–	1,438,685	–	1,438,685	909,254	2,347,939
Other comprehensive income							
Change in fair value of equity investment as FVOCI	–	–	–	(178,174)	(178,174)	(84,149)	(262,323)
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	–	(809,245)	–	–	(809,245)	(510,266)	(1,319,511)
Effective portion of changes in fair value of cash flow hedges	–	–	–	(2,524)	(2,524)	–	(2,524)
Exchange differences reclassified to profit or loss on disposal of subsidiaries	–	(30,771)	–	–	(30,771)	–	(30,771)
Share of other comprehensive income of associates and joint ventures	–	(8,488)	–	13	(8,475)	–	(8,475)
Total other comprehensive income	–	(848,504)	–	(180,685)	(1,029,189)	(594,415)	(1,623,604)
Total comprehensive income for the period	–	(848,504)	1,438,685	(180,685)	409,496	314,839	724,335

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Year ended 31 December 2019

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
Transactions with owners, recorded directly in equity							
<u>Contributions by and distributions to owners</u>							
Redemption of ordinary shares	(666,677)	–	–	–	(666,677)	–	(666,677)
Capital contribution from non-controlling interests	–	–	–	1,994	1,994	202,871	204,865
Interim tax-exempt (one-tier) dividends paid of US\$0.003 per share	–	–	(14,000)	–	(14,000)	–	(14,000)
Dividends paid to non-controlling interests	–	–	–	–	–	(3,254)	(3,254)
<u>Total contribution by and distribution to owners</u>	<u>(666,677)</u>	<u>–</u>	<u>(14,000)</u>	<u>1,994</u>	<u>(678,683)</u>	<u>199,617</u>	<u>(479,066)</u>
<u>Acquisition of interests in subsidiaries from non-controlling interests</u>							
Disposal of subsidiaries	–	–	–	(14)	(14)	(18,086)	(18,100)
Acquisition of subsidiaries	–	–	–	–	–	(181,783)	(181,783)
Disposal of assets classified as held for sale	–	–	–	–	–	122,361	122,361
	–	–	–	–	–	(205,925)	(205,925)
Total transactions with owners	(666,677)	–	(14,000)	1,980	(678,697)	(83,816)	(762,513)
Transfer to reserves	–	–	(1,194)	1,194	–	–	–
At 31 December 2018	5,638,589	(147,155)	5,259,789	(483,872)	10,267,351	6,107,073	16,374,424

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Year ended 31 December 2019

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
At 1 January 2019	5,638,589	(147,155)	5,259,789	(483,872)	10,267,351	6,107,073	16,374,424
Total comprehensive income for the year							
Profit for the year	–	–	1,256,317	–	1,256,317	599,595	1,855,912
Other comprehensive income							
Change in fair value of equity investment as FVOCI	–	–	–	77,705	77,705	17,879	95,584
Revaluation of building	–	–	–	2,188	2,188	1,117	3,305
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	–	(76,820)	–	–	(76,820)	(106,923)	(183,743)
Effective portion of changes in fair value of cash flow hedges	–	–	–	3,126	3,126	–	3,126
Exchange differences reclassified to profit or loss on disposal of subsidiaries	–	(22,428)	–	–	(22,428)	–	(22,428)
Transfer upon disposal of equity investment at FVOCI	–	–	111,437	(111,437)	–	–	–
Share of other comprehensive income of associates and joint ventures	–	4,645	–	911	5,556	–	5,556
Total other comprehensive income	–	(94,603)	111,437	(27,507)	(10,673)	(87,927)	(98,600)
Total comprehensive income for the year	–	(94,603)	1,367,754	(27,507)	1,245,644	511,668	1,757,312

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Year ended 31 December 2019

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
Transactions with owners, recorded directly in equity							
<u>Contributions by and distributions to owners</u>							
Share buy back	(100,000)	—	—	—	(100,000)	—	(100,000)
Capital contribution from non-controlling interests	—	—	—	—	—	244,658	244,658
Issuance of shares to non-controlling interests	—	—	—	—	—	90,271	90,271
Interim tax-exempt (one-tier) dividends paid of US\$0.014 per share	—	—	(589,000)	—	(589,000)	—	(589,000)
Dividends paid to non-controlling interests	—	—	—	—	—	(53,432)	(53,432)
Dividends declared to non-controlling interest	—	—	—	—	—	(15,518)	(15,518)
<u>Total contribution by and distribution to owners</u>	<u>(100,000)</u>	<u>—</u>	<u>(589,000)</u>	<u>—</u>	<u>(689,000)</u>	<u>265,979</u>	<u>(423,021)</u>
<u>Acquisition of interests in subsidiaries from non-controlling interests</u>	<u>—</u>	<u>—</u>	<u>(4,864)</u>	<u>(1,435)</u>	<u>(6,299)</u>	<u>(16,359)</u>	<u>(22,658)</u>
Disposal of interest in subsidiaries to non-controlling interests	—	—	—	(4,667)	(4,667)	578,495	573,828
Acquisition of subsidiaries	—	—	—	—	—	149,437	149,437
	(100,000)	—	(593,864)	(6,102)	(699,966)	977,552	277,586
Total transactions with owners							
Transfer to reserves	—	—	(1,420)	1,420	—	—	—
At 31 December 2019	5,538,589	(241,758)	6,032,259	(516,061)	10,813,029	7,596,293	18,409,322

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows
Year ended 31 December 2019

	Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
Cash flows from operating activities		
Profit before income tax	2,514,054	3,172,454
Adjustments for:		
Depreciation of property, plant and equipment	23,513	5,510
Amortization of intangible assets and deferred management costs	18,281	4,171
Gain on disposal of subsidiaries	(60,761)	(194,744)
Gain on disposal of associates and joint venture	(262,648)	—
(Gain)/Loss on disposal of investment properties	(66,469)	825
Loss on acquisition of subsidiaries	2,998	—
Loss on liquidation of subsidiaries	36,578	—
Loss on disposal of property, plant and equipment	352	73
Property, plant and equipment written off	3,283	53
Gain on disposal of assets and liabilities classified as held for sale	(58,669)	(296)
Share of results (net of tax expense) of associates and joint ventures	(426,571)	(405,894)
Changes in fair value of unquoted equity investments at fair value through profit or loss	(152,899)	(38,778)
Changes in fair value of subsidiaries' investment properties	(1,193,643)	(2,467,482)
Recognition of impairment loss on trade and other receivables	12,175	3,596
Dividend income from other investments	(19,959)	—
Net finance costs	471,341	458,053
	840,956	537,541
Changes in working capital:		
Trade and other receivables	(190,161)	76,791
Trade and other payables	238,427	(262,918)
Cash generated from operations	889,222	351,414
Tax paid	(62,219)	(75,833)
Net cash from operating activities	827,003	275,581

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows (continued)
Year ended 31 December 2019

	Note	Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
Cash flows from investing activities			
Acquisition of subsidiaries, net of cash acquired	29(a)	(971,917)	(746,752)
Acquisition of joint venture and associates		(210,169)	(212,382)
Acquisition of intangible assets		(17)	–
Acquisition of investment properties		(364,987)	(750,788)
Proceeds from disposal of investment properties		745,403	689,894
Acquisition of other investments		(392,957)	(316,237)
Proceeds from disposal of other investments		236,134	–
Development expenditure on investment properties		(1,681,998)	(948,458)
Proceeds from disposal of assets classified as held for sale, net of deposits received	29(c)	244,728	1,073,677
Contribution to associates and joint ventures		(557,584)	(638,864)
Return of capital from joint ventures and associates		286,365	68,455
Proceeds from disposal of controlling interest in subsidiaries	29(b)	488,480	860,692
Proceeds from disposal of associates and joint ventures		1,071,226	–
Payments for liquidation of subsidiary		(35,496)	–
Deposits refunded/(placed) for investment properties and investments		8,762	(89,654)
Purchase of property, plant and equipment		(149,035)	(9,258)
Proceeds from sale of property, plant and equipment		23	16
Interest income received		38,670	9,561
Distributions received from other investment		13,753	–
Dividends received from associates and joint ventures		277,569	61,970
Withholding tax paid on dividend and interest income from associates, joint ventures and subsidiaries		(58,167)	(27,668)
Withholding tax paid on disposal of assets classified as held for sale		(124,452)	–
Advances to immediate holding company		(1,264,225)	(2,056,608)
Loans to associates and joint ventures		(125,449)	(189,204)
Loans to non-controlling interests		(4,117)	(4,445)
Loans to third parties		(109,861)	(293,301)
Loans repayment from associates and joint ventures		322,368	33,035
Loans repayment from non-controlling interests		2,494	5,382
Loans repayment from third parties		222,879	71,415
Net cash used in investing activities		(2,091,577)	(3,409,522)

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows (continued)
Year ended 31 December 2019

	Note	Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
Cash flows from financing activities			
Acquisition of non-controlling interests		(22,658)	(18,100)
Contribution from non-controlling interests		244,658	204,865
Proceeds from disposal of partial interest in subsidiaries without loss of control		602,498	–
Proceeds from issuance of shares to non-controlling interest		6,813	–
Proceeds from bank loans		4,247,431	3,982,448
Repayment of bank loans		(3,625,936)	(3,440,293)
Proceeds from issue of bonds, net of transaction costs		1,433,930	2,755,326
Redemption of bonds		(386,257)	(304,768)
Settlement of financial derivative liabilities		(3,143)	(712)
Interest paid		(427,018)	(193,823)
Dividends paid to shareholders		(589,000)	(14,000)
Dividends paid to non-controlling interests		(53,432)	(3,254)
Repayments of loans from non-controlling interests		(421)	(36,520)
Repayment of lease liabilities		(7,531)	–
Repayment of loans to third party		(4,363)	–
Share buyback		(100,000)	–
Loans from joint ventures		26,494	31,472
Loans from non-controlling interests		8,992	2,567
Loans from third parties		2,700	5,772
Net cash from financing activities		<u>1,353,757</u>	<u>2,970,980</u>
Net increase/(decrease) in cash and cash equivalents		89,183	(162,961)
Cash and cash equivalents at beginning of year/period		974,429	1,192,675
Effect of exchange rate changes on cash balances held in foreign currencies		(8,704)	(55,285)
Cash and cash equivalents at end of year/period		1,054,908	974,429
Cash and cash equivalents of subsidiaries reclassified as assets held for sale		(61,670)	(27,531)
Restricted cash deposits		10,936	41,471
Cash and cash equivalents in the statement of financial position	14	<u>1,004,174</u>	<u>988,369</u>

Significant non-cash transactions:

During the year ended 31 December 2019, the Group issued shares of US\$83,458,000 to non-controlling interest under the Co-Investment Share Plan and GLP Global Share Plan for which proceeds were settled by way of loan to non-controlling interests.

During the year ended 31 December 2018, the Group redeemed 501,368,000 units of ordinary shares from the immediate holding company for a consideration of US\$666,677,000, which was settled by way of a set-off against amounts due from immediate holding company.

The accompanying notes form an integral part of these consolidated financial statements.

Notes to the financial statements

These notes form an integral part of the financial statements.

The financial statements were authorized for issue by the Board of Directors on 20 April 2020.

1 Domicile and activities

GLP Pte. Ltd. (the “Company”) is incorporated in the Republic of Singapore and has its registered office at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623.

The principal activities of the Company and its subsidiaries are those of investment holding, provision of distribution facilities and services, and provision of financial services.

The Company’s immediate holding company and ultimate holding company are GLP Bidco Limited and GLP Holdings L.P. respectively, which are incorporated in Cayman Islands.

The consolidated financial statements relate to the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interests in associates and joint ventures.

2 Basis of preparation

2.1 Statement of compliance

The financial statements have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”).

This is the first set of the Group’s annual financial statements in which SFRS(I) 16 *Leases* has been applied. The related changes to significant accounting policies are described in note 2.5.

2.2 Basis of measurement

The financial statements have been prepared on the historical cost basis except for certain assets and liabilities which are measured at fair value as described below.

2.3 Functional and presentation currency

The financial statements are presented in United States dollars (“US dollars” or “US\$”), which is the Company’s functional currency. All financial information presented in US dollars has been rounded to the nearest thousand, unless otherwise stated.

2.4 Use of estimates and judgments

The preparation of the financial statements in conformity with SFRS(I)s requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

2 Basis of preparation (continued)

2.4 Use of estimates and judgments (continued)

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

Note 7 – Recognition of deferred tax assets

Note 3.1(i) and Note 29 – Recognition of acquisitions as business combinations or asset acquisitions.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Note 4 – Determination of fair value of investment properties

Note 9 – Measurement of recoverable amounts of goodwill

Note 15 – Valuation of assets and liabilities held for sale

Note 32 – Determination of fair value of financial assets and liabilities

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. This includes a valuation team that has overall responsibility for all significant fair value measurements, including Level 3 fair values, and reports directly to the Chief Financial Officer.

The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the valuation team assesses and documents the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of SFRS(I), including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of an asset or a liability, the Group uses market observable data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

2 Basis of preparation (continued)

2.4 Use of estimates and judgments (continued)

Measurement of fair values (continued)

If the inputs used to measure the fair value of an asset or a liability might fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level or the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

The Group recognizes transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

2.5 New standards and amendments

The Group has applied the following SFRS(I)s, amendments to and interpretations of SFRS(I) for the first time for the annual period beginning on 1 January 2019:

- SFRS(I) 16 *Leases*
- SFRS(I) INT 23 *Uncertainty over Income Tax Treatments*
- *Long-term Interests in Associates and Joint Ventures* (Amendments to SFRS(I) 1-28)
- *Prepayment Features with Negative Compensation* (Amendments to SFRS(I) 9)
- *Previously Held Interest in a Joint Operation* (Amendments to SFRS(I) 3 and 11)
- *Income Tax Consequences of Payments on Financial Instruments Classified as Equity* (Amendments to SFRS(I) 1-12)
- *Borrowing Costs Eligible for Capitalization* (Amendments to SFRS(I) 1-23)
- *Plan Amendment, Curtailment or Settlement* (Amendments to SFRS(I) 1-19)

Other than SFRS(I) 16, the application of these amendments to standards and interpretations does not have a material effect on the financial statements.

SFRS(I) 16 *Leases*

The Group applied SFRS(I) 16 using the modified retrospective approach, under which the cumulative effect of initial application is recognized in retained earnings at 1 January 2019. Accordingly, the comparative information presented for 2018 is not restated – i.e. it is presented, as previously reported, under SFRS(I) 1-17 and related interpretations. The details of the changes in accounting policies are disclosed below. Additionally, the disclosure requirements in SFRS(I) 16 have not generally been applied to comparative information.

Definition of a lease

Previously, the Group determined at contract inception whether an arrangement was or contained a lease under SFRS(I) INT 4 *Determining whether an Arrangement contains a Lease*. The Group now assesses whether a contract is or contains a lease based on the definition of a lease, as explained in SFRS(I) 16.

2 Basis of preparation (continued)

2.5 New standards and amendments (continued)

Definition of a lease (continued)

On transition to SFRS(I) 16, the Group elected to apply the practical expedient to grandfather the assessment of which transactions are leases. The Group applied SFRS(I) 16 only to contracts that were previously identified as leases. Contracts that were not identified as leases under SFRS(I) 1-17 and SFRS(I) INT 4 were not reassessed for whether there is a lease under SFRS(I) 16. Therefore, the definition of a lease under SFRS(I) 16 was applied only to contracts entered into or changed on or after 1 January 2019.

As a lessee

As a lessee, the Group leases many assets including property, production equipment and IT equipment. The Group previously classified leases as operating or finance leases based on its assessment of whether the lease transferred significantly all of the risks and rewards incidental to ownership of the underlying asset to the Group. Under SFRS(I) 16, the Group recognizes right-of-use assets and lease liabilities for most of these leases – i.e. these leases are on-balance sheet.

At commencement or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone price. However, for leases of property the Group has elected not to separate non-lease components and account for the lease and associated non-lease components as a single lease component.

Leases classified as operating leases under SFRS(I) 1-17

Previously, the Group classified property leases as operating leases under SFRS(I) 1-17. On transition, for these leases, lease liabilities were measured at the present value of the remaining lease payments, discounted at the respective lessee entities incremental borrowing rates applicable to the leases as at 1 January 2019. Right-of-use assets are measured at an amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments. The Group applied this approach to all other leases.

The Group has tested its right-of-use assets for impairment on the date of transition and has concluded that there is no indication that the right-of-use assets are impaired.

The Group used a number of practical expedients when applying SFRS(I) 16 to leases previously classified as operating leases under SFRS(I) 1-17. In particular, the Group:

- did not recognise right-of-use assets and liabilities for leases for which the lease term ends within 12 months of the date of initial application;
- did not recognise right-of-use assets and liabilities for leases of low value assets (e.g. IT equipment);
- excluded initial direct costs from the measurement of the right-of-use asset at the date of initial application; and
- used hindsight when determining the lease term.

2 Basis of preparation (continued)

2.5 New standards and amendments (continued)

As a lessor

The group leases out its investment properties, including own property and ROU assets. The Group have classified these leases as operating leases.

The Group is not required to make any adjustments on transaction for SFRS(I) 16 for leases in which it acts as lessor.

The impact on Group's financial statements arising from adoption of SFRS(I) 16 is as follows:

The Group	1 January 2019 \$'000
Right-of-use assets – property, plant and equipment	9,386
Lease liabilities	<u>(9,386)</u>
Net assets	<u>–</u>

When measuring lease liabilities for leases that were classified as operating leases, the Group discounted lease payments using the applicable incremental borrowing rates at 1 January 2019. The weighted average rate applied was 4%.

	Note	1 January 2019 \$'000
Operating lease commitments at 31 December 2018 as disclosed under SFRS(I) 1-17 in the Group's consolidated financial statements		<u>16,931</u>
Discounted using the incremental borrowing rate at 1 January 2019		16,347
(Less): short-term leases not recognized as a liability	27	<u>(6,961)</u>
Lease liabilities recognized at 1 January 2019		<u>9,386</u>

Early adoption of Amendments to SFRS(I) 9, SFRS(I) 1-39 and SFRS(I) 7 Interest Rate Benchmark Reform

The Group has early adopted amendments to SFRS(I) 9, SFRS(I) 1-39 and SFRS(I) 7 on 1 January 2019. The Group applied the interest rate benchmark reform amendments retrospectively to hedging relationship that existed at 1 January 2019 or were designated thereafter and that are directly affected by interest rate benchmark reform. These amendments also apply to the gain or loss recognized in the other comprehensive income that existed on 1 January 2019. The adoption of amendments to SFRS(I) 9, SFRS(I) 1-39 and SFRS(I) 7 did not have a material impact on the financial statements.

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements and in preparing the opening SFRS(I) statements of financial position at 1 April 2018 for the purposes of the transition to SFRS(I), unless otherwise indicated.

The accounting policies have been applied consistently by Group entities.

3.1 Basis of consolidation

(i) Business combinations

Business combinations are accounted for using the acquisition method in accordance with SFRS(I) 3 *Business Combination* as at the acquisition date, which is the date on which control is transferred to the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The Group measures goodwill at the date of acquisition as:

- the fair value of the consideration transferred; plus
 - the recognized amount of any non-controlling interests ("NCI") in the acquiree; plus
 - if the business combination is achieved in stages, the fair value of the pre-existing equity interest in the acquiree,
- over the net recognized amount (generally fair value) of the identifiable assets acquired and liabilities assumed. Any goodwill that arises is tested annually for impairment.

When the excess is negative, a bargain purchase gain is recognized immediately in profit or loss.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognized in profit or loss.

Any contingent consideration payable is recognized at fair value at the date of acquisition and included in the consideration transferred. If the contingent consideration is classified as equity, it is not remeasured and settlement is accounted for within equity. Otherwise, other contingent consideration is remeasured at fair value at each reporting date and subsequent changes to the fair value of the contingent consideration are recognized in profit or loss.

NCI that are present ownership interests and entitle their holders to a proportionate share of the acquiree's net assets in the event of liquidation are measured either at fair value or at the NCI's proportionate share of the recognized amounts of the acquiree's identifiable net assets, at the acquisition date. The measurement basis taken is elected on a transaction-by-transaction basis. All other NCI are measured at acquisition-date fair value, unless another measurement basis is required by SFRS(I)s. If the business combination is achieved in stages, the Group's previously held equity interest in the acquiree is re-measured to fair value at each acquisition date and any changes are taken to the profit or loss.

Costs related to the acquisition, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

3 Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(ii) *Subsidiaries*

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases. The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group.

Losses applicable to the NCI in a subsidiary are allocated to the NCI even if doing so causes the NCI to have a deficit balance.

The Group's acquisitions of those subsidiaries which are special purpose vehicles established for the sole purpose of holding assets are primarily accounted for as acquisitions of assets.

(iii) *Acquisition of entities under common control*

For acquisition of entities under common control, the identifiable assets and liabilities were accounted for at their historical costs, in a manner similar to the "pooling-of-interests" method of accounting. Any excess or deficiency between the amounts recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount recorded for the share capital acquired is recognized directly in equity.

(iv) *Loss of control*

When the Group loses control over a subsidiary, it derecognized the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognized in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

(v) *Investments in associates and joint ventures*

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies of these entities. Significant influence is presumed to exist when the Group holds 20% or more of the voting power of another entity. A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Investment in associates and joint ventures are accounted for using the equity method (collectively referred to as equity-accounted investees) and they are recognized initially at cost which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of the profit or loss and other comprehensive income ("OCI") of equity-accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. The Group's investments in associates and joint ventures include goodwill identified on acquisition, net of any accumulated impairment losses.

3 Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(v) *Investments in associates and joint ventures (continued)*

When the Group's share of losses exceeds its investment in an equity-accounted investee, the carrying amount of the investment, together with any long-term interests that form part thereof, is reduced to zero, and the recognition of further losses is discontinued except to the extent that the Group has an obligation to fund the investee's operation or has made payments on behalf of the investee.

(vi) *Transactions eliminated on consolidation*

Intra-group balances and transactions, and any unrealized income or expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealized gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment.

(vii) *Accounting for subsidiaries, associates and joint ventures by the Company*

Investments in subsidiaries, associates and joint ventures are stated in the Company's statement of financial position at cost less accumulated impairment losses.

3.2 Foreign currency

(i) *Foreign currency transactions*

Items included in the financial statements of each entity in the Group are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to that entity (the "functional currency").

Transactions in foreign currencies are translated to the respective functional currencies of Group's entities at the exchange rates at the date of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortized cost in the functional currency at the beginning of the year, adjusted for effective interest and payments during the year, and the amortized cost in foreign currency translated at the exchange rate at the end of the year.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated to the functional currency at the exchange rate at the date that the fair value was determined. Non-monetary items in a foreign currency that are measured in terms of historical costs are translated using the exchange rate at the date of the transaction.

Foreign currency differences arising from translation are recognized in profit or loss. However, foreign currency differences arising from the translation of the following items are recognized in OCI:

3 Significant accounting policies (continued)

3.2 Foreign currency (continued)

(i) Foreign currency transactions (continued)

- an equity investment designated as at FVOCI;
- a financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective (see Note 3.3(vii)); or
- qualifying cash flow hedges to the extent such hedges are effective.

(ii) Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising from the acquisition, are translated to US dollars at exchange rates at the reporting date. The income and expenses of foreign operations are translated to US dollars at exchange rates at the dates of the transactions.

Foreign currency differences are recognized in OCI. Since 1 April 2017, the Group's date of transition to SFRS(I), such differences have been recognized in the foreign currency translation reserve ("translation reserve") in equity. However, if the operation is a non-wholly-owned subsidiary, then the relevant proportionate share of the translation difference is allocated to the NCI. When a foreign operation is disposed of such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while retaining control, the relevant proportion of the cumulative amount is reattributed to NCI. When the Group disposes of only part of its investment in an associate or joint ventures that includes a foreign operation while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

When the settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely to occur in the foreseeable future, foreign exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation. These are recognized in OCI, and are presented in the translation reserve in equity.

3.3 Financial instruments

(i) Recognition and initial measurement

Non-derivative financial assets and financial liabilities

Trade receivables and debt investments issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) Classification and subsequent measurement

Non-derivative financial assets

On initial recognition, a financial asset is classified as measured at: amortized cost; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Financial assets at amortized cost

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Equity investment at FVOCI

On initial recognition of an equity investment that is not held-for-trading, the Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

Financial assets at FVTPL

All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets: Business model assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Group's management;

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) Classification and subsequent measurement (continued)

Financial assets: Business model assessment (continued)

- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets.

Financial assets that are held-for-trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Non-derivative financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, "principal" is defined as the fair value of the financial asset on initial recognition. "Interest" is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) *Classification and subsequent measurement (continued)*

Non-derivative financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.

Financial assets at amortized cost

These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

Equity investments at FVOCI

These assets are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

Non-derivative financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in profit or loss. Directly attributable transaction costs are recognized in profit or loss as incurred.

Other financial liabilities are initially measured at fair value less directly attributable transaction costs. They are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in profit or loss.

(iii) *Derecognition*

Financial assets

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognized in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognized.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(iii) *Derecognition (continued)*

Financial liabilities

The Group derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

(iv) *Offsetting*

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

(v) *Cash and cash equivalents*

Cash and cash equivalents comprise cash balances and short-term deposits with maturities of three months or less from the date of acquisition that are subject to an insignificant risk of changes in their fair value, and are used by the Group in the management of its short-term commitments. For the purpose of the statement of cash flows, bank overdrafts that are repayable on demand and that form an integral part of the Group's cash management are included in cash and cash equivalents.

(vi) *Share capital*

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from equity. Income tax relating to transaction costs of an equity transaction is accounted for in accordance with SFRS(I) 1-12.

(vii) *Derivative financial instruments and hedge accounting*

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and certain criteria are met.

Derivatives are initially measured at fair value and any directly attributable transaction costs are recognized in profit or loss as incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are generally recognized in profit or loss.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(vii) *Derivative financial instruments and hedge accounting (continued)*

The Group designates certain derivatives and non-derivative financial instruments as hedging instruments in qualifying hedging relationships. At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the hedge. The Group also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Cash flow hedges

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with highly probable forecast transactions arising from changes in foreign exchange rates and interest rates.

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognized in OCI and accumulated in the hedging reserve. The effective portion of changes in the fair value of the derivative that is recognized in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in the fair value of the derivative is recognized immediately in profit or loss.

The Group designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedging relationships. The change in fair value of the forward element of forward exchange contracts ('forward points') is separately accounted for as a cost of hedging and recognized in a cost of hedging reserve within equity.

When the hedged forecast transaction subsequently results in the recognition of a non-financial item such as inventory, the amount accumulated in the hedging reserve and the cost of hedging reserve is included directly in the initial cost of the non-financial item when it is recognized.

For all other hedged forecast transactions, the amount accumulated in the hedging reserve and the cost of hedging reserve is reclassified to profit or loss in the same period or periods during which the hedged expected future cash flows affect profit or loss.

If the hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. When hedge accounting for cash flow hedges is discontinued, the amount that has been accumulated in the hedging reserve and the cost of hedging reserve remains in equity until, for a hedge of a transaction resulting in recognition of a non-financial item, it is included in the non-financial item's cost on its initial recognition or, for other cash flow hedges, it is reclassified to profit or loss in the same period or periods as the hedged expected future cash flows affect profit or loss.

If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in the hedging reserve and the cost of hedging reserve are immediately reclassified to profit or loss.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(vii) *Derivative financial instruments and hedge accounting (continued)*

Net investment hedges

The Group designates certain derivatives and non-derivative financial liabilities as hedges of foreign exchange risk on a net investment in a foreign operation.

When a derivative instrument or a non-derivative financial liability is designated as the hedging instrument in a hedge of a net investment in a foreign operation, the effective portion of, for a derivative, changes in the fair value of the hedging instrument or, for a non-derivative, foreign exchange gains and losses is recognized in OCI and presented in the translation reserve within equity. Any ineffective portion of the changes in the fair value of the derivative or foreign exchange gains and losses on the non-derivative is recognized immediately in profit or loss. The amount recognized in OCI is reclassified to profit or loss as a reclassification adjustment on disposal of the foreign operation.

Specific policies for hedges directly affected by interbank offer rates (IBOR) reform

For a cash flow hedge of a forecast transaction, the Group assumes that the benchmark interest rate will not be not altered as a result of IBOR reform for the purpose of asserting that the forecast transaction is highly probable and presents an exposure to variations in cash flows that could ultimately affect profit or loss. The Group will no longer apply the amendments to its highly probable assessment of the hedged item when the uncertainty arising from interest rate benchmark reform with respect to the timing and amount of the interest rate benchmark-based future cash flows of the hedged item is no longer present, or when the hedging relationship is discontinued. To determine whether the designated forecast transaction is no longer expected to occur, the Group assumes that the interest rate benchmark cash flows designated as a hedge will not be altered as a result of interest rate benchmark reform.

The Group will cease to apply the amendments to its effectiveness assessment of the hedging relationship at the earlier of, when the uncertainty arising from interest rate benchmark reform is no longer present with respect to the hedged risk and the timing and the amount of the interest rate benchmark-based cash flows of the hedged item and hedging instrument; and when the hedging relationship is discontinued.

3.4 Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business, used in the production or supply of goods or services, or for administrative purposes. Investment properties comprise completed investment properties, investment properties under re-development, properties under development and land held for development.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labor, any other costs directly attributable to bringing the investment property to a working condition for its intended use and capitalized borrowing costs.

3 Significant accounting policies (continued)

3.4 Investment properties (continued)

Land held for development represents lease prepayments for acquiring rights to use land in the People's Republic of China ("PRC") with periods ranging from 40 to 50 years. Such rights granted with consideration are recognized initially at acquisition cost.

(i) *Completed investment properties and investment properties under re-development*

Completed investment properties and investment properties under re-development are measured at fair value with any changes therein recognized in profit or loss. Rental income from investment properties is accounted for in the manner described in Note 3.13.

(ii) *Properties under development and land held for development*

Property that is being constructed or developed for future use as investment property is initially recognized at cost, including transaction costs, and subsequently at fair value with any change therein recognized in profit or loss.

When an investment property is disposed of, the resulting gain or loss recognized in profit or loss is the difference between net disposal proceeds and the carrying amount of the property.

3.5 Property, plant and equipment

Property, plant and equipment are measured at cost which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset.

Subsequent expenditure relating to property, plant and equipment that has already been recognized is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing asset, will flow to the Group. All other subsequent expenditure is recognized as an expense in the period in which it is incurred.

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed and if a component has a useful life that is different from the remainder of that asset, that component is depreciated separately.

Depreciation is recognized as an expense in profit or loss on a straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment, unless it is included in the carrying amount of another asset. Land is not depreciated.

Depreciation is recognized from the date that the property, plant and equipment are installed and are ready for use, or in respect of internally constructed assets, from the date that the asset is completed and ready for use.

3 Significant accounting policies (continued)

3.5 Property, plant and equipment (continued)

The estimated useful lives for the current and comparative years are as follows:

• buildings	40 years
• solar plants	20 years
• furniture, fittings and equipment	2-20 years
• right-of-use assets	1-15 years

Depreciation methods, useful lives and residual values are reviewed at the end of each reporting period and adjusted if appropriate.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in profit or loss.

3.6 Intangible assets

(i) Goodwill

Goodwill that arises upon the acquisition of subsidiaries is included in intangible assets. For the measurement of goodwill at initial recognition, see Note 3.1 (i).

Subsequent measurement

Goodwill is measured at cost less accumulated impairment losses. In respect of associates and joint ventures, the carrying amount of goodwill is included in the carrying amount of the investment, and an impairment loss on such an investment is not allocated to any asset, including goodwill, that forms part of the carrying amount of the associates and joint ventures.

(ii) Other intangible assets

Other intangible assets that are acquired by the Group and have finite useful lives are measured at costs less accumulated amortization and accumulated impairment losses.

(iii) Amortization

Amortization is calculated over the cost of the asset, less its residual value.

Amortization is recognized in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use, since this most clearly reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful lives of intangible assets are as follows:

Trademarks	20 years
Non-competition	over the term of relevant agreement
License rights	over the term of the license period

Amortization methods, useful lives and residual values are reviewed at the end of each reporting period and adjusted if appropriate.

3 Significant accounting policies (continued)

3.7 Impairment

(i) *Non-derivative financial assets*

The Group recognizes loss allowances for expected credit loss ("ECLs") on financial assets measured at amortized costs.

Loss allowances of the Group are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from default events that are possible within the 12 months after the reporting date (or for a shorter period if the expected life of the instrument is less than 12 months); or
- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument.

Simplified approach

The Group applies the simplified approach to provide for ECLs for all trade receivables. The simplified approach requires the loss allowance to be measured at an amount equal to lifetime ECLs.

General approach

The Group applies the general approach to provide for ECLs on all other financial instruments. Under the general approach, the loss allowance is measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and includes forward-looking information.

If credit risk has not increased significantly since initial recognition or if the credit quality of the financial instruments improves such that there is no longer a significant increase in credit risk since initial recognition, loss allowance is measured at an amount equal to 12-month ECLs.

The Group considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realizing security (if any is held).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(i) *Non-derivative financial assets (continued)*

Measurement of ECLs

ECLs are probability-weighted estimates of credit losses. Credit losses are measured at the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortized cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECLs in the statement of financial position

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of these assets.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

(ii) *Associate and joint venture*

Any impairment loss in respect of an associate or joint venture is measured by comparing the recoverable amount of the investment with its carrying amount in accordance with the requirements of non-financial assets. An impairment loss is recognized in profit or loss. An impairment loss is reversed if there has been a favourable change in the estimate used to determine the recoverable amount.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(iii) *Non-financial assets*

The carrying amounts of the Group's non-financial assets, other than investment properties and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets' recoverable amount are estimated. For goodwill and intangible assets that have indefinite useful lives or that are not yet available for use, the recoverable amount is estimated each year at the same time. An impairment loss is recognized if the carrying amount of an asset or its cash-generating unit ("CGU") exceeds its estimated recoverable amount.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Subject to an operating segment ceiling test, for the purposes of goodwill impairment testing, CGUs to which goodwill has been allocated are aggregated so that the level at which impairment is tested reflects the lowest level at which goodwill is monitored for internal reporting purposes. Goodwill acquired in a business combination is allocated to groups of CGUs that are expected to benefit from the synergies of the combination.

The Group's corporate assets do not generate separate cash inflows and are utilized by more than one CGU. Corporate assets are allocated to CGUs on a reasonable and consistent basis and tested for impairment as part of the testing of the CGU to which the corporate asset is allocated.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the units, and then to reduce the carrying amounts of the other assets in the unit (group of units) on a *pro rata* basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

Goodwill that forms part of the carrying amount of an investment in associates and joint ventures is not recognized separately, and therefore is not tested for impairment separately. Instead, the entire amount of the investment in associates and joint ventures is tested for impairment as a single asset when there is objective evidence that the investment may be impaired.

3 Significant accounting policies (continued)

3.8 Non-current assets held for sale

Non-current assets, or disposal groups comprising assets and liabilities, that are highly probable to be recovered primarily through sale or distribution rather than through continuing use, are classified as held for sale. Immediately before classification as held for sale, the assets, or components of a disposal group, are remeasured in accordance with the Group's accounting policies. Thereafter, the assets, or disposal group, are generally measured at the lower of their carrying amount and fair value less costs to sell. Investments properties classified within assets held for sale are subsequently remeasured at their fair values. Any impairment loss on a disposal group is first allocated to goodwill, and then to remaining assets and liabilities on pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets, investment property, which continue to be measured in accordance with the Group's accounting policies. Impairment losses on initial classification as held for sale and subsequent gains or losses on remeasurement are recognized in profit or loss. Gains are not recognized in excess of any cumulative impairment loss.

Intangible assets and property, plant and equipment once classified as held for sale are not amortized or depreciated. In addition, equity accounting of joint ventures and associates ceases once classified as held for sale.

3.9 Deferred management costs

Costs that are directly attributable to securing a fund management agreement are deferred if they can be identified separately and measured reliably and it is probable that they will be recovered. Deferred management costs represent the costs incurred to secure the right to benefit from the provision of fund management services, and are amortized as the Group recognizes the related revenue over the tenure of the fund.

3.10 Employee benefits

(i) Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognized as employee benefit expense in profit or loss in the periods during which services are rendered by employees.

(ii) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognized for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

3 Significant accounting policies (continued)

3.10 Employee benefits (continued)

(iii) *Employee leave entitlement*

Employee entitlements to annual leave are recognized when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the reporting date.

(iv) *Termination benefits*

Termination benefits are expensed at the earlier of when the Group can no longer withdraw the offer of those benefits and when the Group recognizes costs for a restructuring of benefits are not expected to be settled wholly within 12 months of the reporting date, then they are discounted.

(v) *Share-based payment*

For equity-settled share-based payment transactions, the fair value of the services received is recognized as an expense with a corresponding increase in equity over the vesting period during which the employees become unconditionally entitled to the equity instrument. The fair value of the services received is determined by reference to the fair value of the equity instrument granted at the date of the grant. At each reporting date, the number of equity instruments that are expected to be vested are estimated. The impact on the revision of original estimates is recognized as an expense and as a corresponding adjustment to equity over the remaining vesting period, unless the revision to original estimates is due to market conditions. No adjustment is made if the revision or actual outcome differs from the original estimate due to market conditions.

For cash-settled share-based payment transactions, e.g. Award shares, the fair value of the goods or services received is recognized as an expense with a corresponding increase in liability.

The grant-date fair value of the liability is recognized over the vesting period. If no services are required, then the amount is recognized immediately. Remeasurements during the vesting period are recognized immediately to the extent that they relate to past services, and recognition is spread over the remaining vesting period to the extent that they relate to future services. That is, in the period of the remeasurement there is a catch-up adjustment for prior periods in order for the recognized liability at each reporting date to equal a defined proportion of the total fair value of the liability. The recognized proportion is generally calculated by dividing the period for which services have been provided as at the reporting date by the total vesting period. Remeasurements are recognized in profit or loss.

3.11 Provision

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at the pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognized as finance cost.

3 Significant accounting policies (continued)

3.12 Leases

The Group has applied SFRS(I) 16 using the modified retrospective approach and therefore the comparative information has not been restated and continues to be reported under SFRS(I) 1-17 and SFRS(I) INT 4. The details of accounting policies under SFRS(I) 1-17 and SFRS(I) INT 4 are disclosed separately.

Policy applicable from 1 January 2019

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group uses the definition of a lease in SFRS(I) 16.

This policy is applied to contracts entered into, on or after 1 January 2019.

(i) As a lessee

At commencement or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Group recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the cost of the right-of-use asset reflects that the Group will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

3 Significant accounting policies (continued)

3.12 Leases (continued)

Policy applicable from 1 January 2019 (continued)

(i) As a lessee (continued)

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, if the Group changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Group presents right-of-use assets that do not meet the definition of investment property in 'property, plant and equipment' and lease liabilities in 'trade and other payables' in the statement of financial position.

Short-term leases and leases of low-value assets

The Group has elected not to recognize right-of-use assets and lease liabilities for leases of low-value assets and short-term leases, including IT equipment. The Group recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(ii) As a lessor

At inception or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Group makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

3 Significant accounting policies (continued)

3.12 Leases (continued)

Policy applicable from 1 January 2019 (continued)

(ii) As a lessor (continued)

When the Group is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Group applies the exemption described above, then it classifies the sub-lease as an operating lease.

If an arrangement contains lease and non-lease components, then the Group applies SFRS(I) 15 to allocate the consideration in the contract.

The Group applies the derecognition and impairment requirements in SFRS(I) 9 to the net investment in the lease (see Note 3.7(i)). The Group further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease.

The Group recognizes lease payments received from investment property under operating leases as income on a straight-line basis over the lease term as part of 'revenue'. Rental income from sub-leased property is recognized as "other income".

Generally, the accounting policies applicable to the Group as a lessor in the comparative period were not different from SFRS(I) 16 except for the classification of the sub-lease entered into during current reporting period that resulted in a finance lease classification.

Leases - Policy applicable before 1 January 2019

For contracts entered into before 1 January 2019, the Group determined whether the arrangement was or contained a lease based on the assessment of whether:

- fulfilment of the arrangement was dependent on the use of a specific asset or assets; and
- the arrangement had conveyed a right to use the asset. An arrangement conveyed the right to use the asset if one of the following was met:
 - the purchaser had the ability or right to operate the asset while obtaining or controlling more than an insignificant amount of the output;
 - the purchaser had the ability or right to control physical access to the asset while obtaining or controlling more than an insignificant amount of the output; or
 - facts and circumstances indicated that it was remote that other parties would take more than an insignificant amount of the output, and the price per unit was neither fixed per unit of output nor equal to the current market price per unit of output.

3 Significant accounting policies (continued)

3.12 Leases (continued)

Leases - Policy applicable before 1 January 2019 (continued)

(i) As a lessee

In the comparative period, as a lessee the Group classified leases that transferred substantially all of the risks and rewards of ownership as finance leases. When this was the case, the leased assets were measured initially at an amount equal to the lower of their fair value and the present value of the minimum lease payments. Minimum lease payments were the payments over the lease term that the lessee was required to make, excluding any contingent rent. Subsequent to initial recognition, the assets were accounted for in accordance with the accounting policy applicable to that asset.

Assets held under other leases were classified as operating leases and were not recognized in the Group's statement of financial position. Payments made under operating leases were recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives received were recognized as an integral part of the total lease expense, over the term of the lease.

(ii) As a lessor

When the Group acted as a lessor, it determined at lease inception whether each lease was a finance lease or an operating lease.

To classify each lease, the Group made an overall assessment of whether the lease transferred substantially all of the risks and rewards incidental to ownership of the underlying asset. If this was the case, then the lease was a finance lease; if not, then it was an operating lease. As part of this assessment, the Group considered certain indicators such as whether the lease was for the major part of the economic life of the asset.

Rental income from investment property is recognized as "revenue" on a straight-line basis over the term of the lease. Rental income from sub-leased property is recognized as "other income".

3.13 Revenue recognition

Rental income

Rental income receivable under operating leases is recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognized as an integral part of the total rental income to be received. Contingent rentals are recognized as income in the accounting period in which they are earned.

Fund management fee income

Fund management fee income is recognized in profit or loss as and when services are rendered.

3 Significant accounting policies (continued)

3.13 Revenue recognition (continued)

Dividend income

Dividend income is recognized on the date that the Group's right to receive payment is established.

Financial services income

Financial services income is recognized in profit or loss upon the completion of the transaction.

3.14 Government grants

Grants that compensate the Group for expenses already incurred or for purpose of giving immediate financial support with no future related costs are recognized in profit or loss in the period in which they become receivable.

3.15 Finance income and expenses

Finance income comprises interest income on funds invested (including equity investments) and gains on hedging instruments that are recognized in profit or loss. Interest income is recognized as it accrues in profit or loss, using the effective interest method. Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions and contingent consideration, and losses on hedging instruments that are recognized in profit or loss.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortized cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortized cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortized cost of the financial asset. If the asset is no longer credit impaired, then the calculation of interest income reverts to the gross basis.

Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

Foreign currency gains and losses are reported on a net basis as either finance income or finance costs depending on whether foreign currency movements are in a net gain or net loss position.

3 Significant accounting policies (continued)

3.16 Tax

Tax expense comprises current and deferred tax. Current tax and deferred tax is recognized in profit or loss except to the extent that it relates to a business combination, or items recognized directly in equity or in OCI.

The Group has determined that interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under SFRS(I) 1-37 *Provisions, Contingent Liabilities and Contingent Assets*.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities are offset only if certain criteria are met.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- temporary differences related to investments in subsidiaries and equity accounted investees to the extent that the Group is able to control the timing of the reversal of the temporary difference and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

The measurement of deferred taxes reflects the tax consequences that would follow the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For investment property that is measured at fair value, the presumption that the carrying amount of the investment property will be recovered through sale has been rebutted for investment properties held in certain countries which the Group operates in. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

3 Significant accounting policies (continued)

3.16 Tax (continued)

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognize a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for individual subsidiaries in the Group. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves.

Unrecognized deferred tax assets are reassessed at each reporting date and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

3.17 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. All operating segments' operating results are reviewed regularly by the Group's chief operating decision-makers ("CODM") to make decisions about resources to be allocated to the segment and to assess its performance and for which discrete financial information is available.

3.18 New standards and interpretations not yet adopted

A number of new standards, interpretations and amendments to standards are effective for annual periods beginning after 1 January 2019 and earlier application is permitted; however, the Group has not early adopted the new or amended standards and interpretations in preparing these financial statements.

The following new SFRS(I)s, interpretations and amendments to SFRS(I)s are not expected to have a significant impact on the Group's consolidated financial statements and the Company's statement of financial position.

- *Amendments to References to Conceptual Framework in SFRS(I) Standards*
- *Definition of a Business* (Amendments to SFRS(I) 3)
- *Definition of Material* (Amendments to SFRS(I) 1-1 and SFRS(I)1- 8)
- *SFRS(I) 17 Insurance Contracts*

4 Investment properties

	Note	Group 2019 US\$'000	2018 US\$'000
At 1 January 2019, 1 April 2018		19,481,683	18,497,429
Additions		2,069,660	1,613,421
Disposals		(674,852)	(689,894)
Acquisition of subsidiaries	29(a)	1,161,699	1,170,548
Disposal of subsidiaries	29(b)	(356,443)	(1,634,627)
Borrowing cost capitalized	26	9,860	5,616
Changes in fair value		1,193,643	2,467,482
Reclassification to assets classified as held for sale		(1,306,784)	(382,600)
Effect of movements in exchange rates		(302,846)	(1,565,692)
At 31 December		21,275,620	19,481,683
Comprising:			
Completed investment properties		17,047,963	15,475,890
Investment properties under re-development		241,105	476,862
Properties under development		1,980,202	1,669,367
Land held for development		2,006,350	1,859,564
		21,275,620	19,481,683

The Group reclassified certain investment properties of US\$1,306,784,000 (2018: US\$382,600,000) to assets classified as held for sale following initiation of an active programme to sell (Note 15).

Investment properties are held mainly for use by external customers under operating leases. Generally, the leases contain an initial non-cancellable period of one to twenty years. Subsequent renewals are negotiated with the lessees. There are no contingent rents arising from the lease of investment properties.

Investment properties with carrying value totaling approximately US\$13,215,908,000 as at 31 December 2019 (2018: US\$10,213,491,000) were mortgaged to banks and bondholders to secure credit facilities for the Group (Note 19). Interest capitalized as costs of investment properties amounted to approximately US\$9,860,000 (2018: US\$5,616,000) during the year.

Measurement of fair value

(i) Fair value hierarchy

The Group's investment property portfolio are valued by external and internal valuers at the reporting date. The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction wherein the parties had each acted knowledgeably and without compulsion. In determining the fair value as at the reporting date, the external and internal valuers have adopted a combination of valuation methods, including income capitalization, discounted cash flows and residual methods, which involve certain estimates. The key assumptions used to determine the fair value of investment properties include market-corroborated capitalization rate, discount rate and terminal yield rate.

4 Investment properties (continued)

Measurement of fair value (continued)

(i) Fair value hierarchy (continued)

The income capitalization method capitalizes an income stream into a present value using single-year capitalization rates, the income stream used is adjusted to market rentals currently being achieved within comparable investment properties and recent leasing transactions achieved within the investment property. The discounted cash flow method requires the valuer to assume a rental growth rate indicative of market and the selection of a target internal rate of return consistent with current market requirements. The residual method values properties under development and land held for development by reference to their development potential which involves deducting the estimated development costs to complete construction and developer's profit from the gross development value to arrive at the residual value of the property. The gross development value is the estimated value of the property assuming satisfactory completion of the development as at the date of valuation. The estimated cost to complete is determined based on the construction cost per square metre in the area.

In relying on the valuation reports, management has exercised its judgment and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

The fair value measurement for investment properties of US\$21,275,620,000 (2018: US\$19,481,683,000) has been categorized as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2.4) and was measured based on valuation by valuers who hold recognized and relevant professional qualifications and have recent experience in the location and category of the respective investment property being valued.

(ii) Reconciliation of Level 3 fair values

	Group	
	2019	2018
	US\$'000	US\$'000
Balance at 1 January 2019, 1 April 2018	19,481,683	18,497,429
Capital expenditure incurred and borrowing costs capitalized	2,079,520	1,619,037
Disposal of investment properties	(674,852)	(689,894)
Acquisition of subsidiaries	1,161,699	1,170,548
Disposal of subsidiaries	(356,443)	(1,634,627)
Reclassification to assets classified as held for sale	(1,306,784)	(382,600)
Gains and losses for the year		
Changes in fair value of investment properties	1,193,643	2,467,482
Gains and losses recognized in OCI		
Effect of movements in exchange rates	(302,846)	(1,565,692)
Balance at 31 December	<u>21,275,620</u>	<u>19,481,683</u>

4 Investment properties (continued)

Measurement of fair value (continued)

(ii) Reconciliation of Level 3 fair values (continued)

Valuation technique and significant unobservable inputs

The following table shows the key unobservable inputs used in measuring the fair value of investment properties.

Valuation method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Income capitalization	Capitalization rate: PRC: 4.00% to 7.00% (2018: 4.25% to 7.00%) Japan: 4.30% to 4.50% (2018: 4.40% to 5.75%) USA: Nil (2018: 5.90%) Europe: 4.66% (2018: Nil)	The estimated fair value varies inversely against the capitalization rate.
Discounted cash flow	Discount rate: PRC: 8.00% to 10.50% (2018: 8.00% to 10.50%) Japan: 4.30% to 4.50% (2018: 4.90% to 6.25%) USA: Nil (2018: 7.40%) Brazil: 7.25% (2018: Nil)	The estimated fair value varies inversely against the discount rate.
	Terminal yield rate: PRC: 4.00% to 7.00% (2018: 4.25% to 6.75%) Japan: 4.50% (2018: 4.65% to 6.00%) USA: Nil (2018: 5.40%) Brazil: 9.25% (2018: Nil)	The estimated fair value varies inversely against the terminal yield rate.
Residual	Capitalization rate¹: PRC: 4.75% to 6.25% (2018: 4.25% to 7.00%) Europe: 4.49% (2018: Nil)	The estimated fair value and gross development value vary inversely against the capitalization rate.
	Estimated development costs to complete construction	The estimated fair value varies inversely against the development costs to complete construction.

¹ Income capitalization method is applied to derive the total gross development value under the residual approach.

5 Subsidiaries

	Company	
	2019	2018
	US\$'000	US\$'000
Unquoted equity shares, at cost	5,782,001	6,744,563
Less: Allowance for impairment loss	(313,345)	(228,334)
	5,468,656	6,516,229
Loans to subsidiaries (interest-free)	648,353	672,073
	6,117,009	7,188,302

During the year ended 31 December 2019, an impairment loss of US\$82,492,000 was recognized in profit or loss for the Company's investment in a subsidiary in the USA, in view of the shortfall in recoverable amount.

The recoverable amount was estimated based on net assets as the assets held by subsidiaries which comprises mainly investment properties or joint ventures owning investment properties measured at fair value and categorized as Level 3 on the fair value hierarchy.

During the year ended 31 December 2019, an impairment loss of US\$2,519,000 (2018: US\$113,145,000) was recognized in profit or loss for the Company's investment in certain subsidiaries which have underlying interests in joint ventures in Brazil, in view of the depreciation of the Brazilian Real which the investments are denominated in.

The recoverable amount for the relevant joint ventures was estimated to be US\$726,571,000 (2018: US\$709,423,000). The fair value measurement was estimated based on net assets as the assets held by the subsidiaries comprise mainly investment properties measured at fair value and categorized as Level 3 on the fair value hierarchy.

The loans to subsidiaries are unsecured and not expected to be repaid within the next 12 months from 31 December 2019.

Details of significant subsidiaries are set out in Note 35.

6 Associates and joint ventures

	Group	
	2019	2018
	US\$'000	US\$'000
Interests in associates	1,107,233	894,326
Interests in joint ventures	3,312,498	3,472,364
	<u>4,419,731</u>	<u>4,366,690</u>
Capital commitments in relation to interests in associates and joint ventures	695,435	416,756
Proportionate interest in associates' and joint ventures' commitments	<u>228,569</u>	<u>112,769</u>

The Group has two joint ventures (2018: two joint ventures) that are material and a number of associates and joint ventures that are individually immaterial to the Group. All are equity accounted. The following are the material associates and joint ventures:

<u>Name of associate and joint ventures¹</u>	<u>Principal activity</u>	<u>Principal place of business</u>	<u>2019</u>	<u>2018</u>
			%	%
GLP Japan Development Venture I	Private equity fund focused on logistics properties	Japan	50.00	50.00
GLP Japan Development Partners II	Private equity fund focused on logistics properties	Japan	50.00	50.00
GLP US Income Partners I	Private equity fund focused on logistics properties	USA	— ²	10.35

Notes:

¹ Relates to the commercial name of the joint ventures used under GLP's fund management platform.

² GLP US Income Partners I was disposed during the year ended 31 December 2019.

6 Associates and joint ventures (continued)

Summary information for associates and joint ventures that are material to the Group

This summarized financial information is shown on a 100% basis. It represents the amounts shown in the associates and joint ventures' financial statements prepared in accordance with SFRS(I) under Group accounting policies.

31 December 2019	GLP Japan Development Venture I US\$'000	GLP Japan Development Partners II US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
Group's interests	50.00%	50.00%		
<u>Results</u>				
Revenue	117,359	37,321	1,772,505	1,927,185
Expenses	(48,805)	(11,646)	(1,572,485)	(1,632,936)
Changes in fair value of investment properties	225,350	222,450	580,442	1,028,242
Income tax expense	(17,325)	(13,300)	(213,737)	(244,362)
Profit for the year	276,579	234,825	566,725	1,078,129
NCI	—	—	(37,665)	(37,665)
Profit attributable to owners	276,579	234,825	529,060	1,040,464
OCI	2,011	(12,395)	42,891	32,507
Total comprehensive income	278,590	222,430	571,951	1,072,971

Profit after tax include:

Interest income	1	—	14,419	14,420
Depreciation and amortization	(8,553)	(2,816)	(24,503)	(35,872)
Interest expense	(11,375)	(3,198)	(208,472)	(223,045)

Assets and liabilities

Non-current assets	2,489,123	1,258,263	16,839,754	20,587,140
Current assets	60,434	38,586	2,882,727	2,981,747
Total assets	2,549,557	1,296,849	19,722,481	23,568,887

Non-current liabilities	(889,923)	(611,555)	(5,154,270)	(6,655,748)
Current liabilities	(308,320)	(136,932)	(2,714,840)	(3,160,092)
Total liabilities	(1,198,243)	(748,487)	(7,869,110)	(9,815,840)

Assets and liabilities include:

Cash and cash equivalents	49,513	26,964	1,594,968	1,671,445
Current financial liabilities (excluding trade and other payables)	(280,521)	(653)	(543,343)	(824,517)
Non-current financial liabilities (excluding trade and other payables)	(800,449)	(579,895)	(3,175,632)	(4,555,976)

6 Associates and joint ventures (continued)

Summary information for associates and joint ventures that are material to the Group (continued)

31 December 2018	GLP Japan Development Venture I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
Group's interests	50.00%	10.35%		
<u>Results</u>				
Revenue	93,921	518,405	1,321,850	1,934,176
Expenses	(35,788)	(315,547)	(1,191,546)	(1,542,881)
Changes in fair value of investment properties	274,248	432,702	885,445	1,592,395
Income tax expense	(18,441)	(154,067)	(200,394)	(372,902)
Profit for the year	313,940	481,493	815,355	1,610,788
NCI	—	—	(23,459)	(23,459)
Profit attributable to owners	313,940	481,493	791,896	1,587,329
OCI	(307)	—	(72,388)	(72,695)
Total comprehensive income	313,633	481,493	719,508	1,514,634
<u>Profit after tax include:</u>				
Interest income	1	123	7,155	7,279
Depreciation and amortization	(3,527)	—	(15,063)	(18,590)
Interest expense	(5,136)	(137,893)	(221,169)	(364,198)
<u>Assets and liabilities</u>				
Non-current assets	2,218,470	9,016,244	19,149,030	30,383,744
Current assets	896,284	302,375	2,301,979	3,500,638
Total assets	3,114,754	9,318,619	21,451,009	33,884,382
Non-current liabilities	(1,034,800)	(4,489,106)	(8,194,609)	(13,718,515)
Current liabilities	(497,800)	(175,399)	(1,985,943)	(2,659,142)
Total liabilities	(1,532,600)	(4,664,505)	(10,180,552)	(16,377,657)
<u>Assets and liabilities include:</u>				
Cash and cash equivalents	67,612	208,860	1,171,224	1,447,696
Current financial liabilities (excluding trade and other payables)	(461,614)	—	(299,024)	(760,638)
Non-current financial liabilities (excluding trade and other payables)	(928,778)	(4,476,214)	(6,814,691)	(12,219,683)

6 Associates and joint ventures (continued)

Reconciliation of the above amounts to investment recognized in the consolidated statement of financial position

	GLP Japan Development Venture I US\$'000	GLP Japan Development Partners II US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
31 December 2019				
Group's interests				
Group's interest in net assets of associates and joint ventures at beginning of the year	795,747	189,231	3,381,712	4,366,690
Group's share of total comprehensive income	139,295	111,215	181,617	432,127
Dividends received from associates and joint ventures (the Group's share)	(185,178)	(11,438)	(80,953)	(277,569)
Group's share of total (distribution to)/contribution by owners (net)	(172,657)	(14,811)	654,014	466,546
Group's investment in associates through acquisition of subsidiaries (Note 29(a))	—	—	211,379	211,379
Capitalization of loan to third party to equity contribution to joint venture	—	—	48,462	48,462
Reclassification of assets classified as held for sale to joint venture (Note 29(c))	—	—	62,505	62,505
Disposal of associates and joint ventures	—	—	(817,679)	(817,679)
Reclassification of joint venture to assets classified as held for sale	—	—	(42,105)	(42,105)
Effect of movements in exchange rates	11,328	3,482	(45,435)	(30,625)
Carrying amount of interest in associates and joint ventures at the end of the year	588,535	277,679	3,553,517	4,419,731

6 Associates and joint ventures (continued)

Reconciliation of the above amounts to investment recognized in the consolidated statement of financial position (continued)

	GLP Japan Development Venture I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
31 December 2018				
Group's interests	50.00%	10.35%		
Group's interest in net assets of associates and joint ventures at beginning of the year	688,988	447,835	2,114,926	3,251,749
Group's share of total comprehensive income	156,817	49,835	190,767	397,419
Dividends received from associates and joint ventures (the Group's share)	(15,308)	(13,530)	(33,132)	(61,970)
Group's share of total (distribution to)/contribution by owners (net)	(2,823)	—	775,064	772,241
Capitalization of loan to third party to equity contribution to joint venture	—	—	151,097	151,097
Reclassification of assets held for sale to associate (Note 29(c))	—	—	130,495	130,495
Transaction costs in connection with acquisition of joint venture	—	—	(3,534)	(3,534)
Disposal of previously held equity interest (Note 29(b))	—	—	(28,482)	(28,482)
Effect of movements in exchange rates	(31,927)	—	(210,398)	(242,325)
Carrying amount of interest in associates and joint ventures at the end of the year	795,747	484,140	3,086,803	4,366,690

7

Deferred tax

Movements in deferred tax assets and liabilities during the year are as follows:

Group	At 1 January US\$'000	Acquisition of subsidiaries (Note 29(a)) US\$'000	Disposal of subsidiaries (Note 29(b)) US\$'000	Effect of movements in exchange rates US\$'000	Recognized in OCI US\$'000	Recognized in profit or loss (Note 28) US\$'000	Reclassified as held for sale US\$'000	At 31 December US\$'000
31 December 2019								
Deferred tax assets								
Unutilized tax losses	35,445	–	(939)	(538)	(372)	7,606	–	41,202
Interest rate swaps	190	–	–	3	31	(222)	–	2
Others	14,327	–	–	20	770	(3,139)	–	11,978
	49,962	–	(939)	(515)	429	4,245	–	53,182
Deferred tax liabilities								
Investment properties	(2,030,462)	(2,987)	40,530	36,578	–	(370,148)	2,372	(2,324,117)
Property, plant and equipment	–	–	–	13	(1,102)	–	–	(1,089)
Equity investments at FVOCI	(14,035)	–	–	621	(7,956)	(27,809)	–	(49,179)
Others	(6,905)	–	–	115	–	(674)	–	(7,464)
	(2,051,402)	(2,987)	40,530	37,327	(9,058)	(398,631)	2,372	(2,381,849)
Total	(2,001,440)	(2,987)	39,591	36,812	(8,629)	(394,386)	2,372	(2,328,667)

7 Deferred tax (continued)

Group	At 1 April US\$'000	Disposal of subsidiaries (Note 29(b)) US\$'000	Effect of movements in exchange rates US\$'000	Recognized in OCI US\$'000	Recognized in profit or loss (Note 28) US\$'000	Reclassification to asset held for sale US\$'000	At 31 December US\$'000
31 December 2018							
Deferred tax assets							
Unutilized tax losses	36,519	(1,545)	(3,214)	–	3,749	(64)	35,445
Interest rate swaps	293	–	(14)	(89)	–	–	190
Others	13,660	–	(599)	–	1,269	(3)	14,327
	50,472	(1,545)	(3,827)	(89)	5,018	(67)	49,962
Deferred tax liabilities							
Investment properties	(1,774,714)	242,909	163,179	–	(661,836)	–	(2,030,462)
Equity investments at FVOCI	(29,925)	–	2,190	21,763	(8,063)	–	(14,035)
Others	(10,536)	–	785	–	2,846	–	(6,905)
	(1,815,175)	242,909	166,154	21,763	(667,053)	–	(2,051,402)
Total	(1,764,703)	241,364	162,327	21,674	(662,035)	(67)	(2,001,440)

7 Deferred tax (continued)

Deferred tax liabilities and assets are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes relate to the same tax authority. The amounts determined after appropriate offsetting are included in the statement of financial position as follows:

	Group	
	2019	2018
	US\$'000	US\$'000
Deferred tax assets	21,861	19,649
Deferred tax liabilities	<u>(2,350,528)</u>	<u>(2,021,089)</u>

As at reporting date, deferred tax liabilities have not been recognized in respect of taxes that would be payable on the undistributed earnings of certain subsidiaries of US\$29,514,000 (2018: US\$22,820,000) as the Group do not have plans to distribute these earnings in the foreseeable future.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which temporary differences can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. The Group has not recognized deferred tax assets in respect of the following:

	Group	
	2019	2018
	US\$'000	US\$'000
Tax losses	<u>483,104</u>	<u>408,741</u>

Deferred tax assets in respect of tax losses have not been recognized because it is not probable that future taxable profit will be available against which the Group can utilize the benefits. Tax losses are subject to agreement by the tax authorities and compliance with tax regulations in the respective countries in which the subsidiaries operate. Unrecognized tax losses will expire within one to five years.

8 Property, plant and equipment

Group	Furniture, fittings and equipment US\$'000	Solar plants US\$'000	Assets under construction US\$'000	Buildings US\$'000	Right-of-use assets US\$'000	Total US\$'000
Cost						
At 1 April 2018	59,933	—	231	—	—	60,164
Acquisition of subsidiaries	1,324	—	—	—	—	1,324
Additions	8,797	—	461	—	—	9,258
Disposals	(1,137)	—	—	—	—	(1,137)
Disposal of subsidiaries	(1,314)	—	—	—	—	(1,314)
Written off	—	—	(53)	—	—	(53)
Effect of movements in exchange rates	(3,631)	—	—	—	—	(3,631)
At 31 December 2018	63,972	—	639	—	—	64,611
Cost						
At 1 January 2019	63,972	—	639	—	—	64,611
Recognition of right-of-use assets on initial application of SFRS(I) 16	—	—	—	—	9,386	9,386
Adjusted balance at 1 January 2019	63,972	—	639	—	9,386	73,997
Acquisition of subsidiaries	1,812	—	—	—	52,248	54,060
Additions	63,554	—	14,078	71,403	38,750	187,785
Disposals	(4,333)	—	—	—	—	(4,333)
Disposal of subsidiaries	(27)	(9,436)	(3,355)	—	—	(12,818)
Reclassification	34	10,059	(10,093)	—	—	—
Revaluation of buildings recognized in other comprehensive income	—	—	—	4,407	—	4,407
Written off	(2,132)	—	—	—	(4,318)	(6,450)
Elimination on revaluation of buildings	—	—	—	(1,255)	—	(1,255)
Effect of movements in exchange rates	(1,111)	(184)	(66)	(862)	(546)	(2,769)
At 31 December 2019	121,769	439	1,203	73,693	95,520	292,624

8 Property, plant and equipment (continued)

Group	Furniture, fittings and equipment US\$'000	Solar plants US\$'000	Assets under construction US\$'000	Buildings US\$'000	Right-of-use assets US\$'000	Total US\$'000
Accumulated depreciation						
At 1 April 2018	40,932	-	-	-	-	40,932
Depreciation charge for the period	5,510	-	-	-	-	5,510
Disposals	(1,048)	-	-	-	-	(1,048)
Disposal of subsidiaries	(1,204)	-	-	-	-	(1,204)
Effect of movements in exchange rates	(1,777)	-	-	-	-	(1,777)
At 31 December 2018	42,413	-	-	-	-	42,413
Written off	(1,581)	-	-	-	(1,586)	(3,167)
Elimination on revaluation of buildings	-	-	-	(1,255)	-	(1,255)
Depreciation charge for the year	10,553	185	-	1,255	11,520	23,513
Disposals	(3,958)	-	-	-	-	(3,958)
Disposal of subsidiaries	(22)	(173)	-	-	-	(195)
Effect of movements in exchange rates	(342)	(3)	-	-	(25)	(370)
At 31 December 2019	47,063	9	-	-	9,909	56,981
Carrying amounts						
At 1 April 2018	19,001	-	231	-	-	19,232
At 31 December 2018	21,559	-	639	-	-	22,198
At 31 December 2019	74,706	430	1,203	73,693	85,611	235,643

8 Property, plant and equipment (continued)

Company	Furniture, fittings and equipment US\$'000	Assets under construction US\$'000	Right-of-use assets US\$'000	Total US\$'000
Cost				
At 1 April 2018	14,761	143	–	14,904
Additions	312	461	–	773
Reclassifications	(21)	–	–	(21)
At 31 December 2018	15,052	604	–	15,656
Additions	626	599	1,965	3,190
Written off	(940)	–	–	(940)
At 31 December 2019	14,738	1,203	1,965	17,906
Accumulated depreciation				
At 1 April 2018	10,679	–	–	10,679
Depreciation charge for the period	1,477	–	–	1,477
Disposals	(21)	–	–	(21)
At 31 December 2018	12,135	–	–	12,135
Depreciation charge for the year	1,688	–	267	1,955
Written off	(940)	–	–	(940)
At 31 December 2019	12,883	–	267	13,150
Carrying amounts				
At 1 April 2018	4,082	143	–	4,225
At 31 December 2018	2,917	604	–	3,521
At 31 December 2019	1,855	1,203	1,698	4,756

9 Intangible assets

Group	Goodwill US\$'000	Trademarks US\$'000	Non- competition US\$'000	License rights US\$'000	Total US\$'000
Cost					
At 1 April 2018	448,958	40,052	6,831	1,014	496,855
Effect of movements in exchange rates	(26,196)	(2,219)	–	(87)	(28,502)
At 31 December 2018	422,762	37,833	6,831	927	468,353
Additions	–	17	–	–	17
Written off	–	–	(4,330)	–	(4,330)
Effect of movements in exchange rates	(4,556)	(376)	–	(15)	(4,947)
At 31 December 2019	418,206	37,474	2,501	912	459,093
Accumulated amortization					
At 1 April 2018	–	15,235	6,831	486	22,552
Amortization for the period	–	1,549	–	151	1,700
Effect of movements in exchange rates	–	(892)	–	(45)	(937)
At 31 December 2018	–	15,892	6,831	592	23,315
Amortization for the year	–	2,047	–	196	2,243
Written off	–	–	(4,330)	–	(4,330)
Effect of movements in exchange rates	–	(176)	–	(11)	(187)
At 31 December 2019	–	17,763	2,501	777	21,041
Carrying amounts					
At 1 April 2018	448,958	24,817	–	528	474,303
At 31 December 2018	422,762	21,941	–	335	445,038
At 31 December 2019	418,206	19,711	–	135	438,052

Impairment test for goodwill

For the purpose of goodwill impairment testing, the aggregate carrying amount of goodwill allocated to each cash-generating unit (“CGU”) as at 31 December 2019 are as follows:

Group	Carrying amount	
	2019 US\$'000	2018 US\$'000
Airport City Development Group (“ACL Group”)	52,708	53,576
GLP China ¹	224,031	227,719
GLP Japan ²	141,467	141,467
Total	418,206	422,762

Notes:

¹ Relates to the leasing of logistic facilities and provision of asset management services in China and excludes the ACL Group.

² Relates to the leasing of logistic facilities and provision of asset management services in Japan.

9 Intangible assets (continued)

Impairment test for goodwill (continued)

ACL Group

The recoverable amount of ACL Group are determined based on value in use calculation. The value in use calculation is a discounted cash flow model using cash flow projections based on the most recent budgets and forecasts approved by management covering five years. Cash flows beyond these periods are extrapolated using the estimated terminal growth rate of 3.00% (2018: 3.00%). The discount rate of 7.50% (2018: 7.50%) applied is the weighted average cost of capital from the relevant business segment. The terminal growth rate used does not exceed management's expectation of the long-term average growth rate of the respective industry and country in which ACL Group operates.

GLP China and GLP Japan

Recoverable amount of GLP China and Japan as of 31 December 2019 is determined using the Sum-Of-The-Parts ("SOTP") approach to measure the fair value less costs of disposal of the CGU by aggregating the standalone fair value of each of its business units within the CGU to arrive at a single total enterprise value. The equity value is then derived by adjusting the CGU's net debt and other non-operating assets and expenses from the total enterprise value.

The enterprise value of each business unit is derived separately and determined based on valuation by internal and external valuers with the appropriate qualifications and experience using observable and unobservable inputs taking into account management's experience and knowledge of market conditions of the specific activities.

Significant business units - valuation technique and significant unobservable inputs

Details of significant business units identified and the key unobservable inputs used in estimating the fair value less costs of disposal of these significant business units are as follows:

Development business

The fair value measurement for development business has been categorized as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2.4).

Valuation method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement of business unit
Discounted cash flow	<i>Estimated development costs to complete construction</i>	The estimated fair value varies inversely against the estimated development costs to complete construction.
	<i>Value creation margin:</i> 17.1% to 34.8% (2018: 20.0% to 45.2%)	The estimated fair value varies proportionately against value creation margin.
	<i>Discount rate:</i> 3.0% to 6.6% (2018: 3.2% to 7.1%)	The estimated fair values varies inversely against the discount rate.

9 Intangible assets (continued)

Impairment test for goodwill (continued)

GLP China and GLP Japan (continued)

Fund management

The fair value measurement for fund management has been categorized as a Level 3 fair value based on the inputs to the valuation technique used (see note 2.4).

Valuation method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement of business unit
Market multiples derived from comparable businesses	Funds margin: 55.6% to 64.0% (2018: 66.7% to 73.6%)	The estimated fair value varies proportionately against funds margin.
	Equity value/EBITDA Multiple: 16 x (2018: 14 x)	The estimated fair value increases as the multiple increases

Sensitivity analysis

As at 31 December 2019, the estimated recoverable amount of the CGUs exceeded its carrying amounts. Management has not identified any reasonably possible changes in the above key assumptions applied which are likely to materially cause the estimated recoverable amount of the CGUs to be lower than its carrying amount except for:

For the fair value of each CGU, reasonably possible changes at the reporting date to one of the significant unobservable inputs, holding other inputs constant, would have the following effects.

	Recoverable amount	
	Increase	Decrease
	US\$'000	US\$'000
31 December 2019		
Development business value creation margin (5% movement)		
- PRC	285,000	(285,000)
- Japan	110,000	(110,000)
Fund management services funds margin (5% movement)		
- PRC	86,000	(86,000)
- Japan	93,000	(93,000)
Fund management services fee related earnings multiple (1x movement)		
- PRC	60,000	(60,000)
- Japan	74,000	(74,000)

9 Intangible assets (continued)

Impairment test for goodwill (continued)

Sensitivity analysis (continued)

	Recoverable amount	
	Increase	Decrease
	US\$'000	US\$'000
31 December 2018		
Development business value creation margin (5% movement)		
- PRC	299,000	(299,000)
- Japan	130,000	(130,000)
Fund management services funds margin (5% movement)		
- PRC	23,000	(23,000)
- Japan	51,000	(51,000)
Fund management services fee related earnings multiple (1x movement)		
- PRC	22,000	(22,000)
- Japan	54,000	(54,000)

10 Other investments

	Group	
	2019	2018
	US\$'000	US\$'000
Non-current investments		
- Quoted equity investments – at FVOCI	800,038	740,326
- Unquoted equity investments – at FVOCI	67,612	23,706
- Unquoted equity investments – mandatorily at FVTPL	1,026,406	717,762
	1,894,056	1,481,794

Quoted equity investments mainly comprise:

- 4.4% (2018: 10.2%) interest in GLP J-REIT, which is listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange;
- 15.5% (2018: 15.5%) interest in CMST Development Co., Ltd., which is listed on the Shanghai Stock Exchange;
- 6.1% (2018: 6.1%) shareholdings in Shenzhen New Nanshan Holdings (Group) Co., Ltd, which is listed on Shenzhen Stock exchange.
- 1.5% (2018: 0.9%) shareholdings in Shanghai Lingang Holdings Co., Ltd., which is listed on the Shanghai Stock Exchange.
- 10.0% (2018: Nil%) shareholdings in Beijing Vantone Real Estate Co., Ltd., which is listed on the Shanghai Stock Exchange.

The quoted equity investments are stated at their fair values at the reporting date, determined by reference to their quoted closing bid price in an active market at the reporting date. The Group's exposure to market risks and fair value information related to other investments are disclosed in Notes 31 and 32.

10 Other investments (continued)

The Group invests in companies listed in active markets and private companies that are not quoted in an active market. The quoted equity investments are stated at their fair values at the reporting date, determined by reference to their quoted closing bid price in an active market at the reporting date. The unquoted equity investments are stated at their fair values at the reporting date, determined by reference to an internal rate of return agreed with a potential buyer on a willing buyer, willing seller basis, at net asset value which approximates the investments' fair value or market comparison technique based on market multiple of comparable companies with adjustments for the effect of non-marketability of the investments.

Reconciliation of Level 3 fair values

	2019 US\$'000	2018 US\$'000
Balance at 1 January/1 April	741,468	376,307
Adjustment on initial application of SFRS(I) 9	–	32,497
Net unrealized gains recognized in profit or loss		
- recognized in profit or loss	152,899	38,778
- recognized in other comprehensive income	(419)	–
Additions	216,605	335,050
Effects of movements in exchange rates	(16,535)	(41,164)
Balance at 31 December	1,094,018	741,468

11 Other non-current assets

	Group		Company	
	2019 US\$'000	2018 US\$'000	2019 US\$'000	2018 US\$'000
Trade receivables	44,340	38,130	–	–
Deposits	12,318	11,890	–	–
Prepayments	657	3,352	–	–
Amounts due from:			–	–
- joint ventures	18,786	24,397	–	–
- an investee entity	99,244	88,060	–	–
Loans to associate and joint ventures	77,888	276,022	–	19,553
Loans to third parties	15,740	122,268	–	–
Finance lease receivables (Note 13)	16,130	52,065	–	–
Deferred management costs	38,667	44,590	–	–
Prepaid construction costs	46,955	74,838	–	–
Others	5,195	838	–	–
	375,920	736,450	–	19,553

Management has assessed that no allowance for impairment losses is required in respect of the Group's non-current trade receivables, none of which are past due.

Deposits include an amount of US\$9,883,000 (2018: US\$8,181,000) in relation to the acquisition of new investments.

The amounts due from joint ventures and an investee entity are attributed to the transfer of tenant security deposits to these entities.

11 Other non-current assets (continued)

The loans to associate and joint ventures are unsecured, bear fixed interest ranging from 5.39% to 10.00% (2018: 4.40% to 10.00%) per annum at the reporting date and are fully repayable by October 2024 (2018: November 2025).

The loans to third parties amounting to US\$15,740,000 (2018: US\$22,417,000) are unsecured, bear fixed interest of 18% (2018: 8.00% to 18.00%) per annum at the reporting date and are fully repayable within the next 2 to 5 years.

12 Trade and other receivables

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Trade receivables	60,610	74,777	—	—
Impairment losses	(2,984)	(2,914)	—	—
Net trade receivables	57,626	71,863	—	—
Amounts due from immediate holding company (non-trade)	1,665,780	401,555	1,665,780	401,555
Amounts due from subsidiaries:				
- non-trade and interest-free	—	—	60,447	165,362
- non-trade and interest-bearing	—	—	1,374,540	1,009,925
Amounts due from associates and joint ventures:				
- trade	155,988	114,286	—	—
- non-trade and interest-free	254,812	421,480	285	377
Amounts due from an investee entity:				
- trade	14,802	13,652	—	—
- non-trade and interest-free	14,133	20,169	—	—
Loans to NCI	7,640	5,930	—	—
Loans to associate and joint ventures	222,583	228,592	2,001	2,046
Loans to employees	86,442	—	—	—
Loans to third parties:				
- in relation to acquisition of new investments	126,884	315,548	—	—
- others	114,458	34,090	—	—
	2,663,522	1,555,302	3,103,053	1,579,265
Finance lease receivables (Note 13)	157,777	180,553	—	—
Impairment losses	(22,444)	(11,372)	—	—
	135,333	169,181	—	—
Deposits	191,561	202,325	186	189
Other receivables	337,958	185,860	2,014	1,343
Impairment losses	(56)	(12)	—	—
	337,902	185,848	2,014	1,343
Trade and other receivables	3,385,944	2,184,519	3,105,253	1,580,797
Other assets	3,654	5,836	—	—
Prepayments	89,293	75,409	1,633	2,748
	3,478,891	2,265,764	3,106,886	1,583,545

12 Trade and other receivables (continued)

The non-trade amounts due from immediate holding company, associates and joint ventures, an investee entity, and subsidiaries are unsecured and are repayable on demand. The effective interest rates of non-trade interest-bearing amounts due from subsidiaries at the reporting date range from 2.00% to 10.00% (2018: 3.95% to 6.10%) per annum.

The loans to NCI are unsecured, bears fixed interest of 10.00% (2018: 10.00%) per annum at the reporting date and are repayable on demand. The loans to associate and joint ventures are unsecured, bear fixed interest at the reporting date ranging from 6.00% to 10.00% (2018: 4.40% to 10.00%) per annum and are repayable within the next 12 months.

Loans to employees comprise loans granted under the Co-Investment and GLP Global Share Plans (see Note 23). The loans are secured by the full purchased investment and leveraged shares for which the loans relate to and bear interests at rates determined by the Group with reference to prevailing external borrowing rates. The loans have fixed maturity date of 5 years and 10 years for loans extended under Co-Investment Share Plan and GLP Global Share Plan respectively, and are repayable from distribution and redemption proceeds at discretion of the Company. Upon termination of employment, employees are required to repay the loans immediately.

The loan to third parties in relation to acquisition of new investments are unsecured, repayable within the next 12 months, and bear fixed interest ranging from 4.90% to 12.00% (2018: 4.90% to 15.00%) per annum, except for US\$10,835,000 which is interest-free until completion of the acquisition (2018: US\$185,274,000). The other loans to third parties are unsecured, repayable within the next 12 months and bear fixed interest at the reporting date ranging from 7.78% to 13.00% (2018: 12.00% to 15.00%) per annum.

Deposits include an amount of US\$182,256,000 (2018: US\$178,832,000) in relation to acquisitions of new investments. Other receivables comprise value added tax receivables and other recoverables (2018: value added tax receivables and other recoverable). Prepayments include prepaid purchase consideration for other assets of US\$51,521,000 (2018: US\$43,755,000).

Other receivables include an amount of US\$67,294,000 restricted bank deposit under the Group's bank account. This bank deposit can be convertible to demand deposits under the authorisation of both the Group and a third party.

- (a) The maximum exposure to credit risk for trade and other receivables at the reporting date (by country) is:

	Gross 2019 US\$'000	Allowance for doubtful receivables 2019 US\$'000	Gross 2018 US\$'000	Allowance for doubtful receivables 2018 US\$'000
Group				
PRC	1,378,653	(25,484)	1,590,338	(14,298)
Japan	82,377	—	47,818	—
Singapore	1,839,107	—	473,118	—
USA	66,010	—	18,615	—
Others	45,281	—	68,928	—
	<u>3,411,428</u>	<u>(25,484)</u>	<u>2,198,817</u>	<u>(14,298)</u>
Company				
Singapore	<u>3,106,886</u>	<u>—</u>	<u>1,580,797</u>	<u>—</u>

12 Trade and other receivables (continued)

(b) The ageing of loans and receivables at the reporting date is:

	Gross 2019 US\$'000	Allowance for doubtful receivables 2019 US\$'000	Gross 2018 US\$'000	Allowance for doubtful receivables 2018 US\$'000
Group				
Not past due	3,195,115	—	1,949,819	—
Past due 1 – 60 days	159,318	(4,033)	121,456	(1,378)
Past due 61 – 180 days	31,762	(8,070)	34,196	(1,474)
More than 180 days	25,233	(13,381)	93,346	(11,446)
	<u>3,411,428</u>	<u>(25,484)</u>	<u>2,198,817</u>	<u>(14,298)</u>
Company				
Not past due	<u>3,106,886</u>	<u>—</u>	<u>1,580,797</u>	<u>—</u>

The Group's historical experience in the collection of accounts receivables falls within the recorded allowances. Based on historical payment behaviors, and the security deposits, bankers' guarantees and other forms of collateral held, the Group believes that no additional allowance for impairment losses is required in respect of its loans and receivables.

The majority of the trade receivables are due from tenants that have good credit records with the Group. The Group monitors and considers credit risk based on trade and other receivables grouped by reportable business segments, and uses management's judgement in assessing the risk of default. The Group establishes an allowance for doubtful receivables that represents its estimate of incurred losses in respect of trade and other receivables. The main components of this allowance are a specific loss component that relates to individually significant exposures, and a collective loss component established for groups of similar assets in respect of losses that have been incurred but not yet identified. The collective loss allowance is determined based on historical data of payment statistics for similar financial assets. The allowance account in respect of trade receivables is used to record impairment losses unless the Group is satisfied that no recovery of the amount owing is possible; at that point the amounts are considered irrecoverable and are written off against the financial asset directly.

Expected credit loss assessment for trade and other receivables

The Group measures loss allowances for trade receivables at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

12 Trade and other receivables (continued)

- (b) The ageing of loans and receivables at the reporting date is: (continued)

Expected credit loss assessment for trade and other receivables (continued)

The following table provides information about the Group's exposure to credit risk and ECLs for trade and other receivables as at 31 December:

	Expected loss rate %	Gross carrying amount US\$'000	Lifetime ECL US\$'000
2019			
Not past due	–	3,195,115	–
Past due 1 – 60 days	0.68 – 6.68	159,318	(4,033)
Past due 61 – 180 days	9.36 – 34.00	31,762	(8,070)
More than 180 days	13.96 – 100.00	25,233	(13,381)
		<u>3,411,428</u>	<u>(25,484)</u>
2018			
Not past due	–	1,949,819	–
Past due 1 – 60 days	0.32 – 7.88	121,456	(1,378)
Past due 61 – 180 days	2.70 – 16.58	34,196	(1,474)
More than 180 days	2.97 – 100.00	93,346	(11,446)
		<u>2,198,817</u>	<u>(14,298)</u>

Expected loss rates are based on actual loss experience over the past 12 months. These rates are adjusted to reflect differences between economic conditions during the year over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

The non-trade amounts due from subsidiaries, associates, joint ventures, immediate holding company and an investee entity are amounts lent to satisfy the counterparties' short term funding requirements. Impairment on these balances has been measured on the 12-month expected loss basis which reflects the low credit risk of the exposures. The amount of the allowance on these balances is insignificant.

- (c) The movement in allowances for impairment losses in respect of trade and other receivables during the year is as follows:

	Group US\$'000
At 1 April 2018 under FRS39	10,810
Adjustment on initial application on SFRS(I) 9	–
At 1 April 2018 per SFRS(I) 9	<u>10,810</u>
Recognition of impairment losses	3,596
Acquisition of subsidiaries	(73)
Effect of movements in exchange rates	<u>(35)</u>
At 31 December 2018	<u>14,298</u>
At 1 January 2019 per SFRS(I) 9	14,298
Recognition of impairment losses	12,175
Written off	(624)
Effect of movements in exchange rates	<u>(365)</u>
At 31 December 2019	<u>25,484</u>

13 Finance lease receivables

The Group leases vehicles and equipment to non-related parties under finance leases. The agreement expires between 2018 and 2023, and the non-related parties have options to extend these leases at the prevailing market rates.

	Group	
	2019	2018
	US\$'000	US\$'000
Gross receivables due:		
- Not later than one year	160,241	188,359
- Later than one year but within five years	17,229	55,621
	177,470	243,980
Less: Unearned finance income	(3,563)	(11,362)
Less: Impairment losses on finance lease receivables	(22,444)	(11,372)
Net investment in finance leases	151,463	221,246

The net investment in finance leases is analyzed as follows:

	Group	
	2019	2018
	US\$'000	US\$'000
Not later than one year (Note 12)	135,333	169,181
Later than one year but within five years (Note 11)	16,130	52,065
	151,463	221,246

14 Cash and cash equivalents

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Fixed deposits	66,661	47,932	–	35,000
Cash at bank	926,577	898,966	3,237	182,029
Restricted cash deposits	10,936	41,471	–	–
	1,004,174	988,369	3,237	217,029

The effective interest rates relating to fixed deposits and certain cash at bank balances at the reporting date for the Group and Company ranged from 1.10% to 4.12% (2018: 0.01% to 5.97%) per annum and Nil (2018: 2.00%) per annum respectively. Interest rates reprice at intervals of one to twelve months.

Restricted cash deposits represent bank balances of certain subsidiaries pledged as security for future investments.

15 Assets and liabilities classified as held for sale

	Group	
	2019	2018
	US\$'000	US\$'000
Assets classified as held for sale	1,451,482	687,224
Liabilities classified as held for sale	(757,400)	(426,686)
	<u>694,082</u>	<u>260,538</u>

In 2019, the Group syndicated 38.72% equity interest in Fundo de Investimento em Participações Camacari Multiestratégia and its subsidiaries (FIP IV).

The Group ceased to control FIP IV and the remaining equity interests at 41.28% to be syndicated was classified as investment in joint venture within assets classified as held for sale. The Group equity accounts for only the results of the 20% equity interests in FIP IV that is retained and classified as joint venture.

As at 31 December 2019, the assets and liabilities classified as held for sale pertains to equity interest in FIP IV and equity interests in a group of investment property-holding entities in Europe, a portfolio of investment properties in US and a piece of land in China. All of which the Group expects to syndicate within the next 12 months ending 31 December 2020. The assets and liabilities classified as held for sale were stated at fair value less costs to sell at the reporting date, determined based on the estimated syndication consideration.

As at 31 December 2018, the assets and liabilities classified as held for sale pertains to equity interest in Shiodome (Fourteen) Logistic Pte. Ltd. and its subsidiaries, and equity interest in Fundo de Investimento em Participações Camacari Multiestratégia and its subsidiaries, all of which the Group expects to syndicate within the next 12 months. The assets and liabilities classified as held for sale were stated at fair value less costs to sell at the reporting date, determined based on the estimated syndication consideration.

16 Share capital, capital securities and capital management

(a) Share capital

	No. of shares	
	2019	2018
	'000	'000
Fully paid ordinary shares, with no par value:		
At 1 January/1 April, including treasury shares	4,240,446	4,741,814
Less: Redemption of ordinary shares	–	(501,368)
Less: Share buy back	(74,969)	–
At 31 December, excluding treasury shares	<u>4,165,477</u>	<u>4,240,446</u>

The holders of ordinary shares (excluding treasury shares) are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares (excluding treasury shares) rank equally with regard to the Company's residual assets.

During the year ended 31 December 2019, the Company buy back 74,969,000 ordinary shares held by the immediate holding company for a consideration of US\$100,000,000.

16 Share capital, capital securities and capital management (continued)

(b) Capital management

During the year ended 31 December 2018, the Company redeemed 501,368,000 ordinary shares from the immediate holding company for a consideration of US\$666,677,000.

The Group's objectives when managing capital are to build a strong capital base so as to sustain the future developments of its business and to maintain an optimal capital structure to maximize shareholders' value. The Group defines "capital" as including all components of equity.

The Group's capital structure is regularly reviewed. Adjustments are made to the capital structure in light of changes in economic conditions, regulatory requirements and business strategies affecting the Group.

The Group also monitors capital using a net debt to equity ratio, which is defined as net borrowings divided by total equity (including NCI).

	Group	
	2019	2018
	US\$'000	US\$'000
Gross borrowings (net of transaction costs)	11,173,306	10,077,379
Less: Cash and cash equivalents	(1,004,174)	(988,369)
Net debt	10,169,132	9,089,010
Total equity	18,409,322	16,374,424
Net debt to equity ratio	0.55	0.56

The Group seeks to strike a balance between the higher returns that might be possible with higher levels of borrowings and the liquidity and security afforded by a sound capital position.

Except for the requirement on the maintenance of statutory reserve fund by subsidiaries incorporated in the PRC, there were no externally imposed capital requirements.

17 Reserves

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Capital reserve	67,767	72,449	(20,064)	(20,064)
Hedging reserve	(13,893)	(17,930)	(4,741)	(4,222)
Fair value reserve	127,656	161,387	—	—
Revaluation reserve	2,188	—	—	—
Other reserve	(699,779)	(699,778)	—	—
Capital and other reserves	(516,061)	(483,872)	(24,805)	(24,286)
Currency translation reserve	(241,758)	(147,155)	—	—
Retained earnings	6,032,259	5,259,789	209,320	(158,214)
	5,274,440	4,628,762	184,515	(182,500)

17 Reserves (continued)

Capital reserve comprises mainly capital contributions from shareholders, gains/losses in connection with changes in ownership interests in subsidiaries that do not result in loss of control and the Group's share of the statutory reserve of its PRC-incorporated subsidiaries. Subsidiaries incorporated in the PRC are required by the Foreign Enterprise Law to contribute and maintain a non-distributable statutory reserve fund whose utilization is subject to approval by the relevant PRC authorities. In accordance with the relevant PRC rules and regulations, and the articles of association of the subsidiaries incorporated in PRC, 10% of the retained earnings are to be transferred to statutory reserves prior to the distribution of dividends to shareholders. As at 31 December 2019, retained earnings include approximately US\$49,530,000 (2018: US\$13,343,000) to be transferred to statutory reserve fund before the distribution of dividends to shareholders.

Hedging reserve comprises the effective portion of the cumulative net change in the fair value of cash flow hedging instruments related to hedged transactions that have not yet occurred.

As at 31 December 2019, fair value reserve comprises the cumulative net change in the fair value of equity investments measured at FVOCI and are not transferred to profit or loss when derecognized or impaired.

The revaluation reserve relates to the revaluation of a building.

Other reserve comprises the pre-acquisition reserves of those common control entities that were acquired in connection with the Group reorganization which occurred immediately prior to the initial public offering of the Company.

Currency translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations, as well as from the translation of foreign currency loans and bonds that hedge the Group's net investments in foreign operations.

18 Non-controlling interests

The following subsidiaries have NCI that are material to the Group:

<u>Name of Company</u>	<u>Principal place of business</u>	<u>Ownership interest held by NCI</u>	
		<u>2019</u>	<u>2018</u>
		<u>%</u>	<u>%</u>
Airport City Development Co., Ltd.	PRC	46.86	46.86
CLF Fund I, LP	PRC	69.88	44.12
CLF Fund II, LP	PRC	43.62	43.62
GLP China Holdings Limited	PRC	33.79	33.79

The following table summarizes the financial information of each of the Group's subsidiaries with material NCI, based on their respective (consolidated) financial statements prepared in accordance with IFRS. See Note 35 for details of the significant subsidiaries of the Group.

18 Non-controlling interests (continued)

	ACL Group US\$'000	CLF Fund I, LP US\$'000	CLF Fund II, LP US\$'000	China Holdco Group US\$'000	Other individually immaterial subsidiaries US\$'000	Total US\$'000
31 December 2019						
<u>Results</u>						
Revenue	75,996	176,811	21,544	990,954	286,181	
Profit for the year	91,029	123,159	132,119	1,057,605	367,940	
OCI	(16,846)	(8,008)	(20,279)	(157,284)	—	
Total comprehensive income	74,183	115,151	111,840	900,321	367,940	
Attributable to:						
- NCI	—	—	224	194,270	1,959	
- Owners of the Company	74,183	115,151	111,616	706,051	365,981	
Attributable to NCI:						
- Profit for the year	42,657	71,175	58,248	274,124	153,391	599,595
- OCI	(7,894)	(11,583)	(9,336)	(35,549)	(23,565)	(87,927)
- Total comprehensive income	34,763	59,592	48,912	238,575	129,826	511,668
<u>Assets and liabilities</u>						
Non-current assets	1,781,182	3,373,772	2,198,459	25,013,650	6,984,849	
Current assets	54,674	132,809	210,117	2,396,480	497,978	
Total assets	1,835,856	3,506,581	2,408,576	27,410,130	7,482,827	
Non-current liabilities	(644,933)	(1,311,929)	(264,046)	(9,909,329)	(1,800,303)	
Current liabilities	(131,418)	(151,014)	(507,589)	(2,673,065)	(779,406)	
Total liabilities	(776,351)	(1,462,943)	(771,635)	(12,582,394)	(2,579,709)	
NCI	—	—	(74,889)	(3,762,461)	(48,372)	
Net assets attributable to owners of the Company	1,059,505	2,043,638	1,562,052	11,065,275	4,854,746	
Net assets attributable to NCI	491,697	1,434,412	757,002	3,738,956	1,174,226	7,596,293
Cash flows from operating activities	899	88,274	5,590	597,852		
Cash flows used in investing activities	(32,257)	(124,584)	(713,177)	(2,509,233)		
Cash flows from financing activities (dividends to NCI: US\$Nil)	43,645	54,328	805,850	2,116,711		
Net increase in cash and cash equivalents	12,287	18,018	98,263	205,330		

18 Non-controlling interests (continued)

	ACL Group US\$'000	CLF Fund I, LP US\$'000	CLF Fund II, LP US\$'000	China Holdco Group US\$'000	Other individually immaterial subsidiaries US\$'000	Total US\$'000
31 December 2018						
<u>Results</u>						
Revenue	53,236	123,000	6,034	753,442	142,947	
Profit for the period	249,800	285,254	41,966	1,926,758	426,252	
OCI	(75,414)	(177,675)	(38,599)	(1,332,937)	—	
Total comprehensive income	174,386	107,579	3,367	593,821	426,252	
Attributable to:						
- NCI	—	—	216	187,752	—	
- Owners of the Company	174,386	107,579	3,151	406,069	426,252	
Attributable to NCI:						
- Profit for the year	117,056	125,854	18,211	518,240	129,893	909,254
- OCI	(35,339)	(78,390)	(16,837)	(381,029)	(82,820)	(594,415)
- Total comprehensive income	81,717	47,464	1,374	137,211	47,073	314,839
<u>Assets and liabilities</u>						
Non-current assets	1,689,348	3,178,894	1,117,008	20,971,120	4,504,309	
Current assets	47,848	114,483	171,996	2,485,722	239,952	
Total assets	1,737,196	3,293,377	1,289,004	23,456,842	4,744,261	
Non-current liabilities	(559,620)	(789,855)	(63,901)	(7,503,273)	(902,701)	
Current liabilities	(192,086)	(360,036)	(510,028)	(2,984,330)	(409,705)	
Total liabilities	(751,706)	(1,149,891)	(573,929)	(10,487,603)	(1,312,406)	
NCI	—	—	(16,557)	(2,600,800)	(47,200)	
Net assets attributable to owners of the Company	985,490	2,143,486	698,518	10,368,439	3,384,655	
Net assets attributable to NCI	461,815	945,654	304,723	3,503,496	891,385	6,107,073
Cash flows from/(used in) operating activities	1,615	84,409	(1,585)	404,680		
Cash flows used in investing activities	(1,594)	(126,796)	(439,405)	(1,875,103)		
Cash flows from financing activities (dividends to NCI: US\$Nil)	18,401	2,211	366,640	1,100,722		
Net increase/(decrease) in cash and cash equivalents	18,422	(40,176)	(74,350)	(369,701)		

19 Loans and borrowings

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities				
Secured bank loans	2,652,528	2,047,970	—	—
Secured bonds	456,214	419,359	—	—
Unsecured bank loans	1,109,002	827,761	541,088	529,903
Unsecured bonds	5,119,185	4,056,471	1,742,635	1,614,016
	<u>9,336,929</u>	<u>7,351,561</u>	<u>2,283,723</u>	<u>2,143,919</u>
Current liabilities				
Secured bank loans	479,473	685,277	—	—
Secured bonds	43,946	3,301	—	—
Unsecured bank loans	1,303,875	1,895,229	604,124	911,008
Unsecured bonds	9,083	142,011	—	—
	<u>1,836,377</u>	<u>2,725,818</u>	<u>604,124</u>	<u>911,008</u>

(a) Secured and unsecured bank loans

The secured bank loans are secured by mortgages on the borrowing subsidiaries' investment properties with a carrying amount of US\$12,380,863,000 (2018: US\$9,301,387,000) (Note 4).

At the reporting date, the effective interest rates for bank borrowings for the Group and Company (taking into account the effects of interest rate swaps) ranged from 0.27% to 6.50% (2018: 0.47% to 6.50%) per annum and 0.64% to 2.45% (2018: 0.70% to 3.58%) per annum.

Maturity of bank loans:

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Within 1 year	1,783,348	2,580,506	604,124	911,008
From 1 to 5 years	2,671,415	1,980,111	541,088	133,189
After 5 years	1,090,115	895,620	—	396,714
After 1 year	3,761,530	2,875,731	541,088	529,903
	<u>5,544,878</u>	<u>5,456,237</u>	<u>1,145,212</u>	<u>1,440,911</u>

Analysis of bank loans by geographic regions:

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
PRC	4,360,031	3,327,114	—	—
Japan	29,503	435,642	—	—
USA	10,132	252,570	—	—
Singapore	1,145,212	1,440,911	1,145,212	1,440,911
	<u>5,544,878</u>	<u>5,456,237</u>	<u>1,145,212</u>	<u>1,440,911</u>

19 Loans and borrowings (continued)

(b) Secured bonds

The bonds are issued by certain subsidiaries in Japan and are fully secured by investment properties with carrying amounts of US\$835,045,000 (2018: US\$912,104,000) (Note 4) owned by these subsidiaries.

The effective interest rates as at 31 December 2019 for secured bonds (taking into account the effects of interest rate swaps) ranged from 0.42% to 5.00% (2018: 0.42% to 5.65%) per annum.

Maturity of secured bonds:

	Group	
	2019 US\$'000	2018 US\$'000
Within 1 year	43,946	3,301
From 1 to 5 years	39,520	205,921
After 5 years	416,694	213,438
After 1 year	456,214	419,359
	<u>500,160</u>	<u>422,660</u>

(c) Unsecured bonds

At the reporting date, the bonds issued by the Group and the Company bear fixed interest rates (taking into account the effects of interest rate swaps) ranging from 1.24% to 5.70% (2018: 2.70% to 5.65%) per annum.

Maturity of unsecured bonds:

	Group		Company	
	2019 US\$'000	2018 US\$'000	2019 US\$'000	2018 US\$'000
Within 1 year	9,083	142,011	—	—
From 1 to 5 years	4,846,983	2,934,675	1,470,433	492,221
After 5 years	272,202	1,121,796	272,202	1,121,795
After 1 year	5,119,185	4,056,471	1,742,635	1,614,016
	<u>5,128,268</u>	<u>4,198,482</u>	<u>1,742,635</u>	<u>1,614,016</u>

19 Loans and borrowings (continued)

Reconciliation of movements of liabilities to cash flows arising from financing activities

	Liabilities				Derivative liabilities held to hedge borrowings	Financial derivative liabilities (Note 20)	Total
	Loans and borrowings	Loans from NCI	Loans from joint venture	Loans from third parties	Interest payable		
	US\$'000	(Note 22)	(Note 22)	(Note 22)	(Note 22)	US\$'000	US\$'000
Balance at 1 April 2018	7,892,528	43,884	-	-	35,742	6,009	7,978,163
Changes from financing cash flows							
Proceeds from bank loans	3,982,448	-	-	-	-	-	3,982,448
Repayment of bank loans	(3,440,293)	-	-	-	-	-	(3,440,293)
Proceeds from issue of bonds, net of transaction costs	2,755,326	-	-	-	-	-	2,755,326
Redemption of bonds	(304,768)	-	-	-	-	-	(304,768)
Settlement of financial derivative liabilities	-	-	-	-	-	(712)	(712)
Interest paid	-	-	-	-	(193,823)	-	(193,823)
Repayments of loans from NCI	-	(36,520)	-	-	-	-	(36,520)
Loans from a joint venture	-	-	31,472	-	-	-	31,472
Loans from NCI	-	2,567	-	-	-	-	2,567
Loans from third party	-	-	-	5,772	-	-	5,772
Total changes from financing cash flows	2,992,713	(33,953)	31,472	5,772	(193,823)	(712)	2,801,469
Changes arising from obtaining or losing control of subsidiaries or other business	(2,705)	-	-	-	-	-	(2,705)
Changes arising from assets and liabilities classified as held for sales	(362,089)	-	-	-	-	-	(362,089)
The effect of changes in foreign exchange rates	(457,302)	1,787	16	42	5,742	(544)	(450,259)
Change in fair value	-	-	-	-	-	744	744
Other changes							
Amortization of transaction costs of bonds and bank loans	14,234	-	-	-	-	-	14,234
Interest expense	-	-	-	-	244,062	-	244,062
Effective portion of changes in fair value of cash flow hedges	-	-	-	-	-	2,524	2,524
Other changes	14,234	-	-	-	244,062	2,524	260,820
Balance at 31 December 2018	10,077,379	11,718	31,488	5,814	91,723	8,021	10,226,143

19 Loans and borrowings (continued)

Reconciliation of movements of liabilities to cash flows arising from financing activities (continued)

	Liabilities				Derivative liabilities held to hedge borrowings		Total
	Loans and borrowings	Loans from NCI	Loans from joint venture	Loans from third parties	Lease liabilities (Note 21 & 22)	Interest payable	
	US\$'000	(Note 22) US\$'000	(Note 22) US\$'000	(Note 22) US\$'000	(Note 21 & 22) US\$'000	(Note 22) US\$'000	(Note 20) US\$'000
Balance at 1 January 2019	10,077,379	11,718	31,488	5,814	9,386	91,723	8,021
Changes from financing cash flows							10,235,529
Proceeds from bank loans	4,247,431	-	-	-	-	-	-
Repayment of bank loans	(3,625,936)	-	-	-	-	-	-
Proceeds from issue of bonds, net of transaction costs	1,433,930	-	-	-	-	-	-
Redemption of bonds	(386,257)	-	-	-	-	-	-
Settlement of financial derivative liabilities	-	-	-	-	-	-	-
Interest paid	-	-	-	-	-	(427,018)	(3,143)
Repayments of loans from NCI	-	(421)	-	-	-	-	-
Repayment of loans from third party	-	-	-	(4,363)	-	-	-
Repayment of lease liabilities	-	-	-	-	(7,531)	-	-
Loans from a joint venture	-	-	26,494	-	-	-	-
Loans from NCI	-	8,992	-	-	-	-	-
Loans from third party	-	-	-	2,700	-	-	-
Total changes from financing cash flows	1,669,168	8,571	26,494	(1,663)	(7,531)	(427,018)	(3,143)
Changes arising from obtaining or losing control of subsidiaries or other business	131,960	-	-	-	-	-	-
Changes arising from assets and liabilities classified as held for sales	(690,110)	-	-	-	-	-	-
The effect of changes in foreign exchange rates	(38,181)	10,265	(32,385)	54	-	3,471	3,280
Change in fair value	-	-	-	-	-	-	3,116
Other changes							
Amortization of transaction costs of bonds and bank loans	23,090	-	-	-	-	-	-
New leases	-	-	-	-	61,810	-	-
Interest expense	-	-	-	-	2,672	445,347	-
Effective portion of changes in fair value of cash flow hedges	-	-	-	-	-	-	(6,510)
Other changes	23,090	-	-	-	64,482	445,347	(6,510)
Balance at 31 December 2019	11,173,306	30,554	25,597	4,205	66,337	113,523	4,764
							11,418,286

20 Financial derivative liabilities

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities				
Interest rate swaps	4,741	6,845	4,741	4,223
	4,741	6,845	4,741	4,223
Current liabilities				
Interest rate swaps	23	1,176	—	—
	23	1,176	—	—
	4,764	8,021	4,741	4,223

Interest rate swaps are valued using valuation techniques with market observable inputs. The most frequently applied valuation techniques include swap models, using present value calculations. The models incorporate various inputs including the credit quality of counterparties, interest rates and forward rate curves.

21 Other non-current liabilities

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Security deposits received	185,084	186,279	—	—
Payables for acquisition of investment properties	105	277	—	—
Provision for reinstatement costs	892	882	100	100
Advance rental received	1,610	2,826	—	—
Lease liabilities	57,298	—	1,169	—
Employee bonus/incentive payable	29,407	11,288	—	11,288
	274,396	201,552	1,269	11,388

Lease liabilities relate to leases of property, plant and equipment (Note 8).

22 Trade and other payables

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Trade payables	13,727	19,719	—	—
Accrued development expenditure	510,578	485,018	—	—
Accrued operating expenses	134,802	114,410	11,965	41,134
Advance rental received	42,150	38,086	—	—
Security deposits received	120,557	97,965	—	—
Amounts due to:				
- subsidiaries (non-trade)	—	—	592,492	433,317
- joint ventures and associates (trade)	1,244	664	—	—
- joint ventures and associates (non-trade)	2,219	2,150	—	—
- NCI (trade)	3,018	1,816	—	—
- NCI (non-trade)	15,290	—	—	—
Loan from a joint venture (interest-bearing)	25,597	31,488	—	—
Loan from NCI:				
- Interest-free	23,790	4,836	—	—
- Interest-bearing	6,764	6,882	—	—
Loan from a third party (interest-bearing)	4,205	5,814	—	—
Interest payable	113,523	91,723	7,666	8,127
Consideration payable for acquisition of associate and subsidiaries	236,328	227,119	—	—
Consideration payable for acquisition of investment properties	8,371	14,423	—	—
Consideration payable for acquisition of other investments	—	18,000	—	—
Deposits received and accrued expenses for disposal of investment properties	55,098	56,005	—	—
Lease liabilities	9,039	—	514	—
Other payables	212,895	107,049	942	866
	<u>1,539,195</u>	<u>1,323,167</u>	<u>613,579</u>	<u>483,444</u>

The non-trade amounts due to subsidiaries, joint ventures and associates, and NCI are unsecured, interest-free and are repayable on demand.

At the reporting date, the loans from joint venture, NCI and third parties are unsecured and are repayable on demand. The interest-bearing loans from joint venture, NCI and third party bear fixed interests ranging from 3.92% to 8.00% (2018: 4.00% to 8.00%) per annum.

Lease liabilities relate to leases of property, plant and equipment (Note 8).

Other payables relate principally to retention sums, advance payments received and amounts payable in connection with capital expenditure incurred.

23 Equity compensation benefits

Co-invest share plan

The Group introduced the Co-Investment Share Plan (the "Co-invest Plan") in 2019 that provides eligible employee to indirectly co-invest in GLP's development projects. The shares issued under the Co-invest Plan have been accounted for as equity share under the SFRS (I) 1-32 *Financial Instruments: Presentation*.

GLP Global share plan

The Group introduced the Global Share Plan (the "Plan") in 2019 that provides eligible senior personnel and advisors of the Group the opportunity to participate in the value of the fund management business of the Group through the acquisition of Global Shares and align the economic interests of the senior personnel and advisors of the Group with those of the Company and its owners in growing the fund management business in a sustainable, profitable fashion.

For year-ended 31 December 2019, two types of shares namely, the Award Shares and the Leveraged Shares were issued.

(a) Award shares

Award Shares are converted from present or future compensation elected to be in lieu of by the participants at a defined purchase price and vest on the earliest of third anniversary or events specified in the programme. Vested Award Shares will generally be redeemed but subject to discretionary rights of the Group to adjust the percentage being purchased. Redeemed shares will be settled by cash with reference to the fair market value of the share at date of redemption. The shares are accounted for cash settled share-based plan under SFRS(I) 2 *Share Based Payments*.

Fair value of the liability at grant date is recognized either over the vesting period or immediately should no future services be required. Remeasurements during the vesting period are recognized immediately to the extent that they relate to past services, and over the remaining vesting period to the extent relating to future services. Re-measurement adjustments are accounted such that recognized liability at each reporting date equals a defined proportion of total fair value of the liability. Proportion to be recognized is calculated by dividing the period for which services have been provided as at the reporting date by the total vesting period. Re-measurement effects are recognized in profit or loss.

On 31 December 2019, the Group granted 33,580 Award Shares totaling US\$28,346,372. The shares were recognized as cash-settled share-based liabilities and vest over the next three years from 31 December 2019. Fair market value of the share was determined from valuation of fund management business calculated using a combination of income approach and market approach.

23 Equity compensation benefits (continued)

GLP Global share plan (continued)

(a) Award shares (continued)

	----- 2019 -----	
	Fixed cost US\$	Number of shares
At the beginning of the year	NA	—
Granted during the year	1,080	26,246
True-ups		7,334
At the end of the year		33,580
Fair value of the Award share at reporting date	1,701	US\$1,701
Redeemable at the end of the year		Nil

(b) Leveraged Shares

The fair value per Leveraged Share granted is derived from the fair value of the Group's fund management business. Participants may drawdown on interest-bearing loans granted by the Group to purchase the Leverage Shares. Interest rate of the loans are set at the prevailing external borrowing rates. The shares vest immediately upon issuance. Redemption of shares are initiated by the participants and subject to discretionary rights of the Group. The shares are recognized as equity share under the SFRS (I) 1-32 *Financial Instruments: Presentation*. On 31 December 2019, the Group issued Leveraged Shares amounting to US\$56,692,744.

	----- 2019 -----	
	Fair value US\$	Number of shares
At the beginning of the year	NA	—
Granted during the year	1,255	45,160
At the end of the year		45,160
Fair value per leveraged share at reporting date		US\$1,701
Redeemable at the end of the year		45,160

24 Revenue

	Group Year ended 31/12/2019 US\$'000	Group Period from 1/4/2018 to 31/12/2018 US\$'000
Revenue recognized over time:		
- Rental and related income	924,524	676,696
- Fund management fee	447,430	164,100
- Financial services	27,063	24,585
Revenue recognized at point in time:		
- Dividend income from other investments	19,959	36,974
- Financial services	22,860	70,906
- Others	9,766	2,439
	<u>1,451,602</u>	<u>975,700</u>

25 Other income

	Group Year ended 31/12/2019 US\$'000	Group Period from 1/4/2018 to 31/12/2018 US\$'000
Changes in fair value of unquoted equity investments at FVTPL	152,899	38,778
Government grant	20,014	6,515
Investment income	6,762	1,320
Utility income	3,348	1,210
Others	3,613	6,148
	<u>186,636</u>	<u>53,971</u>

26 Net finance costs

	Group Year ended 31/12/2019 US\$'000	Group Period from 1/4/2018 to 31/12/2018 US\$'000
Interest income on:		
- fixed deposits and cash at bank	10,769	5,251
- loans to NCI	289	255
- loans to associate and joint ventures	19,463	7,163
- loans to third parties	17,155	8,176
- others	53	—
	<u>47,729</u>	<u>20,845</u>

26 Net finance costs (continued)

	Group Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
Amortization of transaction costs of bonds and bank loans	(23,090)	(14,234)
Interest expenses on:		
- bonds	(248,263)	(126,715)
- bank loans	(195,186)	(116,391)
- loans from NCI	(604)	(944)
- loans from joint ventures	(976)	(12)
- lease liabilities	(2,672)	—
- others	(319)	—
Total borrowing costs	(471,110)	(258,296)
Less: Borrowing costs capitalized in investment properties	4 9,860	5,616
Net borrowing costs	(461,250)	(252,680)
Foreign exchange loss	(54,704)	(225,474)
Changes in fair value of financial derivatives	(3,116)	(744)
Net finance costs recognized in profit or loss	(471,341)	(458,053)

27 Profit before tax

The following items have been included in arriving at profit before tax:

	Group Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
(a) Non-operating income		
Gain on disposal of subsidiaries ¹	60,761	194,744
Gain on disposal of associates and joint venture	262,648	—
Loss on acquisition of subsidiaries	(2,998)	—
Loss on liquidation of subsidiaries	(36,578)	—
Gain/(loss) on disposal of investment properties	66,469	(825)
Loss on disposal of property, plant and equipment	(352)	(73)
Gain on disposal of assets and liabilities classified as held for sale ²	58,669	296
Others	18,220	4,098
	426,839	198,240

27 Profit before tax (continued)

	Group Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
(b) Staff costs included in other expenses		
Wages and salaries (excluding contributions to defined contribution plans)	(181,630)	(112,482)
Contributions to defined contribution plans	(8,528)	(4,568)
(c) Other expenses include:		
Depreciation of property, plant and equipment	(23,513)	(5,510)
Amortization of intangible assets and deferred management costs	(18,281)	(4,171)
Recognition of impairment losses on trade and other receivables	(12,175)	(3,596)
Property, plant and equipment written off	(3,283)	(53)
Lease expenses (short-term lease)	(6,961)	—
Operating lease expenses	—	(10,016)
Asset management fees	(4,412)	(2,126)
(d) Other information		
Operating expenses arising from investment properties that generate rental income ³	(254,666)	(252,553)

Notes:

- ¹ Comprising gain on reclassification of cumulative exchange differences related to foreign exchange operations to profit or loss of US\$22,428,000 (2018: US\$30,771,000) and net cash gain on disposal of subsidiaries of US\$38,333,000 (2018: net gain of US\$163,973,000) (Note 29(b)).
- ² Gain on disposal of assets held for sales for the year ended 31 December 2019 pertains to disposal of equity interest in Shiodome (Fourteen) Logistic Pte. Ltd. and its subsidiaries, and equity interest in FIP IV.
- ³ Comprise property-related expenses, staff costs and asset management fees.

28 Tax expense

	Group	
	Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
Current tax		
Current year/period	221,643	131,418
Withholding tax on foreign-sourced income	41,036	31,262
Under/(over) provision of prior years' tax	1,077	(200)
	<u>263,756</u>	<u>162,480</u>
Deferred tax		
Origination and reversal of temporary differences	394,386	662,035
	<u>658,142</u>	<u>824,515</u>
 <i>Reconciliation of expected to actual tax</i>		
Profit before tax	2,514,054	3,172,454
Less: Share of results of associates and joint ventures	(426,571)	(405,894)
Profit before share of results of associates and joint ventures and tax expense	<u>2,087,483</u>	<u>2,766,560</u>
 Tax expense using Singapore tax rate of 17%	354,872	470,315
Effect of tax rates in foreign jurisdictions	199,814	255,970
Net income not subjected to tax	(30,941)	(12,960)
Non-deductible expenses	70,320	63,358
Deferred tax assets not recognized	47,716	24,257
Recognition of previously unrecognized tax losses	(12,443)	(10,853)
Withholding tax on foreign-sourced income	41,036	31,262
Under/(over) provision of prior years' tax	1,077	(200)
Others	(13,309)	3,366
	<u>658,142</u>	<u>824,515</u>

29 Notes to the statement of cash flows – Acquisition and disposal

The primary reason for the Group's acquisitions of subsidiaries is to expand its portfolio of investment properties. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the property. Typically, the Group assesses the acquisition as a purchase of business when the strategic management function and the associated processes were purchased along with the underlying properties.

(a) Acquisition of subsidiaries

The primary reason for the Group's acquisitions of subsidiaries is to expand its portfolio of investment properties in different geographical locations.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

(i) The list of subsidiaries acquired during the year ended 31 December 2019 is as follows:

Name of subsidiaries	Date acquired	Equity interest acquired %
Chongqing Minzhao Internet of Things Technology Co., Ltd.	March 2019	95
Jinan Buffalo Supply Chain Management Co., Ltd.	March 2019	85
Shanghai Aolun Industry Co., Ltd.	March 2019	100
Guofu Huijin (Tianjin) Investment Management LLP	April 2019	100
Huai'an Pufu Technology Development Co., Ltd.	June 2019	100
Nan'an Civil and Commercial Internet of Things Technology Development Co., Ltd.	June 2019	95
Shanghai Fuhe Industrial Development Co., Ltd.	June 2019	70
Beijing Zongheng Qiyun Information Technology Co., Ltd.	June 2019	100
Guangzhou G7 Logistics Co., Ltd.	July 2019	100
Dongguan Fumanduo Food Co., Ltd.	August 2019	100
Minshang (Hefei) Internet of Things Technology Development Co., Ltd.	September 2019	90
Shaoxing Pujian Science & Technology Industrial Development Co., Ltd.	September 2019	51
Sayamahidaka One Logistic TMK	September 2019	100
Sayamahidaka Two Logistic TMK	September 2019	100
Zama Logistic TMK	September 2019	100
Kashiwa Two Logistic TMK	September 2019	100
Minshang (Ganjiang New Zone) Internet of Things Technology Development Co., Ltd.	November 2019	95
Shanghai Zhongji Yangshan Container Services Co., Ltd.	November 2019	100
Chengdu Times Noah Ark Education Software Co., Ltd.	November 2019	100
Chengdu Times Noah Ark Information Technology Co., Ltd.	November 2019	100
Chengdu Chengong Xinye Industrial Co., Ltd.	November 2019	73
Guangzhou Zhengongfu Supply Chain Co., Ltd.	November 2019	70
Qingyun Tuopu (Shanghai) Development Co., Ltd.	December 2019	95
Shenzhen Dekai Vehicle Electronic Co., Ltd.	December 2019	100
Hangzhou Xinheng Corporate Management Co., Ltd.	December 2019	95
Hangzhou Xinke Corporate Management Co., Ltd.	December 2019	95

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

- (i) The list of subsidiaries acquired during the year ended 31 December 2019 is as follows:
(continued)

Name of subsidiaries	Date acquired	Equity interest acquired %
Zhengzhou Haoxiangni Warehousing & Logistics Co., Ltd.	December 2019	51
Zhonghang Cloud Data (Shenzhen) Co., Ltd.	December 2019	100
SCI Compans	December 2019	100
AMBLAINVILLE	December 2019	100
Mönchegladbach 1	December 2019	100
Mönchegladbach 2	December 2019	100

Effects of acquisitions

The cash flow and the net assets of subsidiaries acquired during the year ended 31 December 2019 are provided below:

	Recognized values on acquisition US\$'000
Investment properties	1,161,699
Plant and equipment	54,060
Interests in associates	211,379
Trade and other receivables	33,369
Cash and cash equivalents	56,377
Trade and other payables	(134,392)
Loans and borrowings	(156,342)
Other non-current liabilities	(30,529)
Deferred tax liabilities	(2,987)
NCI	(149,437)
Net assets acquired	1,043,197
Loss on acquisition of subsidiaries	(2,998)
Total purchase consideration	(1,046,195)
Purchase consideration payable	168,015
Purchase consideration satisfied in cash	(878,180)
Cash of subsidiaries acquired	56,377
Purchase consideration satisfied in cash in relation to subsidiaries acquired in prior year	(150,114)
Cash outflow on acquisition of subsidiaries	(971,917)

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

- (i) The list of subsidiaries acquired during the year ended 31 December 2019 is as follows:
(continued)

Effects of acquisitions (continued)

The total related acquisition costs for the above-mentioned subsidiaries amounted to US\$1,046,195,000. From the dates of acquisitions to 31 December 2019, the above-mentioned acquisitions contributed net profit after tax of US\$15,649,000 to the Group's results for the period, before accounting for financing costs attributable to the acquisitions. If the acquisitions had occurred on 1 January 2019, management estimates that consolidated revenue would have been US\$1,471,375,000 and consolidated profit after tax for the year would have been US\$1,850,317,000.

- (ii) The list of subsidiaries acquired during the period ended 31 December 2018 is as follows:

Name of subsidiaries	Date acquired	Equity interest acquired %
Hongjin (Beijing) Sports Equipment Co., Ltd.	April 2018	100
Changsha Wangcheng Jingyang Logistics Facilities Co., Ltd.	May 2018	80
Shanghai Sanaier Zhenhua Logistics Co., Ltd.	June 2018	100
Beijing Sifang Tianlong Medicine Logistic Co., Ltd.	July 2018	100
Huayuan Group Ningbo New Material Co., Ltd.	July 2018	100
Hunan Landun Machinery & Equipment Co., Ltd.	July 2018	98
Dexin Telecommunications Technology (Hangzhou) Co., Ltd.	July 2018	100
Kunshan Createc Automation Tech Co., Ltd.	August 2018	100
Soja Logistic Special Purpose Company	August 2018	100
Shanghai Puguang Logistic Development Co., Ltd.	September 2018	100
Ningbo Anqirui Technology Co., Ltd.	September 2018	100
Ningbo Yongrui Zhibo Technology Co., Ltd.	September 2018	100
Ningbo Zhida Hongchuang Technology Co., Ltd.	September 2018	100
Beijing Gangtong Sifang Logistics Co., Ltd.	October 2018	100
East Europe Energy New Technology (Shanghai) Development Cooperation Center Co., Ltd.	October 2018	100
Procurant USA, LLC	October 2018	70
Shanghai Junbo Textile Co., Ltd.	November 2018	80
Haimei (Taicang) Intelligent Technology Development Co., Ltd.	December 2018	70
Hubei Hanhong Tongrui Technology Co., Ltd.	December 2018	51

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

- (ii) The list of subsidiaries acquired during the period ended 31 December 2018 is as follows: (continued)

Name of subsidiaries	Date acquired	Equity interest acquired %
Guangzhou Xiangxue Airport Cross Border Logistics Co., Ltd.	December 2018	51
Hengtong Group Shanghai Electronic Technology Co., Ltd.	December 2018	100
Kanglian International Food (Hangzhou) Co., Ltd.	December 2018	100
Sanhui Food Logistic (Tianjin) Co., Ltd.	December 2018	90
Shenzhen Lingxian Technology Co., Ltd.	December 2018	55
Tianjin Xiangzhan Logistics Co., Ltd.	December 2018	100

Effects of acquisitions

The cash flow and the net assets of subsidiaries acquired during the period ended 31 December 2018 are provided below:

	Recognized values on acquisition US\$'000
Investment properties	1,170,548
Plant and equipment	1,324
Trade and other receivables	37,184
Cash and cash equivalents	12,736
Trade and other payables	(155,715)
Loans and borrowings	(76,331)
Current tax payable	63
NCI	(122,361)
Net assets acquired	867,448
Total purchase consideration	(867,448)
Purchase consideration payable	175,957
Purchase consideration satisfied in cash	(691,491)
Cash of subsidiaries acquired	12,736
Purchase consideration satisfied in cash in relation to subsidiaries acquired in prior year	(67,997)
Cash outflow on acquisition of subsidiaries	(746,752)

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

- (ii) The list of subsidiaries acquired during the period ended 31 December 2018 is as follows: (continued)

Effects of acquisitions (continued)

The total related acquisition costs for the above-mentioned subsidiaries amounted to US\$867,448,000. From the dates of acquisitions to 31 December 2018, the above-mentioned acquisitions contributed net profit after tax of US\$17,376,000 to the Group's results for the period, before accounting for financing costs attributable to the acquisitions. If the acquisitions had occurred on 1 April 2018, management estimates that consolidated revenue would have been US\$986,759,000 and consolidated profit after tax for the period would have been US\$2,340,745,000.

(b) Disposal of subsidiaries

- (i) The list of subsidiaries disposed during the year ended 31 December 2019 is as follows:

Name of subsidiaries	Date disposed	Equity interest disposed %
JDP III CO-INVEST II TMK	January 2019	100
JDP III CO-INVEST TMK	January 2019	100
Gazeley Project Guadalajara S.L.	January 2019	100
Gazeley Project Illescas S.L.	January 2019	100
Gazeley Project Valls S.L.	January 2019	100
Kitamoto Logistic TMK	March 2019	100
Soja Logistic TMK	March 2019	100
Gazeley Bremen South S.a.r.l.	June 2019	100
Gazeley Moers S.a.r.l.	June 2019	100
Gazeley Castrop S.a.r.l.	June 2019	100
Weilun Storage Services Co., Ltd.	August 2019	100
Gazeley Kaiserslautern S.a.r.l.	October 2019	100
GLP Nanjing Jiangning Development Co., Ltd.	October 2019	100
GLP Suzhou Puding Logistics Facilities Co., Ltd.	November 2019	100
GLP Tangshan Logistics Facilities Co., Ltd.	December 2019	100
Chongqing Pujia Logistics Facilities Co., Ltd.	December 2019	100
Suzhou Industrial Park Pushang Bofeng New Energy Co., Ltd.	December 2019	100
Shanghai Puyi New Energy Co., Ltd.	December 2019	100
Suzhou Industrial Park Pufeng New Energy Co., Ltd.	December 2019	100
Beijing Pushun New Energy Co., Ltd.	December 2019	100

29 Notes to the statement of cash flows (continued)

(b) Disposal of subsidiaries (continued)

- (i) The list of subsidiaries disposed during the year ended 31 December 2019 is as follows:
(continued)

Effects of disposals

The cash flow and the net assets of subsidiaries disposed during the year ended 31 December 2019 are provided below:

	Recognized values on disposal US\$'000
Investment properties	356,443
Deferred tax assets	939
Plant and equipment	12,623
Trade and other receivables	16,028
Cash and cash equivalents	34,901
Other assets	244
Trade and other payables	(66,269)
Loans and borrowings	(24,382)
Current tax payable	(412)
Deferred tax liabilities	(40,530)
Net assets disposed	289,585
Gain on disposal of subsidiaries	38,333
Disposal consideration	327,918
Disposal consideration receivables	(222,780)
Cash of subsidiaries disposed	(34,901)
Sales consideration satisfied in cash in relation to subsidiaries disposed in prior year	418,243
Cash inflow on disposal of subsidiaries	488,480

From 1 January 2019 to the dates of disposal, the above-mentioned subsidiaries contributed US\$12,729,000 and US\$6,931,000 to the Group's revenue and net profit after tax for the period ended 31 December 2019 respectively.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(b) Disposal of subsidiaries (continued)

- (ii) The list of subsidiaries disposed during the period ended 31 December 2018 is as follows:

Name of subsidiaries	Date disposed	Equity interest disposed %
Suzhou Industrial Park Genway Factory Building Industrial Development Co., Ltd.	May 2018	57 ¹
Shanghai Sanaier Zhenhua Logistics Co., Ltd.	September 2018	82 ¹
Shanghai Yuhang Anting Logistics Co., Ltd.	November 2018	82 ¹
GLP Zhengzhou ILZ Logistics Facilities Co., Ltd.	December 2018	82 ¹
Zhonghui (Nanjing) Curtain Wall Technology Co., Ltd.	December 2018	82 ¹
GLP Suzhou Development Co., Ltd.	December 2018	65 ¹
GLP Changzhou Tianning Logistics Facilities Co., Ltd.	December 2018	80 ¹
GLP Deqing Pu'an Logistics Facilities Co., Ltd.	December 2018	80 ¹
Changchun CMT International Logistic Co., Ltd.	December 2018	80 ¹
Shen Yang GLP Jifa Logistics Development Co., Ltd.	December 2018	80 ¹
GLP Wangcheng EDZ Logistics Facilities Co., Ltd.	December 2018	80 ¹
GLP Shenyang Punan Logistics Facilities Co., Ltd.	December 2018	80 ¹
Wuhan Puling Warehousing Services Co., Ltd.	December 2018	80 ¹
Nantong Puling Warehousing Service Co., Ltd.	December 2018	80 ¹
Chongqing Puqing Warehousing Service Co., Ltd.	December 2018	80 ¹

¹ Disposed to China Value-Add Fund II, which is joint venture of the Group.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(b) Disposal of subsidiaries (continued)

- (ii) The list of subsidiaries disposed during the period ended 31 December 2018 is as follows: (continued)

Effects of disposals

The cash flow and the net assets of subsidiaries disposed during the year ended 31 December 2018 are provided below:

	Recognized values on disposal US\$'000
Investment properties	1,634,627
Deferred tax assets	1,545
Plant and equipment	110
Trade and other receivables	19,986
Cash and cash equivalents	83,689
Other assets	555
Trade and other payables	(146,434)
Loans and borrowings	(79,037)
Current tax payable	(1,456)
Deferred tax liabilities	(242,909)
NCI	(181,783)
Net assets disposed	1,088,893
Gain on disposal of subsidiaries	163,973
Paid by carrying amount of previously held equity interest	28,482
Disposal consideration	1,281,348
Disposal consideration receivable from joint venture	(444,438)
Cash of subsidiaries disposed	(83,689)
Sales consideration satisfied in cash in relation to subsidiaries disposed in prior year	107,471
Cash inflow on disposal of subsidiaries	860,692

From 1 April 2018 to the dates of disposal, the above-mentioned subsidiaries contributed US\$55,735,000 and US\$117,349,000 to the Group's revenue and net profit after tax for the period ended 31 December 2018 respectively.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(c) Disposal of assets and liabilities classified as held for sale

- (i) Details of the disposal of assets and liabilities classified as held for sale during the year ended 31 December 2019 are as follows:

During the year ended 31 December 2019, the Group completed the syndication of Shiodome (Fourteen) Logistic Pte. Ltd. and its subsidiaries, and 38.72% equity interest in FIP IV to third party investors.

Effects of disposals

	Recognized values on disposal US\$'000
Investment properties	658,374
Trade and other receivables	4,946
Cash and cash equivalents	4,381
Other assets	9,946
Loans and borrowings	(363,146)
Other non-current liabilities	(33,952)
Trade and other payables	(27,233)
Current tax payable	(371)
Net assets disposed	<u>252,945</u>
Equity interest retained as investment in joint venture	(62,505)
Gain on disposal of assets and liabilities classified as held for sale	58,669
Cash of subsidiaries disposed	<u>(4,381)</u>
Cash inflow on disposals of assets and liabilities classified as held for sale	<u><u>244,728</u></u>

- (ii) Details of the disposal of assets and liabilities classified as held for sale during the period ended 31 December 2018 are as follows:

During the period ended 31 December 2018, the Group completed the syndication of 61% equity interest in GLP EDP I, 55.25% equity interest in GLP EIP I and a portfolio of investment properties in Brazil to third party investors.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(c) Disposal of assets and liabilities classified as held for sale (continued)

- (ii) Details of the disposal of assets and liabilities classified as held for sale during the period ended 31 December 2018 are as follows: (continued)

Effects of disposals

	Recognized values on disposal US\$'000
Investment properties	2,600,512
Goodwill and other intangibles	318,219
Trade and other receivables	250,085
Cash and cash equivalents	250,300
Loans and borrowings	(1,204,409)
Other non-current liabilities	(11,770)
Trade and other payables	(11,577)
Deferred tax liabilities	(161,702)
Current tax payable	(65)
NCI	(205,925)
Net assets disposed	1,823,668
Equity interest retained as investment in associate	(130,495)
Equity interest previously classified as investment in associate	(90,682)
Gain on disposal of assets and liabilities classified as held for sale	296
Disposal consideration received in prior year	(529,110)
Cash inflow on disposals of assets and liabilities classified as held for sale	<u>1,073,677</u>

30 Operating segments

The Group has five reportable geographical segments, representing its operations in the PRC, Japan, USA, Brazil and Europe, which are managed separately due to the different geographical locations. The Group also has two reportable business segments, representing its real estate business and financial services business. The Group's CODM review internal management reports on these segments on a quarterly basis, at a minimum, for strategic decisions making, performance assessment and resources allocation purposes.

Performance of each reportable segment is measured based on segment revenue and segment earnings before net interest expense, tax expense, and excluding changes in fair value of investment properties held by subsidiaries, associates and joint ventures (net of tax) ("EBIT excluding revaluation"). EBIT excluding revaluation is used to measure performance as management believes that such information is the most relevant in evaluating the results of these segments relative to other entities that operate within the logistics industry. Segment assets and liabilities are presented net of inter-segment balances.

Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. There are no transactions between reportable segments.

Segment assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

30

Operating segments (continued)

Information regarding the Group's reportable geographical segments is presented in the tables below.

Information about reportable geographical segments

Group	PRC		Japan		USA		Brazil		Europe		Others		Total	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Continuing operations	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Revenue and expenses														
External revenue	983,799	748,700	166,561	134,676	256,996	63,010	10,904	7,906	33,342	21,408	–	–	1,451,602	975,700
Changes in fair value of investment properties held by subsidiaries	1,081,831	2,433,474	30,025	34,008	14,752	–	10,542	–	56,493	–	–	–	1,193,643	2,467,482
Share of changes in fair value of investment properties (net of tax) held by associates and joint ventures	53,545	75,255	237,170	194,268	6,132	62,040	36,106	(6,591)	13,341	15,203	–	–	346,294	340,175
Net finance (costs)/income	(370,161)	(399,186)	(9,078)	(5,773)	(8,379)	970	(12,309)	(3,624)	(74)	(3)	(71,340)	(50,437)	(471,341)	(458,053)
Tax expense	(464,893)	(802,018)	(21,742)	(14,651)	(153,946)	(2,316)	(5,291)	(1,233)	(11,375)	(2,712)	(895)	(1,585)	(658,142)	(824,515)
Profit/(Loss) after tax	1,096,850	1,973,600	526,054	341,841	306,638	102,221	62,141	526	31,684	(2,628)	(167,455)	(67,621)	1,855,912	2,347,939
EBIT	1,931,904	3,174,804	556,873	362,265	468,964	103,567	79,741	5,383	43,132	87	(95,219)	(15,599)	2,985,395	3,630,507
EBIT excluding revaluation	796,529	666,075	289,678	133,989	448,080	41,527	33,094	11,974	(26,703)	(15,116)	(95,219)	(15,599)	1,445,459	822,850
Profit attributable to:														
- Owners of the Company ("PATMI")	576,378	1,062,310	526,054	341,841	237,139	102,208	53,293	526	31,684	(579)	(168,231)	(67,621)	1,256,317	1,438,685
- NCI	520,472	911,290	–	–	69,500	13	8,848	–	–	(2,049)	775	–	599,595	909,254
PATMI excluding revaluation	152,644	54,071	260,360	115,265	220,285	40,161	10,229	7,117	(18,378)	(17,830)	(170,255)	(67,621)	454,885	131,163

30

Operating segments (continued)

Information about reportable geographical segments (continued)

Group	PRC			Japan			USA			Brazil			Europe			Others			Total	
	2019 US\$'000	2018 US\$'000	2017 US\$'000	2019 US\$'000	2018 US\$'000	2017 US\$'000	2019 US\$'000	2018 US\$'000	2017 US\$'000	2019 US\$'000	2018 US\$'000	2017 US\$'000	2019 US\$'000	2018 US\$'000	2017 US\$'000	2019 US\$'000	2018 US\$'000	2017 US\$'000	2019 US\$'000	2018 US\$'000
<i>Assets and liabilities</i>																				
Investment properties	20,656,664	17,855,646	150,638	728,155	55,388	539,122	43,872	–	369,058	358,760	–	–	21,275,620	19,481,683						
Associates and joint ventures	2,036,433	1,338,782	1,136,909	1,210,641	–	740,386	673,812	629,364	264,912	235,135	307,665	212,382	4,419,731	4,366,690						
Other segment assets	4,690,951	4,090,303	636,418	1,152,039	903,157	117,641	80,008	298,313	607,589	133,423	1,981,956	854,767	8,900,079	6,646,486						
Reportable segment assets	27,384,048	23,284,731	1,923,965	3,090,835	958,545	1,397,149	797,692	927,677	1,241,559	727,318	2,289,621	1,067,149	34,595,430	30,494,859						
Loans and borrowings	(8,190,560)	(6,130,092)	(57,147)	(639,790)	(10,133)	(252,570)	(27,619)	–	–	–	(2,887,847)	(3,054,927)	(11,173,306)	(10,077,379)						
Other segment liabilities	(3,837,709)	(3,299,683)	(206,922)	(424,801)	(501,601)	(35,625)	(29,231)	(192,660)	(344,503)	(15,681)	(92,836)	(74,606)	(5,012,802)	(4,043,056)						
Reportable segment liabilities	(12,028,269)	(9,429,775)	(264,069)	(1,064,591)	(511,734)	(288,195)	(56,850)	(192,660)	(344,503)	(15,681)	(2,980,683)	(3,129,533)	(16,186,108)	(14,120,435)						
<i>Other information</i>																				
Depreciation and amortization	(14,386)	(4,052)	(4,821)	(1,086)	(1,992)	(126)	(356)	(370)	(4,240)	(570)	(15,999)	(3,477)	(41,794)	(9,681)						
Interest income	40,412	14,878	14	–	2,928	2,943	247	83	2	1	4,126	2,940	47,729	20,845						
NCI's share of EBITDA excluding revaluation ¹	360,230	280,130	–	–	–	–	–	–	–	–	–	–	–	–						
Capital expenditure ²	1,656,239	763,073	69,173	9,633	270,333	495,284	18,701	104	256,820	359,429	5,423	773	2,276,689	1,628,296						

Notes:

¹ EBITDA refers to EBIT excluding depreciation and amortization.

² Capital expenditure includes acquisition, borrowing costs and development expenditure of investment properties and acquisition of property, plant and equipment.

30 Operating segments (continued)

Information about reportable business segments (continued)

Group	Real estate		Financial services		Total	
	2019	2018	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Continuing operations						
<i>Revenue and expenses</i>						
External revenue	1,401,197	879,579	50,405	96,121	1,451,602	975,700
Cost of goods sold	(8)	–	(25,849)	(70,491)	(25,857)	(70,491)
Net finance (costs)/income	(475,559)	(456,020)	4,218	(2,033)	(471,341)	(458,053)
Tax (expense)/credits	(660,042)	(823,949)	1,900	(566)	(658,142)	(824,515)
Profit/(Loss) from continuing operations	1,864,220	2,337,513	(8,308)	10,426	1,855,912	2,347,939
Profit/(Loss) after tax	1,864,220	2,337,513	(8,308)	10,426	1,855,912	2,347,939

31 Financial risk management

The Group has exposure to the following risks from its use of financial instruments:

- credit risk
- liquidity risk
- market risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these financial statements.

(a) Risk management framework

The Group adopts the risk management policies and guidelines of the ultimate holding entity, GLP Holdings, L.P., which has a system of controls in place to create an acceptable balance between the costs of risks occurring and the cost of managing the risks. Risk management policies and guidelines are reviewed regularly to reflect changes in market conditions and the Group's activities.

(b) Credit risk

Credit risk is the risk of financial loss resulting from the failure of a customer or counterparty to meet its contractual obligations. Financial transactions are restricted to counterparties that meet appropriate credit criteria that are approved by the Group and are being reviewed on a regular basis. In respect of trade receivables, the Group has guidelines governing the process of granting credit and outstanding balances are monitored on an ongoing basis. Concentration of credit risk relating to trade receivables is limited due to the Group's many varied customers. These customers are engaged in a wide spectrum of activities and operate in a variety of markets.

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
Trade and other receivables (non-current and current)	3,666,485	2,798,189	3,105,253	1,600,350
Cash and cash equivalents	1,004,174	988,369	3,237	217,029
	<u>4,670,659</u>	<u>3,786,558</u>	<u>3,108,490</u>	<u>1,817,379</u>

31 Financial risk management (continued)

(b) Credit risk (continued)

Exposure to credit risk (continued)

The maximum exposure to credit risk for financial assets at the reporting date by geographic region is as follows:

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
PRC	2,368,091	2,560,117	—	—
Japan	218,497	187,590	—	—
Singapore	1,846,460	711,995	3,108,490	1,817,379
US	158,305	212,250	—	—
Europe	55,858	108,863	—	—
Others	23,448	5,743	—	—
	<u>4,670,659</u>	<u>3,786,558</u>	<u>3,108,490</u>	<u>1,817,379</u>

Expected credit loss assessment for cash and cash equivalents

Impairment on cash and cash equivalents has been measured on the 12 month expected loss basis and reflects the short term maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on external credit ratings of the counterparties and low credit risks exposures. The amount of ECL on cash and cash equivalents was negligible.

(c) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group actively manages its debt maturity profile, operating cash flows and the availability of funding so as to ensure that all refinancing, repayment and funding needs are met. The Group maintains a level of cash and cash equivalents deemed adequate by management to meet the Group's working capital requirement. In addition, the Group strives to maintain available banking facilities at a reasonable level to its overall debt position.

As far as possible, the Group will raise medium and long-term funding from both capital markets and financial institutions and prudently balance its portfolio with some short-term funding so as to achieve overall cost effectiveness.

As at 31 December 2019, the Group has unutilized credit and loan facilities amounting to US\$2,347,095,000 (2018: US\$1,363,890,000), of which US\$229,656,000 (2018: US\$34,341,000) are committed credit facilities.

As at 31 December 2019, the Company has unutilized credit and loan facilities amounting to US\$1,170,725,000 (2018: US\$245,283,000), of which US\$202,876,000 (2018: US\$34,341,000) are committed credit facilities.

31 Financial risk management (continued)

(c) Liquidity risk (continued)

The following are the contractual maturities of financial liabilities, including interest payments and excluding the impact of netting agreements:

Group	Carrying amount US\$'000	Contractual cash flows US\$'000	Cash flows		
			Within 1 year US\$'000	From 1 to 5 years US\$'000	After 5 years US\$'000
31 December 2019					
Non-derivative financial liabilities					
Bank loans	5,544,878	6,373,140	1,926,396	2,745,605	1,701,139
Bonds	5,628,428	6,715,015	306,994	4,468,449	1,939,572
Trade and other payables ¹	1,769,831	1,788,595	1,536,821	210,629	41,145
	12,943,137	14,876,750	3,770,211	7,424,683	3,681,856
Derivative financial liabilities					
Interest rate swaps (net-settled)	4,764	8,396	1,777	6,091	528
	12,947,901	14,885,146	3,771,988	7,430,774	3,682,384
31 December 2018					
Non-derivative financial liabilities					
Bank loans	5,456,237	5,965,021	2,719,390	2,289,631	956,000
Bonds	4,621,142	5,570,103	349,218	3,680,070	1,540,815
Trade and other payables ¹	1,483,807	1,513,094	1,327,079	150,007	36,008
	11,561,186	13,048,218	4,395,687	6,119,708	2,532,823
Derivative financial liabilities					
Interest rate swaps (net-settled)	8,021	12,908	3,123	8,952	833
	11,569,207	13,061,126	4,398,810	6,128,660	2,533,656
Company					
31 December 2019					
Non-derivative financial liabilities					
Bank loans	1,145,212	1,191,847	610,906	163,375	417,566
Bonds	1,742,635	2,062,631	58,628	694,438	1,309,565
Trade and other payables	614,848	614,848	613,579	1,269	–
	3,502,695	3,869,326	1,283,113	859,082	1,727,131
Derivative financial liabilities					
Interest rate swaps (net-settled)	4,741	8,373	1,777	6,068	528
	3,507,436	3,877,699	1,284,890	865,150	1,727,659
31 December 2018					
Non-derivative financial liabilities					
Bank loans	1,440,911	1,496,370	918,818	161,773	415,779
Bonds	1,614,016	1,978,873	57,173	713,530	1,208,170
Trade and other payables	494,832	483,544	483,444	100	–
	3,549,759	3,958,787	1,459,435	875,403	1,623,949
Derivative financial liabilities					
Interest rate swaps (net-settled)	4,223	8,470	1,584	6,053	833
	3,553,982	3,967,257	1,461,019	881,456	1,624,782

Note:

¹ Excludes advance rental received.

31 Financial risk management (continued)

(d) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices, will affect the Group's income. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Currency risk

The Group operates mainly in the PRC, Japan, USA, Brazil and Europe. Other than the respective functional currency of the Group's subsidiaries, the foreign currency which the Group has exposure to at the reporting date is the US Dollar.

The Group maintains a natural hedge, wherever possible, by borrowing in the currency of the country in which the investment is located. Foreign exchange exposures in transactional currencies other than the functional currencies of the operating entities are kept to an acceptable level.

The Group also monitors any surplus cash held in currencies other than the functional currency of the respective companies and uses sensitivity analysis to measure the foreign exchange risk exposure. Where necessary, the Group will use foreign exchange contracts to hedge and minimize net foreign exchange risk exposures. In relation to its overseas investments in foreign subsidiaries whose net assets are exposed to currency translation risk and which are held for long-term investment purposes, the differences arising from such translation are captured under the foreign currency translation reserve. These translation differences are reviewed and monitored on a regular basis.

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

The Group's and Company's exposures to foreign currencies (financial assets and liabilities not denominated in the respective entities' functional currencies) as at 31 December 2019 and 31 December 2018 are as follows:

Group	United States Dollar US\$'000	Japanese Yen US\$'000	Singapore Dollar US\$'000	Hong Kong Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000	Polish Zloty US\$'000
31 December 2019								
Financial assets								
Cash and cash equivalents	135,390	91	1,338	39,054	—	1,640	3,073	2,864
Trade and other receivables	40,262	8,480	4,953	—	6,489	105,299	86,925	2,608
Unquoted equity investments - FVTPL	428,175	696	—	—	—	—	—	—
	603,827	9,267	6,291	39,054	6,489	106,939	89,998	5,472
Financial liabilities								
Bank loans	(448,479)	(541,088)	—	(1,608,685)	—	(296,580)	—	—
Bonds	(500,000)	(272,202)	—	—	—	(481,600)	—	—
Trade and other payables	(511,875)	(447,498)	(514)	—	—	(2,097)	(264,760)	(11,250)
	(1,460,354)	(1,260,788)	(514)	(1,608,685)	—	(780,277)	(264,760)	(11,250)
Net financial (liabilities)/assets	(856,527)	(1,251,521)	5,777	(1,569,631)	6,489	(673,338)	(174,762)	(5,778)
Add: Loans/Bonds designated for net investment hedge	—	826,830	—	—	—	280,000	—	—
Currency exposure of net financial (liabilities)/assets	(856,527)	(424,691)	5,777	(1,569,631)	6,489	(393,338)	(174,762)	(5,778)

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Group	United States Dollar US\$'000	Japanese Yen US\$'000	Singapore Dollar US\$'000	Hong Kong Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
31 December 2018							
Financial assets							
Cash and cash equivalents	102,140	2,714	2,208	4,891	159,885	2,485	6,270
Trade and other receivables	1,583,371	7,055	56	1	6,601	2,114	39,946
Unquoted equity investments - FVTPL	227,929	448	—	—	—	—	—
	<u>1,913,440</u>	<u>10,217</u>	<u>2,264</u>	<u>4,892</u>	<u>166,486</u>	<u>4,599</u>	<u>46,216</u>
Financial liabilities							
Bank loans	(1,171,082)	(529,903)	(3,159)	(824,924)	—	(568,297)	—
Bonds	(987,030)	(134,766)	—	—	—	(492,221)	—
Trade and other payables	(1,065,991)	(266,558)	—	—	(160,276)	(2,314)	—
	<u>(3,224,103)</u>	<u>(931,227)</u>	<u>(3,159)</u>	<u>(824,924)</u>	<u>(160,276)</u>	<u>(1,062,832)</u>	<u>—</u>
Net financial (liabilities)/assets	<u>(1,310,663)</u>	<u>(921,010)</u>	<u>(895)</u>	<u>(820,032)</u>	<u>6,210</u>	<u>(1,058,233)</u>	<u>46,216</u>
Add: Loans/Bonds designated for net investment hedge	—	664,072	—	—	—	235,808	—
Currency exposure of net financial (liabilities)/assets	<u>(1,310,663)</u>	<u>(256,938)</u>	<u>(895)</u>	<u>(820,032)</u>	<u>6,210</u>	<u>(822,425)</u>	<u>46,216</u>

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Company	Japanese Yen US\$'000	Singapore Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
31 December 2019					
Financial assets					
Cash and cash equivalents	22	279	1	1	97
Trade and other receivables	8,480	4,953	6,489	102,334	80,074
	<u>8,502</u>	<u>5,232</u>	<u>6,490</u>	<u>102,335</u>	<u>80,171</u>
Financial liabilities					
Bank loans	(541,088)	–	–	(295,124)	–
Bonds	(272,202)	–	–	(481,600)	–
Trade and other payables	(447,498)	(514)	–	(2,092)	–
	<u>(1,260,788)</u>	<u>(514)</u>	<u>–</u>	<u>(778,816)</u>	<u>–</u>
Net financial (liabilities)/assets	<u>(1,252,286)</u>	<u>4,718</u>	<u>6,490</u>	<u>(676,481)</u>	<u>80,171</u>
Currency exposure of net financial (liabilities)/ assets	<u>(1,252,286)</u>	<u>4,718</u>	<u>6,490</u>	<u>(676,481)</u>	<u>80,171</u>
31 December 2018					
Financial assets					
Cash and cash equivalents	54	653	159,885	5	94
Trade and other receivables	7,055	56	6,601	2,114	3,792
	<u>7,109</u>	<u>709</u>	<u>166,486</u>	<u>2,119</u>	<u>3,886</u>
Financial liabilities					
Bank loans	(529,903)	–	–	(566,008)	–
Bonds	(134,766)	–	–	(492,221)	–
Trade and other payables	(266,558)	–	(160,276)	(2,314)	–
	<u>(931,227)</u>	<u>–</u>	<u>(160,276)</u>	<u>(1,060,543)</u>	<u>–</u>
Net financial (liabilities)/assets	<u>(924,118)</u>	<u>709</u>	<u>6,210</u>	<u>(1,058,424)</u>	<u>3,886</u>
Currency exposure of net financial (liabilities)/ assets	<u>(924,118)</u>	<u>709</u>	<u>6,210</u>	<u>(1,058,424)</u>	<u>3,886</u>

Sensitivity analysis

A 10% strengthening of foreign currency against the respective functional currencies of the subsidiaries at the reporting date would have increased/(decreased) profit before tax by the amounts shown below. The analysis assumes that all other variables, in particular interest rates, remain constant.

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Sensitivity analysis (continued)

	Group		Company	
	2019	2018	2019	2018
	US\$'000	US\$'000	US\$'000	US\$'000
US Dollar ¹	(85,653)	(131,066)	—	—
Japanese Yen ²	(42,469)	(25,694)	(125,229)	(92,412)
Singapore Dollar ²	578	(89)	472	71
Hong Kong Dollar ²	(156,963)	(82,003)	—	—
Chinese Renminbi ²	649	621	649	621
European Dollar ²	(39,334)	(82,242)	(67,648)	(105,842)
Great British Pound ²	(17,476)	4,622	8,017	389
Polish Zloty ²	(578)	—	—	—

Notes:

¹ As compared to functional currency of Renminbi.

² As compared to functional currency of US Dollar.

A 10% weakening of foreign currency against the respective functional currencies of the subsidiaries at the reporting date would have the equal but opposite effect on the above currencies to the amounts shown above, on the basis that all other variables remain constant.

Interest rate risk

The Group's interest rate risk arises primarily from the interest-earning financial assets and interest-bearing financial liabilities.

The Group manages its interest rate exposure by maintaining a mix of fixed and variable rate borrowings. Where necessary, the Group hedges a portion of its interest rate exposure within the short to medium term by using interest rate derivatives.

The Group classifies these interest rate swaps as cash flow hedges which were effective during the year.

The Group determines the existence of an economic relationship between the hedging instrument and hedged item based on the reference interest rates, tenors, repricing dates and maturities and the notional or par amounts.

The Group assesses whether the derivative designated in each hedging relationship is expected to be effective in offsetting changes in cash flows of the hedged item using the hypothetical derivative method.

31 Financial risk management (continued)

(d) Market risk (continued)

Interest rate risk (continued)

In these hedging relationships, the main sources of ineffectiveness are:

- the effect of the counterparty and the Group's own credit risk on the fair value of the swaps, which is not reflected in the change in the fair value of the hedged cash flows attributable to the change in interest rates; and
- differences in repricing dates between the swaps and the borrowings.

At the reporting date, the interest rate profile of interest-bearing financial liabilities (after taking into account the effects of the interest rate swaps) are as follows:

	Group		Company	
	Carrying amount US\$'000	Principal/ notional amount US\$'000	Carrying amount US\$'000	Principal/ notional amount US\$'000
31 December 2019				
Fixed rate instruments				
Loans and borrowings	6,746,020	6,770,735	2,887,846	2,912,554
Payables	105,690	105,690	—	—
	<u>6,851,710</u>	<u>6,876,425</u>	<u>2,887,846</u>	<u>2,912,554</u>
Variable rate instruments				
Loans and borrowings	<u>4,427,286</u>	<u>4,427,559</u>	<u>—</u>	<u>—</u>
31 December 2018				
Fixed rate instruments				
Loans and borrowings	5,915,866	5,401,041	3,054,927	2,538,649
Payables	38,370	38,370	—	—
	<u>5,954,236</u>	<u>5,439,411</u>	<u>3,054,927</u>	<u>2,538,649</u>
Variable rate instruments				
Loans and borrowings	<u>4,427,559</u>	<u>4,166,152</u>	<u>—</u>	<u>—</u>

Interest rate benchmark reform

A fundamental review and reform of major interest rate benchmarks is being undertaken globally to replace or reform existing benchmark IBORs with alternative rates. The Group hedged items and hedging instruments continue to be indexed to London Inter-bank Offered Rate ("LIBOR") and Tokyo Inter-bank Offered Rate ("TIBOR"). There is uncertainty as to the timing and the methods of transition for the Group.

As a result of these uncertainties, significant judgement is involved in determining certain hedge accounting relationships that hedge the variability of interest rate risk due to expected changes in IBORs continue to qualify for hedge accounting as at 31 December 2019. IBORs continue to be used as a reference rate in financial markets and is used in the valuation of instruments with maturities that exceed the expected end date for IBOR. The Group believes the current market structure supports the continuation of hedge accounting as at 31 December 2019.

31 Financial risk management (continued)

(d) Market risk (continued)

Interest rate risk (continued)

Interest rate benchmark reform (continued)

At 31 December 2019, the Group has interest rate swaps classified as cash flow hedges with notional contractual amount of JPY63,010 million (2018: JPY90,785 million) which pay fixed interest rates ranging from 0.23% to 0.42% (2018: 0.23% to 1.17%) per annum and receive variable rates ranging equal to JPY LIBOR and JPY TIBOR on the notional amount.

Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through the profit or loss. Therefore a change in interest rates at the reporting date would not affect profit or loss.

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates at the reporting date would have increased/(decreased) profit before tax and equity by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

	Group		Company	
	100 bp Increase US\$'000	100 bp Decrease US\$'000	100 bp Increase US\$'000	100 bp Decrease US\$'000
31 December 2019				
Loans and borrowings	(44,276)	44,276	—	—
31 December 2018				
Loans and borrowings	(41,662)	41,662	—	—

Other market price risk

Equity price risk arises from quoted equity investment measured at FVOCI held by the Group. Management of the Group monitors the equity securities in its investment portfolio based on market indices. Material investments within the portfolio are managed on an individual basis and all buy and sell decisions are approved by the Group's Investment Committee.

An increase/(decrease) in 5% of the equity price of quoted equity investments held by the Group at the reporting date would have increased/(decreased) fair value reserve by US\$40 million (2018: US\$37 million). This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

31 Financial risk management (continued)

(e) Hedge accounting

At 31 December 2019, the Group and the Company held the following instruments to hedge exposures to changes in interest rates and foreign currency.

	Carrying Amount			Changes in fair value used for calculating hedge effectiveness			Year of maturity
	Notional amount '000	Assets/ (Liabilities) US\$'000	Financial Statement line item	Hedging instrument US\$'000	Hedged item US\$'000	Hedge ineffectiveness recognized in profit or loss US\$'000	
Group							
Cash flow hedges							
Interest rate risk							
- Interest rate swaps to hedge floating rate borrowings	JPY 63,009,956	(4,764)	Financial derivative liabilities	3,126	(3,126)	-	2020 - 2025
Net investment hedges							
Foreign exchange risk							
- Borrowings to hedge net investment in foreign operations	USD 1,106,830 equivalent	(1,106,830)	Loans and borrowings	5,676	(5,676)	-	2023 - 2027
Company							
Cash flow hedges							
Interest rate risk							
- Interest rate swaps to hedge floating rate borrowings	JPY 60,000,000	(4,741)	Financial derivative liabilities	(518)	518	-	2022 - 2025

31 Financial risk management (continued)

(e) Hedge accounting (continued)

At 31 December 2018, the Group and the Company held the following instruments to hedge exposures to changes in interest rates and foreign currency.

Group	Carrying Amount			Changes in fair value used for calculating hedge effectiveness			Year of maturity
	Notional amount	Assets/ (Liabilities) US\$'000	Financial Statement line item	Hedging instrument US\$'000	Hedged item US\$'000	Hedge ineffectiveness recognized in profit or loss US\$'000	
Cash flow hedges							
Interest rate risk							
- Interest rate swaps to hedge floating rate borrowings	JPY 90,784,956	(4,233)	Financial derivative liabilities	(2,524)	2,524	-	2021 - 2025
Net investment hedges							
Foreign exchange risk							
- Borrowings to hedge net investment in foreign operations	USD 899,880 equivalent	(899,880)	Loans and borrowings	(12,783)	12,783	-	2023 - 2027
Company							
Cash flow hedges							
Interest rate risk							
- Interest rate swaps to hedge floating rate borrowings	JPY 60,000,000	(4,223)	Financial derivative liabilities	(4,223)	4,223	-	2022 - 2025

31 Financial risk management (continued)

(e) Hedge accounting (continued)

The following table provides a reconciliation by risk category of components of equity and analysis of OCI items, net of tax, resulting from cash flow hedge accounting.

Group	Hedging reserve US\$'000
Balance at 1 April 2018	15,419
Cash flow hedges	
Change in fair value:	
- Interest rate risk	2,524
Others	(13)
Balance at 31 December 2018	<u>17,930</u>
Balance at 1 January 2019	17,930
Cash flow hedges	
Change in fair value:	
- Interest rate risk	(3,126)
Others	(911)
Balance at 31 December 2019	<u>13,893</u>
Company	
Balance at 1 April 2018	—
Cash flow hedges	
Change in fair value:	
- Interest rate risk	4,223
Balance at 31 December 2018	<u>4,223</u>
Balance at 1 January 2019	4,223
Cash flow hedges	
Change in fair value:	
- Interest rate risk	518
Balance at 31 December 2019	<u>4,741</u>

Net investment hedge

A foreign currency exposure arises from the Group's net investment in its subsidiaries in Europe and Japan that has a EUR and JPY functional currency respectively. The risk arises from the fluctuation in spot exchange rates between the EUR, JPY and the USD, which causes the amount of the net investment to vary.

The hedged risk in the net investment hedges are the risk of a weakening EUR and JPY against the USD that will result in a reduction in the carrying amount of the Group's net investment in its subsidiaries in Europe and Japan.

31 Financial risk management (continued)

(e) Hedge accounting (continued)

Net investment hedge (continued)

Part of the Group's net investment in its subsidiaries in Europe and Japan are hedged through the use of JPY and EUR denominated borrowings. As at the reporting date, the carrying amount of these JPY and EUR denominated borrowings was US\$1,106,830,000 (2018: US\$899,880,000) and the fair value of the borrowings was US\$1,123,151,000 (2018: US\$920,921,000). The net investment hedges were effective during the year. The Group's investments in other subsidiaries are not hedged.

To assess hedge effectiveness, the Group determines the economic relationship between the hedging instrument and the hedged item by comparing changes in the carrying amount of the debt that is attributable to a change in the spot rate with changes in the investment in the foreign operation due to movements in the spot rate (the offset method). The Group's policy is to hedge the net investment only to the extent of the debt principal.

(f) Offsetting financial assets and financial liabilities

The disclosures set out in the tables below include financial assets and financial liabilities that:

- are offset in the Group's and Company's statement of financial position; or
- are subject to an enforceable master netting arrangement, irrespective of whether they are offset in the statement of financial position.

Financial instruments such as trade receivables and trade payables are not disclosed in the tables below unless they are offset in the statement of financial position.

The Group's derivative transactions that are not transacted on an exchange are entered into under International Swaps and Derivatives Association (ISDA) Master Netting Agreements. In general, under such agreements, the amounts owed by each counterparty that are due on a single day in respect of all transactions outstanding in the same currency under the agreement are aggregated into a single net amount being payable by one party to the other. In certain circumstances, for example when a credit event such as a default occurs, all outstanding transactions under the agreement are terminated, the termination value is assessed and only a single net amount is due or payable in settlement of all transactions.

The above ISDA agreements do not meet the criteria for offsetting in the statement of financial position. This is because they create a right of set-off of recognized amounts that is enforceable only following an event of default, insolvency or bankruptcy of the Group or the counterparties. In addition, the Group and its counterparties do not intend to settle on a net basis or to realize the assets and settle the liabilities simultaneously.

31 Financial risk management (continued)

(f) Offsetting financial assets and financial liabilities (continued)

Financial assets and financial liabilities subject to offsetting and enforceable master netting arrangements

	Gross amounts of recognized financial assets/ (liabilities) US\$'000	Gross amounts of recognized financial assets/ (liabilities) offset in the statement of financial position US\$'000	Net amounts of financial assets/ (liabilities) presented in the statement of financial position US\$'000	Related amounts not offset in the statement of financial position US\$'000	Net amount US\$'000
Group					
31 December 2019					
Financial liabilities					
Interest rate swaps	(4,764)	—	(4,764)	—	(4,764)
	(4,764)	—	(4,764)	—	(4,764)
31 December 2018					
Financial liabilities					
Interest rate swaps	(8,021)	—	(8,021)	—	(8,021)
	(8,021)	—	(8,021)	—	(8,021)
Company					
31 December 2019					
Financial liabilities					
Interest rate swaps	(4,741)	—	(4,741)	—	(4,741)
	(4,741)	—	(4,741)	—	(4,741)
31 December 2018					
Financial liabilities					
Interest rate swaps	(4,223)	—	(4,223)	—	(4,223)
	(4,223)	—	(4,223)	—	(4,223)

The gross amounts of financial assets and financial liabilities and their net amounts as presented in the statement of financial position that are disclosed in the above tables are measured in the statement of financial position at fair value.

32 Fair value of financial assets and liabilities

(a) Accounting classifications and fair values

The carrying amounts and fair values of financial assets and liabilities, including their levels in the fair value hierarchy, are as follows. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

Group	Note	Carrying amount					Fair value				
		Fair value – hedging instruments US\$'000	Amortized cost US\$'000	Equity instrument - Mandatorily at FV/TPL US\$'000	FVOCI – equity instruments US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
31 December 2019											
Equity investments – at FVOCI	10	–	–	–	867,650	–	867,650	800,038	–	67,612	867,650
Equity investment – mandatorily at FV/TPL	10	–	–	1,026,406	–	–	1,026,406	–	–	1,026,406	1,026,406
Other non-current assets ¹	11	–	289,641	–	–	–	289,641	–	–	289,641	289,641
Trade and other receivables ²	12	–	3,385,944	–	–	–	3,385,944	–	–	–	–
Cash and cash equivalents	14	–	1,004,174	–	–	–	1,004,174	–	–	–	–
		–	4,679,759	1,026,406	867,650	–	6,573,815				
Secured bank loans	19	–	–	–	–	(3,132,001)	(3,132,001)	–	(3,131,997)	–	(3,131,997)
Secured bonds	19	–	–	–	–	(500,160)	(500,160)	–	(500,156)	–	(500,156)
Unsecured bank loans	19	–	–	–	–	(2,412,877)	(2,412,877)	–	(2,426,867)	–	(2,426,867)
Unsecured bonds	19	–	–	–	–	(5,128,268)	(5,128,268)	–	(5,205,287)	–	(5,205,287)
Interest rate swaps	20	(4,764)	–	–	–	–	(4,764)	–	(4,764)	–	(4,764)
Other non-current liabilities ³	21	–	–	–	–	(272,786)	(272,786)	–	–	(262,311)	(262,311)
Trade and other payables ³	22	(4,764)	–	–	–	(1,497,045)	(1,497,045)	–	–	–	–

Notes:

¹ Excludes prepayments and deferred management costs.

² Excludes other assets and prepayments.

³ Excludes advance rental received.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Group	Note	Carrying amount					Fair value				
		Fair value – hedging instruments US\$'000	Amortized cost US\$'000	Equity instrument - Mandatory at FVTPL US\$'000	FVOCI – equity instruments US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
31 December 2018											
Equity investments – at FVOCI	10	–	–	–	764,032	–	764,032	740,326	–	23,706	764,032
Equity investment – mandatorily at FVTPL	10	–	–	717,762	–	–	717,762	–	–	717,762	717,762
Other non-current assets ¹	11	–	613,670	–	–	–	613,670	–	–	617,061	617,061
Trade and other receivables ²	12	–	2,184,519	–	–	–	2,184,519	–	–	–	–
Cash and cash equivalents	14	–	988,369	–	–	–	988,369	–	–	–	–
		–	3,786,558	717,762	764,032	–	5,268,352	–	–	–	–
Secured bank loans	19	–	–	–	–	(2,733,247)	(2,733,247)	–	(2,733,247)	–	(2,733,247)
Secured bonds	19	–	–	–	–	(422,660)	(422,660)	–	(422,660)	–	(422,660)
Unsecured bank loans	19	–	–	–	–	(2,722,990)	(2,722,990)	–	(2,722,990)	–	(2,722,990)
Unsecured bonds	19	–	–	–	–	(4,198,482)	(4,198,482)	–	(4,097,259)	–	(4,097,259)
Interest rate swaps	20	(8,021)	–	–	–	–	(8,021)	–	(8,021)	–	(8,021)
Other non-current liabilities ³	21	–	–	–	–	(198,726)	(198,726)	–	–	(189,985)	(189,985)
Trade and other payables ³	22	(8,021)	–	–	–	(1,285,081)	(1,285,081)	–	–	–	–
		(8,021)	–	–	–	(11,561,186)	(11,569,207)	–	–	–	–

Notes:

¹ Excludes prepayments and deferred management costs.

² Excludes other assets and prepayments.

³ Excludes advance rental received.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Company	Note	Carrying amount			Fair value				
		Fair value - hedging instruments US\$'000	Amortized cost US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
31 December 2019									
Loans to subsidiaries (interest-free)	5	-	648,353	-	648,353	-	-	-	(1,156,208)
Trade and other receivables ¹	12	-	3,105,253	-	3,105,253	-	(1,785,335)	-	(1,785,335)
Cash and cash equivalents	14	-	3,237	-	3,237	-	(4,741)	-	(4,741)
		-	3,756,843	-	3,756,843	-	-	(1,269)	(1,269)
Unsecured bank loans	19	-	-	(1,145,212)	(1,145,212)	-	(1,156,208)	-	(1,156,208)
Unsecured bonds	19	-	-	(1,742,635)	(1,742,635)	-	(1,785,335)	-	(1,785,335)
Interest rate swaps	20	(4,741)	-	-	(4,741)	-	(4,741)	-	(4,741)
Other non-current liabilities	21	-	-	(1,269)	(1,269)	-	-	(1,269)	(1,269)
Trade and other payables	22	-	-	(613,579)	(613,579)	-	-	-	-
		(4,741)	-	(3,502,695)	(3,507,436)	-	-	-	-
31 December 2018									
Loans to subsidiaries (interest-free)	5	-	672,073	-	672,073	-	-	17,769	17,769
Other non-current assets	11	-	19,553	-	19,553	-	-	-	-
Trade and other receivables ¹	12	-	1,580,797	-	1,580,797	-	-	-	-
Cash and cash equivalents	14	-	217,029	-	217,029	-	-	-	-
		-	2,489,452	-	2,489,452	-	-	-	-
Unsecured bank loans	19	-	-	(1,440,911)	(1,440,911)	-	(1,440,911)	-	(1,440,911)
Unsecured bonds	19	-	-	(1,614,016)	(1,614,016)	-	(1,512,793)	-	(1,512,793)
Interest rate swaps	20	(4,223)	-	-	(4,223)	-	(4,223)	-	(4,223)
Other non-current liabilities	21	-	-	(11,388)	(11,388)	-	(11,388)	-	(11,388)
Trade and other payables	22	-	-	(483,444)	(483,444)	-	-	-	-
		(4,223)	-	(3,549,759)	(3,553,982)	-	-	-	-

Note:

¹ Excludes prepayments.

32 Fair value of financial assets and liabilities (continued)

(b) Level 3 fair value measurements

(i) Reconciliation of Level 3 fair value

The reconciliation from the beginning balance to the ending balance for Level 3 fair value measurements for investment properties is presented in Note 4 and unquoted equity investments – at FVOCI and unquoted equity investments – mandatorily at FVTPL are presented in Note 10.

(ii) Valuation techniques and significant unobservable inputs

The following tables show the valuation techniques used in measuring Level 2 and Level 3 fair values, as well as the significant unobservable inputs used.

Financial instruments measured at fair value

Type	Valuation technique
Unquoted equity investments – at FVOCI	The fair value of the underlying assets and liabilities of the entity to which the financial instrument relates.
Unquoted equity investments – mandatorily at FVTPL	The unquoted equity investments are stated at their fair values at the reporting date, determined by reference to an internal rate of return agreed with a potential buyer on a willing buyer, willing seller basis, at net asset value which approximates the investments' fair value, market comparison technique based on market multiple of comparable companies adjusted for the effect of non-marketability of the investments.
Financial derivative instruments: - Interest rate swaps - Forward foreign exchange contracts	The fair values are based on broker quotes. Similar contracts are traded in an active market and the quotes reflect the actual transactions in similar instruments.

Financial instruments not measured at fair value

Type	Valuation technique	Inputs used in determining fair value
Loans to associate and joint ventures, security deposits and loans and borrowings	Discounted cash flows	Government yield curve at the reporting date plus an adequate credit spread.

(iii) Transfer between Level 1 and 2

During the year/period ended 31 December 2019 and 31 December 2018, there were no transfers between Level 1 and 2 of the fair value hierarchy.

33 Commitments and contingent liabilities

The Group had the following commitments and contingent liabilities as at the reporting date:

(a) Operating lease commitments

Operating lease rental receivable

Future minimum lease rental receivable for the Group on non-cancellable operating leases from investment properties are as follows:

	Group	
	2019	2018
	US\$'000	US\$'000
Lease rentals receivable: ¹		
- Within 1 year	809,710	757,260
- After 1 year but within 5 years	1,414,003	1,358,311
- After 5 years	547,712	649,841
	<u>2,771,425</u>	<u>2,765,412</u>

¹ Includes lease rental receivables of US\$135,000,000 for investment properties classified as held for sale.

(b) Other commitments

	Group	
	2019	2018
	US\$'000	US\$'000
Commitments in relation to share capital of other investments not yet due and not provided for	<u>-</u>	<u>39,622</u>
Development expenditure contracted but not provided for	<u>856,949</u>	<u>845,701</u>

Amounts recognized in profit or loss

	2018
	US\$'000
Operating leases under SFRS(I) 1-17	
Lease expense	<u>10,016</u>

Amounts recognized in statement of cash flows

	2019
	US\$'000
Total cash outflow for leases	<u>7,531</u>

33 Commitments and contingent liabilities (continued)

(b) Other commitments (continued)

Extension options

Some property leases contain extension options exercisable by the Group up to one year before the end of the non-cancellable contract period. Where practicable, the Group seeks to include extension options in new leases to provide operational flexibility. The extension options held are exercisable only by the Group and not by the lessors. The Group assesses at lease commencement date whether it is reasonably certain to exercise the extension options. The Group reassesses whether it is reasonably certain to exercise the options if there is a significant event or significant changes in circumstances within its control.

34 Significant related party transactions

Remuneration of key management personnel

In accordance with SFRS(I) 1-24 *Related Party Disclosures*, key management personnel of the Group are those persons having the authority and responsibility for planning, directing and controlling the activities of the Group, directly or indirectly. For purposes of SFRS(I) 1-24 *Related Party Disclosures*, the executive directors are considered key management personnel of the Group.

The key management personnel compensation included as part of staff costs for those key management personnel employed by the Group are as follows:

	Group	
	Year ended	Period from
	31/12/2019	1/4/2018 to
	US\$'000	31/12/2018
		US\$'000
Wages and salaries (excluding contributions to defined contribution plans)	4,901	2,330
Contributions to defined contribution plans	25	14
Share-based expenses, equity settled	—	382
	<u>4,926</u>	<u>2,726</u>

34 Significant related party transactions (continued)

Remuneration of key management personnel (continued)

In addition to the related party information disclosed elsewhere in the financial statements, there were the following significant related party transactions which were carried out in the normal course of business on terms agreed between the parties during the financial year/period:

	Group Year ended 31/12/2019 US\$'000	Period from 1/4/2018 to 31/12/2018 US\$'000
Associates and joint ventures		
Asset and investment management fee income from associates and joint venture funds	152,267	95,643
Development and other management fee income from associates and joint venture funds	79,104	28,773
Promote fees income from associates and joint venture funds	194,432	5,483
Asset and investment management fee income from other associates and joint ventures	3,169	3,405
Development and other management fee income from other associates and joint ventures	574	1,747
Subsidiaries of a substantial shareholder		
Operating lease expenses paid/payable	—	(4,622)
A company in which a Director of the Company has substantial financial interests		
Reimbursement of office expenses and allocation of expenses	(269)	(142)

35 Significant subsidiaries

Details of significant subsidiaries are as follows:

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>	
			<u>2019</u> %	<u>2018</u> %
GLP Japan Investment Holdings Pte. Ltd.	Investment holding	Singapore	100	100
Japan Logistic Properties 1 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100
Japan Logistic Properties 2 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100
Japan Logistic Properties 3 Pte. Ltd. and its subsidiary:	Investment holding	Singapore	100	100
Japan Logistic Properties 4 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100
GLP Capital Japan 2 Pte. Ltd. and its subsidiary	Investment holding	Singapore	100	100
GLP Japan Development Investors Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
GLP Japan Development Investors 2 Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
GLP Light Year Investment Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
GLP Brazil Investment Holdings Pte. Ltd.	Investment holding	Singapore	100	100
BLH (1) Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
BLH (2) Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
BLH (3) Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
BLH (4) Pte. Ltd.	Investment holding	Singapore	100	100
GLP Investment Holdings²	Investment holding	Cayman Islands	100	100
CLH Limited and its significant subsidiaries²	Investment holding	Cayman Islands	100	100
GLP China Holdings Limited and its significant subsidiaries:	Investment holding	Hong Kong	66.21	66.21
GLP China Asset Holdings Limited	Investment holding	Hong Kong	66.21	66.21
GLP HK Holdings Limited	Investment holding	Hong Kong	66.21	66.21

35 Significant subsidiaries (continued)

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>	
			2019 %	2018 %
CLF Singapore Pte. Ltd.	Investment holding	Singapore	37.00	37.00
GLP Beijing Airport Logistics Development Co. Ltd.	Property investment	PRC	66.21	66.21
GLP I-Park Xi'An Science & Technology Industrial Development Co., Ltd.	Property investment	PRC	32.05	32.05
Beijing Lihao Science & Technology Co., Ltd.	Property investment	PRC	58.26	58.26
Airport City Development Co., Ltd.	Property investment	PRC	35.18	35.18
Zhejiang Transfar Logistics Base Co., Ltd.	Property investment	PRC	66.21	66.21
Beijing Sifang Tianlong Medicine Logistic Co., Ltd.	Property investment	PRC	66.21	66.21 ³
Shenzhen Lingxian Technology Co., Ltd.	Property investment	PRC	36.42	36.42 ³
Shanghai Fuhe Industrial Development Co., Ltd.	Property investment	PRC	46.35	46.35
China Management Holdings (Hong Kong) Limited	Investment holdings	Hong Kong	66.21	66.21
GLP Investment (Shanghai) Co., Ltd.	Property management	PRC	66.21	66.21
GLP Financial Holding (Chongqing) Co., Ltd.	Financial services	PRC	66.21	66.21
GLP Investment Management Pte. Ltd. and its subsidiaries:	Investment holding and fund management	Singapore	100	100
GLP Brasil Gestão de Recursos e Administração Imobiliária Ltda	Property management	Brazil	100	100
GLP US Management LLC	Property management	US	99	99
GLP UK Management Limited	Property management	UK	100	100

KPMG LLP is the auditor of all Singapore-incorporated subsidiaries. Other member firms of KPMG International are auditors of significant foreign-incorporated subsidiaries unless otherwise indicated.

Notes:

¹ Significant associates and joint ventures of the Group are disclosed in Note 6 to the financial statements.

² Not required to be audited by laws of country of incorporation.

³ Incorporated during the year ended 31 December 2018.

36 Subsequent events

Subsequent to 31 December 2019, the following events occurred:

- (i) On 19 January 2020, the Group acquired additional 20% equity interest in Shanghai Lingang GLP International Logistics Leasing Co., Ltd. (“Lingang International”) at the consideration of RMB1,040 million (equivalent to approximately US\$149 million). Thereafter, the Group holds 70% of the equity interest and exerts effective control over Lingang International.
- (ii) On 11 March 2020, the World Health Organization declared the Coronavirus (COVID-19) outbreak to be a pandemic in recognition of its rapid spread across the globe.

The spread of COVID-19 has brought about disruptions and created a high level of uncertainty to the near-term global economic prospects. The Executive Committee of the Group is taking precautionary measures to deal with the COVID-19 outbreak in accordance with guidelines provided by the relevant authorities in Singapore, PRC, Japan, Europe, USA and Brazil.

At the date of this report, it remains premature to ascertain the full extent of the impact of the COVID-19 outbreak to the Group’s operations and financial performance. The Executive Committee of the Group is keeping a watchful eye on the COVID-19 situation as it further evolves and will take the necessary actions to ensure the long-term sustainability of the Group. The Group has a strong balance sheet and the Executive Committee believes that there are sufficient undrawn capital commitments from the members of the ultimate holding company and financial debt headroom to withstand any potential negative financial impact that may arise thereon.

- (iii) On 13 March 2020, the Group issued RMB1,900 million (equivalent to approximately US\$272 million) of RMB denominated Commercial Mortgage Backed Securities (the “CMBS”) on the Shanghai Stock Exchange. The CMBS bear interests of 3.40% per annum, with a coupon reset and an option to redeem every three years.
- (iv) On 13 March 2020, the Group announced the acquisition of Goodman Group's Central and Eastern Europe logistic real estate portfolio. The Group is now awaiting approval from the relevant regulatory authorities before proceeding with the acquisition.
- (v) On 20 March 2020, the Group announced an offer to privatize Li & Fung Limited, the operator of one of the most extensive global supply chain networks in the world, by way of a scheme of arrangement at the consideration of HK\$7,223 million (equivalent to approximately US\$931 million).
- (vi) On 24 March 2020, the Group entered into an investment partnership with China Merchants Group (“CMG”) to acquire 50% equity interest in China Merchants Capital (“CMC”), which is CMG’s private equity investment vehicle. Thereafter, CMC becomes a joint venture of the Group. The Group plans to subscribe for RMB1,000 million (equivalent to approximately US\$143 million) of the newly issued share capital of CMC at the consideration of RMB4,760 million (equivalent to approximately US\$683 million), and provide loans not exceeding RMB3,730 million (equivalent to approximately US\$535 million) to support CMC’s daily operations.

36 Subsequent events (continued)

- (vii) On 31 March 2020, Urayasu II logistic TMK (JLP1) disposed of its beneficial interest in its investment properties at the consideration of JPY17,639 million (equivalent to approximately US\$162 million).

On 31 March 2020, Zama Logistic TMK (JLP4) issued bond of JPY 2,442 million (equivalent to approximately US\$22 million) to Sumitomo Mitsui Trust Bank Limited. The bond will mature on 31 March 2022.



KPMG LLP
16 Raffles Quay #22-00
Hong Leong Building
Singapore 048581

Telephone +65 6213 3388
Fax +65 6225 0984
Internet www.kpmg.com.sg

Independent auditors' report

Member of the Company
GLP Pte. Ltd.

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of GLP Pte. Ltd. (the "Company") and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position of the Group and the statement of financial position of the Company as at 31 December 2018, the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows of the Group for the period from 1 April 2018 to 31 December 2018, and notes to the financial statements, including a summary of significant accounting policies as set out on pages FS1 to FS134.

In our opinion, the accompanying consolidated financial statements of the Group and the statement of financial position of the Company are properly drawn up in accordance with the provisions of the Singapore Companies Act, Chapter 50 (the "Act") and Singapore Financial Reporting Standards (International) ("SFRS(I)s") to give a true and fair view of the consolidated financial position of the Group and of the Company as at 31 December 2018 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the period from 1 April 2018 to 31 December 2018.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the '*Auditors' responsibilities for the audit of the financial statements*' section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ('ACRA Code') together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Key audit matters (cont'd)

Valuation of investment properties
(Refer to Note 4 – Investment properties)

Risk:

The Group has a significant portfolio of investment properties comprising logistic properties located in the People's Republic of China ("PRC"), Japan, United States of America ("USA"), Brazil and Europe which are held through subsidiaries, associates and joint ventures.

These investment properties are stated at their fair values based on external and internal valuations, with changes in fair value recognized in profit or loss.

The valuation process involves significant judgment in determining the appropriate valuation methodology to be used, and in estimating the underlying assumptions to be applied. The valuations are sensitive to key assumptions applied in deriving the capitalization, discount and terminal yield rates.

Our response:

We evaluated the qualifications and competency of the valuers and made inquiries with the valuers to understand their valuation methods and the assumptions and basis applied.

We considered the valuation methodologies used against those applied by other valuers for logistic facilities in PRC, Japan, USA, Brazil and Europe. We assessed the reasonableness of projected cash flows used in the valuation to supporting leases and externally available industrial and economic data. We also assessed the reasonableness of capitalization rates, discount rates, terminal yield rates and estimated development costs to complete construction used in the valuations by comparing these against historical rates and available industry data, taking into consideration comparability and market factors. Where the rates were outside our expected range, we undertook further procedures to understand the effect of additional factors and, when necessary, held further discussions with the valuers.

Our findings:

The valuers are members of generally-recognized professional bodies for real estate valuers and have recent experience in the location and category of the respective investment property being valued. The valuation methodologies used by the valuers are consistent with generally accepted market practices. The key assumptions used in the valuations, including projected cash flows, market rental growth rates, capitalization rates, discount rates, terminal yield rates and estimated development costs to complete construction, were substantiated by supporting leases and cost estimates or within the range of historical rates and industry data.



Key audit matters (cont'd)

Recoverable amount of goodwill
(Refer to Note 9 – Intangible assets)

Risk:

The Group recognizes goodwill of US\$422.8 million on its statement of financial position in connection with the acquisitions of Global Logistic Properties Holdings Limited and Airport City Development Co., Ltd during the financial year ended 31 March 2011.

Goodwill is tested for impairment annually by estimating the recoverable amount of each identifiable cash-generating unit ("CGU") which goodwill has been allocated to. Management applies the value in use (discounted cash flow) method to determine the recoverable amount of each CGU.

The measurement of value in use as the recoverable amount of each identifiable CGU for operations in China and Japan involves significant judgment and estimation in determining the cash flow projections, and risk-free, discount and terminal growth rates.

Our response:

We evaluated management's determination of CGUs based on our knowledge of the business acquisitions giving rise to the goodwill and our understanding of the current business of the Group.

We assessed management's key assumptions underlying the cash flows projections by comparing them with historical performance, future business plans and external data, taking into consideration comparability and market factors. This also included enquiry with management to understand their business plan, strategies around revenue growth and cost initiatives.

We independently derived applicable discount rates from available industry data and compared these with those used by management. We performed stress tests using plausible range of key assumptions and rates, and analyzed the impact to the recoverable amount determined by management.

Our findings:

The Group has a reasonable basis to determine the CGU for goodwill allocation purposes.

The assumptions and resulting estimations by management are in line with future business plans and external data, and are within the range of reasonable expectations. The discount rates used in the cash flow forecasts appropriately reflect the risks attributed to the respective CGU.



Key audit matters (cont'd)

Accounting for acquisitions

(Refer to Notes 10 and 29 – Other investments and Acquisition of subsidiaries)

Risk:

The Group makes acquisitions of investments as part of its business strategy. Such transactions can be complex and judgment is involved in determining whether an acquisition of a controlling interest is a business combination or an acquisition of an asset; and whether an acquisition of a non-controlling interest is an investment in equity investment interest, associate or joint arrangement, each of which requires different accounting treatments. In accounting for a business combination, there is further judgment involved and inherent uncertainty in the estimation used in allocating the overall purchase price to the assets, liabilities and goodwill that make up the acquisition.

Our response:

We examined the Group's process on classifying and accounting for each investment acquired. We also examined legal and contractual documents to determine whether each acquisition is appropriately classified and accounted for in accordance with the relevant accounting standards and faithfully presents the nature of the transaction.

For significant acquisition of interest accounted for as a business combination during the period, we examined the terms and conditions of the sale and purchase agreement and the purchase price allocation exercise. We compared the methodologies and key assumptions used in determining the fair values allocated to the identified assets acquired and liabilities assumed to generally accepted market practices and market data.

Our findings:

The Group has a policy in place to ensure that each investment acquired is identified, appropriately classified and the relevant accounting treatments are consistently applied.

The judgments applied by the Group reflect a fair assessment in determining whether significant acquisitions are business combinations, acquisitions of assets, investment in equity investment interest, associate or joint arrangement. Estimates used in determining the fair values allocated to the respective assets acquired and liabilities assumed in significant business combination were within an acceptable range.



Key audit matters (cont'd)

Valuation of other investments
(Refer to Notes 10 – Other investments)

Risk:

The Group acquires unquoted equity investments as part of its business strategy and these investments amounting to US\$717.8 million are classified as fair value through profit or loss (“FVTPL”) investments. The fair value measurement of FVTPL investments involves significant judgment in determining the appropriate valuation methodology to be used and underlying assumptions to be applied.

Our response:

We considered the valuation approach used by the Group in deriving the fair value of FVTPL investments which mainly comprised the net realizable value on divestment of certain investees in the foreseeable future and valuation of the underlying net assets held by the investee. We assessed whether those FVTPL investments which are earmarked for divestment to a potential acquirer fulfil the criteria set out in the investment mandate and reasonableness of the derived fair values; and reasonableness of net asset value derived for the remaining FVTPL investments held.

Our findings:

The valuation approach used by the Group in deriving the fair value of FVTPL investment is in line with generally accepted market practices. The assumptions and estimates applied to arrive at the fair value are within an acceptable range.

Other information

Management is responsible for the other information contained in the annual report. Other information is defined as all information in the annual report other than the financial statements and our auditors' report thereon.

We have obtained all other information prior to the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



Responsibilities of management and directors for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRS(I)s, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorized use or disposition; and transactions are properly authorized and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



Auditor's responsibilities for the audit of the financial statements (cont'd)

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless the law or regulations preclude public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Report on other legal and regulatory requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiaries incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditors' report is Tan Kar Yee, Linda.

KPMG LLP
KPMG LLP
Public Accountants and
Chartered Accountants

Singapore
26 March 2019

Statements of Financial Position
As at 31 December 2018

	Note	31/12/2018 US\$'000	Group 31/3/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	Company 31/3/2018 US\$'000	1/4/2017 US\$'000
Non-current assets							
Investment properties	4	19,481,683	18,497,429	14,702,578	—	—	—
Subsidiaries	5	—	—	—	7,188,302	8,599,608	7,366,751
Associates and joint ventures	6	4,366,690	3,251,749	2,482,103	—	—	—
Deferred tax assets	7	19,649	11,879	17,334	—	—	—
Plant and equipment	8	22,198	19,232	49,546	3,521	4,225	6,103
Intangible assets	9	445,038	474,303	447,335	—	—	—
Other investments	10	1,481,794	1,483,046	1,160,597	—	—	—
Other non-current assets	11	736,450	509,956	231,758	19,553	—	—
		<u>26,553,502</u>	<u>24,247,594</u>	<u>19,091,251</u>	<u>7,211,376</u>	<u>8,603,833</u>	<u>7,372,854</u>
Current assets							
Trade and other receivables	12	2,265,764	1,376,188	649,399	1,583,545	2,131,390	1,758,315
Cash and cash equivalents	14	988,369	1,235,736	1,210,540	217,029	22,319	102,577
Assets classified as held for sale	15	687,224	1,684,966	808,565	—	—	—
		<u>3,941,357</u>	<u>4,296,890</u>	<u>2,668,504</u>	<u>1,800,574</u>	<u>2,153,709</u>	<u>1,860,892</u>
Total assets		<u>30,494,859</u>	<u>28,544,484</u>	<u>21,759,755</u>	<u>9,011,950</u>	<u>10,757,542</u>	<u>9,233,746</u>
Equity attributable to owners of the Company							
Share capital	16	5,638,589	6,305,266	6,456,303	5,638,589	6,305,266	6,456,303
Reserves	17	4,628,762	4,214,654	2,255,073	(182,500)	181,360	177,102
		<u>10,267,351</u>	<u>10,519,920</u>	<u>8,711,376</u>	<u>5,456,089</u>	<u>6,486,626</u>	<u>6,633,405</u>
Non-controlling interests	18	6,107,073	5,867,562	4,503,514	—	—	—
Total equity		<u>16,374,424</u>	<u>16,387,482</u>	<u>13,214,890</u>	<u>5,456,089</u>	<u>6,486,626</u>	<u>6,633,405</u>
Non-current liabilities							
Loans and borrowings	19	7,351,561	4,384,447	4,294,708	2,143,919	1,127,140	1,879,534
Financial derivative liabilities	20	6,845	3,901	24,194	4,223	—	17,580
Deferred tax liabilities	7	2,021,089	1,776,582	1,178,477	—	—	—
Other non-current liabilities	21	201,552	259,986	170,905	11,388	100	100
		<u>9,581,047</u>	<u>6,424,916</u>	<u>5,668,284</u>	<u>2,159,530</u>	<u>1,127,240</u>	<u>1,897,214</u>
Current liabilities							
Loans and borrowings	19	2,725,818	3,508,081	1,304,710	911,008	1,485,275	600,807
Trade and other payables	22	1,323,167	2,191,079	1,060,983	483,444	1,656,290	98,699
Financial derivative liabilities	20	1,176	2,108	2,611	—	140	—
Current tax payable		62,541	30,818	51,207	1,879	1,971	3,621
Liabilities classified as held for sale	15	426,686	—	457,070	—	—	—
		<u>4,539,388</u>	<u>5,732,086</u>	<u>2,876,581</u>	<u>1,396,331</u>	<u>3,143,676</u>	<u>703,127</u>
Total liabilities		<u>14,120,435</u>	<u>12,157,002</u>	<u>8,544,865</u>	<u>3,555,861</u>	<u>4,270,916</u>	<u>2,600,341</u>
Total equity and liabilities		<u>30,494,859</u>	<u>28,544,484</u>	<u>21,759,755</u>	<u>9,011,950</u>	<u>10,757,542</u>	<u>9,233,746</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Income Statement
Period from 1 April 2018 to 31 December 2018

		Group	
	Note	Period from 1/4/2018 to 31/12/2018 US\$'000	Year ended 31/3/2018 US\$'000
Continuing operations			
Revenue	24	975,700	1,179,933
Other income	25	53,971	9,464
Property-related expenses		(152,733)	(188,532)
Cost of goods and other financial services costs		(70,491)	(149,147)
Other expenses		(247,556)	(379,144)
		<u>558,891</u>	<u>472,574</u>
Share of results (net of tax expense) of associates and joint ventures		405,894	480,138
Profit from operating activities after share of results of associates and joint ventures		<u>964,785</u>	<u>952,712</u>
Net finance costs	26	(458,053)	(51,367)
Non-operating income	27	198,240	27,035
Profit before changes in fair value of subsidiaries' investment properties		<u>704,972</u>	<u>928,380</u>
Changes in fair value of investment properties	4	2,467,482	1,719,731
Profit before tax	27	<u>3,172,454</u>	<u>2,648,111</u>
Tax expense	28	(824,515)	(569,409)
Profit from continuing operations		<u>2,347,939</u>	<u>2,078,702</u>
Discontinued operation			
Profit from discontinued operations (net of tax)	15	–	1,450
Profit for the period/year		<u>2,347,939</u>	<u>2,080,152</u>
Profit attributable to:			
Owners of the Company		1,438,685	1,312,276
Non-controlling interests	18	909,254	767,876
Profit for the period/year		<u>2,347,939</u>	<u>2,080,152</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Comprehensive Income
Period from 1 April 2018 to 31 December 2018

	Group	
	Period from	Year ended
	1/4/2018 to	31/3/2018
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Profit for the period/year	2,347,939	2,080,152
Other comprehensive income		
Item that will not be reclassified subsequently to profit or loss		
Change in fair value of equity investments at fair value through other comprehensive income ²	(262,323)	–
	<u>(262,323)</u>	<u>–</u>
Items that are or may be reclassified subsequently to profit or loss:		
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	(1,319,511)	1,183,991
Effective portion of changes in fair value of cash flow hedges ¹	(2,524)	14,082
Change in fair value of available-for-sale investments ³	–	(29,497)
Exchange differences reclassified to profit or loss on disposal of subsidiaries	(30,771)	–
Share of other comprehensive income of associates and joint ventures	(8,475)	7,373
	<u>(1,361,281)</u>	<u>1,175,949</u>
Other comprehensive income for the period/year⁴	<u>(1,623,604)</u>	<u>1,175,949</u>
Total comprehensive income for the period/year	<u>724,335</u>	<u>3,256,101</u>
Total comprehensive income attributable to:		
Owners of the Company	409,496	1,994,487
Non-controlling interests	314,839	1,261,614
Total comprehensive income for the period/year	<u>724,335</u>	<u>3,256,101</u>

Notes:

- ¹ Includes income tax effects of US\$89,000 (31 March 2018: US\$185,000), refer to Note 7.
- ² Includes income tax effects of US\$21,763,000 (31 March 2018: US\$Nil), refer to Note 7.
- ³ Includes income tax effects of US\$Nil (31 March 2018: US\$2,990,000), refer to Note 7.
- ⁴ Except for income tax effects relating to effective portion of changes in fair value of cash flow hedges, change in fair value of available-for-sale financial investments and change in fair value of equity investments at fair value through other comprehensive income, there are no income tax effects relating to other components of other comprehensive income.

The accompanying notes form an integral part of these consolidated financial statements.

**Consolidated Statement of Changes in Equity
Period from 1 April 2018 to 31 December 2018**

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
At 1 April 2017 as previously reported	6,456,303	(1,173,375)	3,904,200	(475,752)	8,711,376	4,503,514	13,214,890
Adoption of SFRS(I) 1	–	1,173,375	(1,173,375)	–	–	–	–
At 1 April 2017	6,456,303	–	2,730,825	(475,752)	8,711,376	4,503,514	13,214,890
Total comprehensive income for the year							
Profit for the year	–	–	1,312,276	–	1,312,276	767,876	2,080,152
Other comprehensive income							
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	–	695,671	–	–	695,671	488,320	1,183,991
Effective portion of changes in fair value of cash flow hedges	–	–	–	14,082	14,082	–	14,082
Change in fair value of available-for-sale financial investments	–	–	–	(34,915)	(34,915)	5,418	(29,497)
Share of other comprehensive income of associates and joint ventures	–	5,678	–	1,695	7,373	–	7,373
Total other comprehensive income	–	701,349	–	(19,138)	682,211	493,738	1,175,949
Total comprehensive income for the year	–	701,349	1,312,276	(19,138)	1,994,487	1,261,614	3,256,101

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Period from 1 April 2018 to 31 December 2018

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
Transactions with owners, recorded directly in equity							
Contributions by and distributions to owners							
Cancellation of treasury shares	(151,037)	—	—	151,037	—	—	—
Capital contribution from non-controlling interests	—	—	—	—	—	136,865	136,865
Share-based payment transactions	—	—	—	38,760	38,760	—	38,760
Final tax-exempt (one-tier) dividends paid of S\$0.06 per share	—	—	(206,816)	—	(206,816)	—	(206,816)
Interim tax-exempt (one-tier) dividends paid of US\$0.003 per share	—	—	(15,000)	—	(15,000)	—	(15,000)
Dividends paid to non-controlling interests	—	—	—	—	—	(23,547)	(23,547)
Total contribution by and distribution to owners	(151,037)	—	(221,816)	189,797	(183,056)	113,318	(69,738)
Acquisition of interests in subsidiaries from non-controlling interests	—	—	—	(1,601)	(1,601)	(46,339)	(47,940)
Disposal of interest in subsidiaries to non-controlling interests	—	—	—	(1,278)	(1,278)	6,844	5,566
Disposal of subsidiaries	—	—	—	—	—	(20,137)	(20,137)
Acquisition of subsidiaries	—	—	—	—	—	10,930	10,930
Disposal of interest in discontinued operation to non-controlling interests	—	—	—	—	—	294,250	294,250
Disposal of assets classified as held for sale	—	—	—	—	—	(256,432)	(256,432)
Share of reserves of associates and joint ventures	—	—	—	(8)	(8)	—	(8)
Total transactions with owners	(151,037)	—	(221,816)	186,910	(185,943)	102,434	(83,509)
Transfer to reserves	—	—	(1,619)	1,619	—	—	—
At 31 March 2018	6,305,266	701,349	3,819,666	(306,361)	10,519,920	5,867,562	16,387,482

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Period from 1 April 2018 to 31 December 2018

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non- controlling interests US\$'000	Total equity US\$'000
At 1 April 2018	6,305,266	701,349	3,819,666	(306,361)	10,519,920	5,867,562	16,387,482
Adjustment on initial application of SFRS(I) 9 (net of tax)	–	–	16,632	–	16,632	8,488	25,120
Adjusted balance at 1 April 2018	6,305,266	701,349	3,836,298	(306,361)	10,536,552	5,876,050	16,412,602
Total comprehensive income for the period	–	–	1,438,685	–	1,438,685	909,254	2,347,939
Profit for the period	–	–	1,438,685	–	1,438,685	909,254	2,347,939
Other comprehensive income	–	–	–	–	–	–	–
Change in fair value of equity investment as fair value through other comprehensive income	–	–	–	(178,174)	(178,174)	(84,149)	(262,323)
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	–	(809,245)	–	–	(809,245)	(510,266)	(1,319,511)
Effective portion of changes in fair value of cash flow hedges	–	–	–	(2,524)	(2,524)	–	(2,524)
Exchange differences reclassified to profit or loss on disposal of subsidiaries	–	(30,771)	–	–	(30,771)	–	(30,771)
Share of other comprehensive income of associates and joint ventures	–	(8,488)	–	13	(8,475)	–	(8,475)
Total other comprehensive income	–	(848,504)	–	(180,685)	(1,029,189)	(594,415)	(1,623,604)
Total comprehensive income for the period	–	(848,504)	1,438,685	(180,685)	409,496	314,839	724,335

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Period from 1 April 2018 to 31 December 2018

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
Transactions with owners, recorded directly in equity							
<u>Contributions by and distributions to owners</u>							
Redemption of ordinary shares	(666,677)	—	—	—	(666,677)	—	(666,677)
Capital contribution from non-controlling interests	—	—	—	1,994	1,994	202,871	204,865
Interim tax-exempt (one-tier) dividends paid of US\$0.003 per share	—	—	(14,000)	—	(14,000)	—	(14,000)
Dividends paid to non-controlling interests	—	—	—	—	—	(3,254)	(3,254)
<u>Total contribution by and distribution to owners</u>	<u>(666,677)</u>	<u>—</u>	<u>(14,000)</u>	<u>1,994</u>	<u>(678,683)</u>	<u>199,617</u>	<u>(479,066)</u>
<u>Acquisition of interests in subsidiaries from non-controlling interests</u>							
Disposal of subsidiaries	—	—	—	(14)	(14)	(18,086)	(18,100)
Acquisition of subsidiaries	—	—	—	—	—	(181,783)	(181,783)
Disposal of assets classified as held for sale	—	—	—	—	—	122,361	122,361
	—	—	—	—	—	(205,925)	(205,925)
Total transactions with owners	(666,677)	—	(14,000)	1,980	(678,697)	(83,816)	(762,513)
Transfer to reserves	—	—	(1,194)	1,194	—	—	—
At 31 December 2018	5,638,589	(147,155)	5,259,789	(483,872)	10,267,351	6,107,073	16,374,424

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows
Period from 1 April 2018 to 31 December 2018

	Period from 1/4/2018 to 31/12/2018 US\$'000	Year ended 31/3/2018 US\$'000
Cash flows from operating activities		
Profit before income tax	3,172,454	2,648,111
Adjustments for:		
Depreciation of plant and equipment	5,510	8,898
Amortization of intangible assets and deferred management costs	4,171	3,922
Gain on disposal of joint venture and subsidiaries	(194,744)	(10,566)
Loss/(Gain) on disposal of plant and equipment	73	(17,441)
Plant and equipment written off	53	—
(Gain)/Loss on disposal of assets and liabilities classified as held for sale	(296)	944
Share of results (net of tax expense) of associates and joint ventures	(405,894)	(480,138)
Changes in fair value of other investments	(38,778)	—
Changes in fair value of subsidiaries' investment properties	(2,467,482)	(1,719,731)
Recognition of impairment loss on trade and other receivables	3,596	12,987
Loss on disposal of investment properties	825	50
Equity-settled share-based payment transactions	—	38,760
Net finance costs	458,053	51,367
	<u>537,541</u>	<u>537,163</u>
Changes in working capital:		
Trade and other receivables	76,791	(250,123)
Trade and other payables	(262,918)	(93,768)
Cash generated from operations	351,414	193,272
Tax paid	(75,833)	(58,341)
Net cash from operating activities	<u>275,581</u>	<u>134,931</u>
Net cash from operating activities of discontinued operation	<u>—</u>	<u>11,493</u>
	<u>275,581</u>	<u>146,424</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows (continued)
Period from 1 April 2018 to 31 December 2018

	Note	Period from 1/4/2018 to 31/12/2018 US\$'000	Year ended 31/3/2018 US\$'000
Cash flows from investing activities			
Acquisition of subsidiaries, net of cash acquired	29(a)	(746,752)	(331,954)
Acquisition of joint venture and associates		(212,382)	—
Acquisition of investment properties		(750,788)	(104,923)
Proceeds from disposal of investment properties		689,894	502,734
Acquisition of other investments		(316,237)	(227,566)
Disposal of other investments		—	15
Development expenditure on investment properties		(948,458)	(926,922)
Proceeds from disposal of assets classified as held for sale, net of deposits received	29(c)	1,073,677	75,529
Contribution to associates and joint ventures		(638,864)	(363,858)
Return of capital from joint ventures and associates		68,455	87,485
Proceeds from disposal of controlling interest in subsidiaries	29(b)	860,692	8,307
Proceeds from disposal of joint ventures and associates		—	32,731
Deposits placed for investment properties and investments		(89,654)	(135,052)
Acquisition of ownership interests of assets classified as held for sale		—	(501,018)
Purchase of plant and equipment		(9,258)	(7,906)
Proceeds from sale of plant and equipment		16	50,849
Interest income received		9,561	9,315
Distributions received from discontinued operation		—	7,829
Dividends received from associates and joint ventures		61,970	69,432
Withholding tax paid on dividend and interest income from associates, joint ventures and subsidiaries		(27,668)	(33,600)
Withholding tax paid on disposal of assets classified as held for sale		—	(2,180)
Tax paid on disposal of investment properties		—	(14,849)
Advances to immediate holding company		(2,056,608)	—
Loans to associates and joint ventures		(189,204)	(43,118)
Loans to non-controlling interests		(4,445)	(6,742)
Loans to third parties		(293,301)	(498,755)
Loans repayment from associates and joint ventures		33,035	49,969
Loans repayment from non-controlling interests		5,382	14,584
Loans repayment from third parties		71,415	92,682
Net cash used in investing activities		(3,409,522)	(2,196,982)
Net cash used in investing activities of discontinued operation		—	(896,680)
		(3,409,522)	(3,093,662)

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows (continued)
Period from 1 April 2018 to 31 December 2018

	Note	Period from 1/4/2018 to 31/12/2018 US\$'000	Year ended 31/3/2018 US\$'000
Cash flows from financing activities			
Acquisition of non-controlling interests		(18,100)	(17,734)
Contribution from non-controlling interests		204,865	136,865
Proceeds from disposal of interest in subsidiaries to non-controlling interest		–	3,336
Proceeds from disposal of interests in discontinued operation to non-controlling interests		–	279,529
Proceeds from bank loans		3,982,448	4,240,157
Repayment of bank loans		(3,440,293)	(1,048,045)
Proceeds from issue of bonds, net of transaction costs		2,755,326	638,713
Redemption of bonds		(304,768)	(296,345)
Settlement of financial derivative liabilities		(712)	(835)
Interest paid		(193,823)	(200,580)
Dividends paid to shareholders		(14,000)	(221,816)
Dividends paid to non-controlling interests		(3,254)	(23,547)
Capital securities distribution		–	(537,363)
Repayments of loans from non-controlling interests		(36,520)	(42,233)
Loans from joint ventures		31,472	–
Loans from non-controlling interests		2,567	–
Loans from third parties		5,772	–
Net cash from financing activities		2,970,980	2,910,102
Net cash from financing activities of discontinued operation		–	6,894
		2,970,980	2,916,996
Net decrease in cash and cash equivalents		(162,961)	(30,242)
Cash and cash equivalents at beginning of period/year		1,192,675	1,174,243
Effect of exchange rate changes on cash balances held in foreign currencies		(55,285)	48,674
Cash and cash equivalents at end of period/year		974,429	1,192,675
Cash and cash equivalents of subsidiaries reclassified as assets held for sale		(27,531)	–
Restricted cash deposits		41,471	43,061
Cash and cash equivalents in the statement of financial position	14	988,369	1,235,736

Significant non-cash transactions:

During the year ended 31 December 2018, the Group redeemed 501,368,000 units of ordinary shares from the immediate holding company for a consideration of US\$666,677,000, which was settled by way of a set-off against amounts due from immediate holding company.

The accompanying notes form an integral part of these consolidated financial statements.

Notes to the financial statements

These notes form an integral part of the financial statements.

The financial statements were authorized for issue by the Board of Directors on 26 March 2019.

1 Domicile and activities

GLP Pte. Ltd. (the “Company”) is incorporated in the Republic of Singapore and has its registered office at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623.

The principal activities of the Company and its subsidiaries are those of investment holding, provision of distribution facilities and services, and provision of financial services.

On 30 November 2017, the shareholders of the Company approved the privatization of the Company (“GLP Privatization”) by way of a scheme of arrangement (the “Scheme”). The Scheme was completed on 22 January 2018 and GLP Bidco Limited and GLP Holdings L.P. became the immediate holding company and ultimate holding company respectively. Both the immediate and ultimate holding companies are incorporated in Cayman Islands.

The consolidated financial statements relate to the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interests in associates and joint ventures.

2 Basis of preparation

2.1 Statement of compliance

The financial statements are prepared in accordance with the Singapore Financial Reporting Standards (International) (“SFRS(I)”). These are the Group’s first financial statements prepared in accordance with SFRS(I) and SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)* has been applied.

In the previous financial years, the financial statements were prepared in accordance with Financial Reporting Standards in Singapore (“FRS”). An explanation of how the transition to SFRS(I) and application of SFRS(I) 9 and SFRS(I) 15 have affected the reported financial position, financial performance and cash flows is provided in Note 37.

2.2 Basis of measurement

The financial statements have been prepared on the historical cost basis except for certain assets and liabilities which are measured at fair value as described below.

2.3 Functional and presentation currency

The financial statements are presented in United States dollars (“US dollars” or “US\$”), which is the Company’s functional currency. All financial information presented in US dollars has been rounded to the nearest thousand, unless otherwise stated.

2 Basis of preparation (continued)

2.4 Going concern

The financial statements of the Group have been prepared on a going concern basis, notwithstanding the deficit in net current assets of US\$598,031,000 as at 31 December 2018 in view of the following events and considerations:

- The Group issued various bonds subsequent to period-end for aggregate cash proceeds of approximately US\$1,200,000,000 (refer to Note 36(i) to (iii) for details);
- The Group received net proceeds of US\$117,400,000 in relation to the syndication of certain assets and liabilities classified as held for sale (refer to Note 36(iv)); and
- The Group has unutilized credit facilities amounting to US\$1,363,890,000, of which US\$34,341,000 are committed credit facilities.

The Group also has plans to monetize its assets by seeding them into various funds held or to be constituted over the next 12 months and managed by the Group. The going concern basis is highly dependent on the Group's ability to monetize these assets as planned and drawdown on its credit facilities as and when required.

2.5 Use of estimates and judgments

The preparation of the financial statements in conformity with SFRS(I)s requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

Note 7 – Recognition of deferred tax assets

Note 3.1(i) and Note 29 – Recognition of acquisitions as business combinations or asset acquisitions.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Note 4 – Determination of fair value of investment properties

Note 9 – Measurement of recoverable amounts of goodwill

Note 15 – Valuation of assets and liabilities held for sale and discontinued operations

Note 32 – Determination of fair value of financial assets and liabilities

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

2 Basis of preparation (continued)

2.5 Use of estimates and judgments (continued)

Measurement of fair values (continued)

The Group has an established control framework with respect to the measurement of fair values. This includes a valuation team that has overall responsibility for all significant fair value measurements, including Level 3 fair values, and reports directly to the Chief Financial Officer.

The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the valuation team assesses and documents the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of SFRS(I), including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of an asset or a liability, the Group uses market observable data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level or the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

The Group recognizes transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements and in preparing the opening SFRS(I) statements of financial position at 1 April 2018 for the purposes of the transition to SFRS(I), unless otherwise indicated.

The accounting policies have been applied consistently by Group entities.

3 Significant accounting policies (continued)

3.1 Basis of consolidation

(i) Business combinations

Acquisition from 1 April 2017

Business combinations are accounted for using the acquisition method in accordance with SFRS(I) 3 *Business Combination* as at the acquisition date, which is the date on which control is transferred to the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The Group measures goodwill at the acquisition date as:

- the fair value of the consideration transferred; plus
- the recognized amount of any non-controlling interests in the acquiree; plus
- if the business combination is achieved in stages, the fair value of the pre-existing equity interest in the acquiree,

over the net recognized amount (generally fair value) of the identifiable assets acquired and liabilities assumed. Any goodwill that arises is tested annually for impairment.

When the excess is negative, a bargain purchase gain is recognized immediately in profit or loss.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognized in profit or loss.

Any contingent consideration payable is recognized at fair value at the acquisition date and included in the consideration transferred. If the contingent consideration is classified as equity, it is not remeasured and settlement is accounted for within equity. Otherwise, other contingent consideration is remeasured at fair value at each reporting date and subsequent changes to the fair value of the contingent consideration are recognized in profit or loss.

Costs related to the acquisition, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the acquiree's net assets in the event of liquidation are measured either at fair value or at the non-controlling interests' proportionate share of the recognized amounts of the acquiree's identifiable net assets, at the acquisition date. The measurement basis taken is elected on a transaction-by-transaction basis. All other non-controlling interests are measured at acquisition-date fair value, unless another measurement basis is required by SFRS(I)s. If the business combination is achieved in stages, the Group's previously held equity interest in the acquiree is re-measured to fair value at each acquisition date and any changes are taken to the profit or loss.

3 Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(i) Business combinations (continued)

Acquisition from 1 April 2017 (continued)

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners in their capacity as owners and therefore no adjustments are made to goodwill and no gain or loss is recognized in profit or loss. Adjustments to non-controlling interests arising from transactions that do not involve the loss of control are based on a proportionate amount of the net assets of the subsidiaries.

Acquisition before 1 April 2017

As part of transition to SFRS(I), the Group elected not to restate those business combinations that occurred before the date of transition to SFRS(I), i.e. 1 April 2017. Goodwill arising from acquisitions before 1 April 2017 has been carried forward from the previous FRS framework as at the date of transition.

Business combinations and property acquisitions

Where a property is acquired, via corporate acquisitions or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents the acquisition of a business.

The Group accounts for an acquisition as business combination where an integrated set of activities is acquired in addition to the property. More specifically, consideration is made of the extent to which significant processes are acquired (e.g. leasing, development and asset management, bookkeeping, etc.).

When acquisition of an asset or a group of assets does not constitute a business combination, it is treated as property acquisition. In such cases, the individual identifiable assets acquired and liabilities assumed are recognized. The acquisition cost shall be allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of acquisition. Such a transaction does not give rise to goodwill.

(ii) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases. The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group.

Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

The Group's acquisitions of those subsidiaries which are special purpose vehicles established for the sole purpose of holding assets are primarily accounted for as acquisitions of assets.

3 Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(iii) Acquisition of entities under common control

For acquisition of entities under common control, the identifiable assets and liabilities were accounted for at their historical costs, in a manner similar to the “pooling-of-interests” method of accounting. Any excess or deficiency between the amounts recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount recorded for the share capital acquired is recognized directly in equity.

(iv) Loss of control

Upon the loss of control, the Group derecognizes the assets and liabilities of the subsidiary, any NCI and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognized in profit or loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost. Subsequently, it is accounted for as an equity-accounted investee or as an available-for-sale financial asset depending on the level of influence retained.

(v) Investments in associates and joint ventures

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies of these entities. Significant influence is presumed to exist when the Group holds 20% or more of the voting power of another entity. A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Associates and joint ventures are accounted for using the equity method (collectively referred to as equity-accounted investees) and are recognized initially at cost which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group’s share of the profit or loss and other comprehensive income of equity-accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. The Group’s investments in associates and joint ventures include goodwill identified on acquisition, net of any accumulated impairment losses.

When the Group’s share of losses exceeds its interest in an equity-accounted investee, the carrying amount of the investment, together with any long-term interests that form part thereof, is reduced to zero, and the recognition of further losses is discontinued except to the extent that the Group has an obligation to fund the investee’s operation or has made payments on behalf of the investee.

(vi) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income or expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealized gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group’s interest in the investee. Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment.

3 Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(vii) Accounting for subsidiaries, associates and joint ventures by the Company

Investments in subsidiaries, associates and joint ventures are stated in the Company's statement of financial position at cost less accumulated impairment losses.

3.2 Foreign currency

(i) Foreign currency transactions

Items included in the financial statements of each entity in the Group are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to that entity (the "functional currency").

Transactions in foreign currencies are translated to the respective functional currencies of Group's entities at the exchange rates at the date of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortized cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortized cost in foreign currency translated at the exchange rate at the end of the period.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated to the functional currency at the exchange rate at the date that the fair value was determined. Non-monetary items in a foreign currency that are measured in terms of historical costs are translated using the exchange rate at the date of the transaction.

Foreign currency differences arising from translation are recognized in profit or loss, except for the following differences which are recognized in other comprehensive income arising from the retranslation of:

- equity investments measured at fair value through other comprehensive income;
- a financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective (see (iii) below); or
- qualifying cash flow hedges to the extent such hedges are effective.

(ii) Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising from the acquisition, are translated to US dollars at exchange rates at the reporting date. The income and expenses of foreign operations are translated to US dollars at exchange rates at the dates of the transactions.

3 Significant accounting policies (continued)

3.2 Foreign currency (continued)

(ii) Foreign operations (continued)

Foreign currency differences are recognized in other comprehensive income. Since 1 April 2017, the Group's date of transition to SFRS(I), such differences have been recognized in the foreign currency translation reserve ("translation reserve") in equity. However, if the operation is not a wholly-owned subsidiary, then the relevant proportionate share of the translation difference is allocated to the non-controlling interests. When a foreign operation is disposed of such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while retaining control, the relevant proportion of the cumulative amount is reattributed to non-controlling interests. When the Group disposes of only part of its investment in an associate or joint ventures that includes a foreign operation while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

When the settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely to occur in the foreseeable future, foreign exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation. These are recognized in other comprehensive income, and are presented in the translation reserve in equity.

3.3 Financial instruments

(i) Recognition and initial measurement

Non-derivative financial assets and financial liabilities

Trade receivables and debt investments issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) Classification and subsequent measurement

Non-derivative financial assets – Policy applicable from 1 April 2018

On initial recognition, a financial asset is classified as measured at: amortized cost; Fair value through other comprehensive income (“FVOCI”) – debt investment; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Financial assets at amortized cost

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt investment at FVOCI

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Equity investment at FVOCI

On initial recognition of an equity investment that is not held-for-trading, the Group may irrevocably elect to present subsequent changes in the investment’s fair value in OCI. This election is made on an investment-by-investment basis.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) Classification and subsequent measurement (continued)

Financial assets: Business model assessment – Policy applicable from 1 April 2018 (continued)

Financial assets at FVTPL

All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets: Business model assessment – Policy applicable from 1 April 2018

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets.

Financial assets that are held-for-trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Non-derivative financial assets: Assessment whether contractual cash flows are solely payments of principal and interest – Policy applicable from 1 April 2018

For the purposes of this assessment, "principal" is defined as the fair value of the financial asset on initial recognition. "Interest" is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) Classification and subsequent measurement (continued)

Non-derivative financial assets: Assessment whether contractual cash flows are solely payments of principal and interest – Policy applicable from 1 April 2018 (continued)

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Non-derivative financial assets: Subsequent measurement and gains and losses – Policy applicable from 1 April 2018

Financial assets at FVTPL

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.

Financial assets at amortized cost

These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

Equity investments at FVOCI

These assets are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) Classification and subsequent measurement (continued)

Non-derivative financial assets – Policy applicable before 1 April 2018

The Group classifies non-derivative financial assets into the following categories: loans and receivables and available-for-sale financial assets.

Non-derivative financial assets: Subsequent measurement and gains and losses – Policy applicable before 1 April 2018

Financial assets at FVTPL

A financial asset was classified at FVTPL if it was classified as held-for-trading or was designated as such upon initial recognition. Financial assets were designated at FVTPL if the Group managed such investments and made purchase and sale decisions based on their fair value in accordance with the Group's documented risk management or investment strategy. Directly attributable transaction costs were recognised in profit or loss as incurred. Financial assets at FVTPL were measured at fair value, and changes therein, which took into account any dividend income, were recognised in profit or loss.

Loans and receivables

Loans and receivables were financial assets with fixed or determinable payments that were not quoted in an active market. Such assets are initially measured at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables were measured at amortized cost using the effective interest method, less any impairment losses.

Loans and receivables comprised cash and cash equivalents, and trade and other receivables, except prepayments and deferred management costs.

Cash and cash equivalents comprise cash balances and bank deposits. For the purpose of statement of cash flows, pledged deposits are excluded whilst bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are designated as available for sale or are not classified in any of the other categories of financial assets. Available-for-sale financial assets are initially measured at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, available-for-sale financial assets are measured at fair value and changes therein, other than impairment losses (see Note 3.7) and foreign exchange differences on available-for-sale monetary items (see Note 3.2(i)) are recognized in other comprehensive income and presented in the fair value reserve in equity. When an investment is derecognized, the gain or loss accumulated in equity is reclassified to profit or loss.

Available-for-sale financial assets comprise equity securities and debt securities. Investment in equity securities whose fair value cannot be reliably measured are measured at cost less accumulated impairment loss.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) *Classification and subsequent measurement (continued)*

Non-derivative financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in profit or loss. Directly attributable transaction costs are recognized in profit or loss as incurred.

Other financial liabilities are initially measured at fair value less directly attributable transaction costs. They are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in profit or loss. These financial liabilities comprised loans and borrowings, bank overdrafts, and trade and other payables.

(iii) *Derecognition*

Financial assets

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognized in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognized.

Financial liabilities

The Group derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(iv) *Offsetting*

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

(v) *Cash and cash equivalents*

Cash and cash equivalents comprise cash balances and short-term deposits with maturities of three months or less from the date of acquisition that are subject to an insignificant risk of changes in their fair value, and are used by the Group in the management of its short-term commitments. For the purpose of the statement of cash flows, bank overdrafts that are repayable on demand and that form an integral part of the Group's cash management are included in cash and cash equivalents.

(vi) *Share capital*

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from equity, net of any tax effects.

Capital securities

Capital securities are classified as equity if they are non-redeemable, or redeemable only at the Company's option, and any dividends are discretionary. Discretionary dividends thereon are recognized as distributions within equity.

Repurchase, disposal and reissue of share capital (treasury shares)

When share capital recognized as equity is repurchased, the amount of the consideration paid, which includes directly attributable costs, net of any tax effects, is recognized as a deduction from equity. Repurchased shares are classified as treasury shares and are presented in the reserve for own share account. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity, and the resulting surplus or deficit on the transaction is presented in non-distributable capital reserve.

(vii) *Derivative financial instruments and hedge accounting*

Derivative financial instruments and hedge accounting – Policy applicable from 1 April 2018

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and certain criteria are met.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(vi) Derivative financial instruments and hedge accounting (continued)

Derivative financial instruments and hedge accounting – Policy applicable from 1 April 2018 (continued)

Derivatives are initially measured at fair value and any directly attributable transaction costs are recognized in profit or loss as incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are generally recognized in profit or loss.

The Group designates certain derivatives and non-derivative financial instruments as hedging instruments in qualifying hedging relationships. At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the hedge. The Group also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Hedging relationships designated under FRS 39 that were still existing as at 31 March 2018 are treated as continuing hedges and hedge documentations were aligned accordingly to the requirements of SFRS(I) 9.

Cash flow hedges

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with highly probable forecast transactions arising from changes in foreign exchange rates and interest rates.

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognized in OCI and accumulated in the hedging reserve. The effective portion of changes in the fair value of the derivative that is recognized in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in the fair value of the derivative is recognized immediately in profit or loss.

The Group designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedging relationships. The change in fair value of the forward element of forward exchange contracts ('forward points') is separately accounted for as a cost of hedging and recognized in hedging reserve within equity.

When the hedged forecast transaction subsequently results in the recognition of a non-financial item such as inventory, the amount accumulated in the hedging reserve and the cost of hedging reserve is included directly in the initial cost of the non-financial item when it is recognized.

For all other hedged forecast transactions, the amount accumulated in the hedging reserve and the cost of hedging reserve is reclassified to profit or loss in the same period or periods during which the hedged expected future cash flows affect profit or loss.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(vi) *Derivative financial instruments and hedge accounting (continued)*

Derivative financial instruments and hedge accounting – Policy applicable from 1 April 2018 (continued)

Cash flow hedges (continued)

If the hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. When hedge accounting for cash flow hedges is discontinued, the amount that has been accumulated in the hedging reserve and the cost of hedging reserve remains in equity until, for a hedge of a transaction resulting in recognition of a non-financial item, it is included in the non-financial item's cost on its initial recognition or, for other cash flow hedges, it is reclassified to profit or loss in the same period or periods as the hedged expected future cash flows affect profit or loss.

If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in the hedging reserve and the cost of hedging reserve are immediately reclassified to profit or loss.

Net investment hedges

The Group designates certain derivatives and non-derivative financial liabilities as hedges of foreign exchange risk on a net investment in a foreign operation.

When a derivative instrument or a non-derivative financial liability is designated as the hedging instrument in a hedge of a net investment in a foreign operation, the effective portion of, for a derivative, changes in the fair value of the hedging instrument or, for a non-derivative, foreign exchange gains and losses is recognized in OCI and presented in the translation reserve within equity. Any ineffective portion of the changes in the fair value of the derivative or foreign exchange gains and losses on the non-derivative is recognized immediately in profit or loss. The amount recognized in OCI is reclassified to profit or loss as a reclassification adjustment on disposal of the foreign operation.

Derivative financial instruments and hedge accounting – Policy applicable before 1 April 2018

The policy applied in the comparative information presented for 2017 is similar to that applied for 2018. However, embedded derivatives are not separated from host contracts that are financial assets in the scope of SFRS(I) 9. Instead, the hybrid financial instrument is assessed as a whole for classification of financial assets under SFRS(I) 9. Furthermore, for all cash flow hedges, including hedges of transactions resulting in the recognition of non-financial items, the amounts accumulated in the cash flow hedge reserve were reclassified to profit or loss in the same period or periods during which the hedged expected future cash flows affected profit or loss. Furthermore, for cash flow hedges that were terminated before 2017, forward points were recognized immediately in profit or loss.

3 Significant accounting policies (continued)

3.4 Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business, used in the production or supply of goods or services, or for administrative purposes. Investment properties comprise completed investment properties, investment properties under re-development, properties under development and land held for development.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labor, any other costs directly attributable to bringing the investment property to a working condition for its intended use and capitalized borrowing costs.

Land held for development represents lease prepayments for acquiring rights to use land in the People's Republic of China ("PRC") with periods ranging from 40 to 50 years. Such rights granted with consideration are recognized initially at acquisition cost.

(i) Completed investment properties and investment properties under re-development

Completed investment properties and investment properties under re-development are measured at fair value with any changes therein recognized in profit or loss. Rental income from investment properties is accounted for in the manner described in Note 3.14.

(ii) Properties under development and land held for development

Property that is being constructed or developed for future use as investment property is initially recognized at cost, including transaction costs, and subsequently at fair value with any change therein recognized in profit or loss.

When an investment property is disposed of, the resulting gain or loss recognized in profit or loss is the difference between net disposal proceeds and the carrying amount of the property.

3.5 Plant and equipment

Plant and equipment are stated at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset.

Subsequent expenditure relating to plant and equipment that has already been recognized is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing asset, will flow to the Group. All other subsequent expenditure is recognized as an expense in the period in which it is incurred.

Depreciation is recognized in profit or loss, from the date the asset is ready for its intended use, on a straight-line basis over the estimated useful lives of furniture, fittings and equipment ranging from 2 to 20 years.

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted if necessary, at each reporting date.

The gain or loss on disposal of an item of plant and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in profit or loss.

3 Significant accounting policies (continued)

3.6 Intangible assets

(i) Goodwill

Goodwill that arises upon the acquisition of subsidiaries is included in intangible assets. For the measurement of goodwill at initial recognition, see Note 3.1 (i).

Subsequent measurement

Goodwill is measured at cost less accumulated impairment losses. In respect of associates and joint ventures, the carrying amount of goodwill is included in the carrying amount of the investment, and an impairment loss on such an investment is not allocated to any asset, including goodwill, that forms part of the carrying amount of the associates and joint ventures.

(ii) Other intangible assets

Other intangible assets that are acquired by the Group and have finite useful lives are measured at costs less accumulated amortization and accumulated impairment losses.

(iii) Amortization

Amortization is calculated over the cost of the asset, less its residual value.

Amortization is recognized in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use, since this most clearly reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful lives of intangible assets are as follows:

Trademarks	20 years
Non-competition	over the term of relevant agreement
License rights	over the term of the license period

Amortization methods, useful lives and residual values are reviewed at the end of each reporting period and adjusted if appropriate.

3.7 Impairment

(i) Non-derivative financial assets

Policy applicable from 1 April 2018

The Group recognizes loss allowances for expected credit loss ("ECLs") on:

- financial assets measured at amortized costs;
- debt investments measured at FVOCI;

Loss allowances of the Group are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from default events that are possible within the 12 months after the reporting date (or for a shorter period if the expected life of the instrument is less than 12 months); or
- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(i) Non-derivative financial assets (continued)

Policy applicable from 1 April 2018 (continued)

Simplified approach

The Group applies the simplified approach to provide for ECLs for all trade receivables. The simplified approach requires the loss allowance to be measured at an amount equal to lifetime ECLs.

General approach

The Group applies the general approach to provide for ECLs on all other financial instruments. Under the general approach, the loss allowance is measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and includes forward-looking information.

If credit risk has not increased significantly since initial recognition or if the credit quality of the financial instruments improves such that there is no longer a significant increase in credit risk since initial recognition, loss allowance is measured at an amount equal to 12-month ECLs.

The Group considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realizing security (if any is held).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

ECLs are probability-weighted estimates of credit losses. Credit losses are measured at the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(i) Non-derivative financial assets (continued)

Policy applicable from 1 April 2018 (continued)

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortized cost and debt investments at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECLs in the statement of financial position

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of these assets.

For debt investments at FVOCI, loss allowances are charged to profit or loss and recognized in OCI.

Loss allowances for FGC are recognized as a financial liability to the extent that they exceed the initial carrying amount of the FGC less the cumulated income recognized.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

Policy applicable before 1 April 2018

A financial asset not carried at fair value through profit or loss, including an interest in an associate and joint venture, was assessed at each reporting date to determine whether there was objective evidence that was impaired. A financial asset was impaired if objective evidence indicated that a loss event had occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(i) Non-derivative financial assets (continued)

Policy applicable before 1 April 2018 (continued)

Objective evidence that financial assets (including equity securities) were impaired included default or delinquency by a debtor, restructuring of an amount due to the Group on terms that the Group would not consider otherwise, indications that a debtor or issuer would enter bankruptcy, adverse changes in the payment status of borrowers or issuers in the Group, economic conditions that correlate with defaults or the disappearance of an active market for a security. In addition, for an investment in an equity security, a significant or prolonged decline in its fair value below its cost is objective evidence of impairment.

Loans and receivables

The Group considered evidence of impairment for loans and receivables at both an individual asset and collective level. All individually significant assets were individually assessed for impairment. Those found not to be impaired were then collectively assessed for any impairment that had been incurred but not yet identified. Assets that were not individually significant were collectively assessed for impairment. Collective assessment was carried out by grouping together assets with similar risk characteristics.

In assessing collective impairment, the Group used historical information on the timing of recoveries and the amount of loss incurred, and made an adjustment if current economic and credit conditions were such that the actual losses were likely to be greater or lesser than suggested by historical trends.

An impairment loss was calculated as the difference between the asset's carrying amount and the present value of the estimated future cash flows, discounted at the asset's original effective interest rate. Losses were recognized in profit or loss and reflected in an allowance account. When the Group considered that there were no realistic prospects of recovery of the asset, the relevant amounts were written off. If the amount of impairment loss subsequently decreased and the decrease was related objectively to an event occurring after the impairment was recognized, then the previously recognized impairment loss was reversed through profit or loss.

Available-for-sale financial assets

Impairment losses on available-for-sale financial assets were recognized by reclassifying the losses accumulated in the fair value reserve in equity to profit or loss. The amount reclassified was the difference between the acquisition cost (net of any principal repayment and amortization) and the current fair value, less any impairment loss recognized previously in profit or loss. If the fair value of an impaired available-for-sale debt security subsequently increased and the increase was related objectively to an event occurring after the impairment loss was recognized, then the impairment loss was reversed through profit or loss. Impairment losses recognized in profit or loss for an investment in an equity instrument classified as available-for-sale were not reversed through profit or loss.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(ii) Associate and joint venture

Any impairment loss in respect of an associate or joint venture is measured by comparing the recoverable amount of the investment with its carrying amount in accordance with the requirements of non-financial assets. An impairment loss is recognized in profit or loss. An impairment loss is reversed if there has been a favourable change in the estimate used to determine the recoverable amount.

(iii) Non-financial assets

The carrying amounts of the Group's non-financial assets, other than investment properties and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets' recoverable amount are estimated. For goodwill and intangible assets that have indefinite useful lives or that are not yet available for use, the recoverable amount is estimated each year at the same time. An impairment loss is recognized if the carrying amount of an asset or its cash-generating unit ("CGU") exceeds its estimated recoverable amount.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Subject to an operating segment ceiling test, for the purposes of goodwill impairment testing, CGUs to which goodwill has been allocated are aggregated so that the level at which impairment is tested reflects the lowest level at which goodwill is monitored for internal reporting purposes. Goodwill acquired in a business combination is allocated to groups of CGUs that are expected to benefit from the synergies of the combination.

The Group's corporate assets do not generate separate cash inflows and are utilized by more than one CGU. Corporate assets are allocated to CGUs on a reasonable and consistent basis and tested for impairment as part of the testing of the CGU to which the corporate asset belongs.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the units, and then to reduce the carrying amounts of the other assets in the unit (group of units) on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(iii) Non-financial assets (continued)

Goodwill that forms part of the carrying amount of an investment in associates and joint ventures is not recognized separately, and therefore is not tested for impairment separately. Instead, the entire amount of the investment in associates and joint ventures is tested for impairment as a single asset when there is objective evidence that the investment may be impaired.

3.8 Non-current assets held for sale

Non-current assets, or disposal groups comprising assets and liabilities, that are highly probable to be recovered primarily through sale or distribution rather than through continuing use, are classified as held for sale. Immediately before classification as held for sale, the assets, or components of a disposal group, are remeasured in accordance with the Group's accounting policies. Thereafter, the assets, or disposal group, are generally measured at the lower of their carrying amount and fair value less costs to sell. Any impairment loss on a disposal group is first allocated to goodwill, and then to remaining assets and liabilities on pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets, investment property, which continue to be measured in accordance with the Group's accounting policies. Impairment losses on initial classification as held for sale and subsequent gains or losses on remeasurement are recognized in profit or loss. Gains are not recognized in excess of any cumulative impairment loss.

Intangible assets and plant and equipment once classified as held for sale are not amortized or depreciated. In addition, equity accounting of joint ventures and associates ceases once classified as held for sale.

3.9 Discontinued operations

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which:

- represents a separate major line of business or geographical area of operations;
- is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations; or
- is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs upon disposal or when the operation meets the criteria to be classified as held for sale, if earlier. When an operation is classified as a discontinued operation, the comparative statement of profit or loss is re-presented as if the operation had been discontinued from the start of the comparative year.

3.10 Deferred management costs

Costs that are directly attributable to securing a fund management agreement are deferred if they can be identified separately and measured reliably and it is probable that they will be recovered. Deferred management costs represent the costs incurred to secure the right to benefit from the provision of fund management services, and are amortized as the Group recognizes the related revenue over the tenure of the fund.

3 Significant accounting policies (continued)

3.11 Employee benefits

(i) Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognized as employee benefit expense in profit or loss in the periods during which services are rendered by employees.

(ii) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognized for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

(iii) Employee leave entitlement

Employee entitlements to annual leave are recognized when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the reporting date.

(iv) Share-based payment

For equity-settled share-based payment transactions, the fair value of the services received is recognized as an expense with a corresponding increase in equity over the vesting period during which the employees become unconditionally entitled to the equity instrument. The fair value of the services received is determined by reference to the fair value of the equity instrument granted at the date of the grant. At each reporting date, the number of equity instruments that are expected to be vested are estimated. The impact on the revision of original estimates is recognized as an expense and as a corresponding adjustment to equity over the remaining vesting period, unless the revision to original estimates is due to market conditions. No adjustment is made if the revision or actual outcome differs from the original estimate due to market conditions.

For cash-settled share-based payment transactions, the fair value of the goods or services received is recognized as an expense with a corresponding increase in liability. The fair value of the services received is determined by reference to the fair value of the liability. Until the liability is settled, the fair value of the liability is remeasured at each reporting date and at the date of settlement, with any changes in fair value recognized as an expense for the period.

The proceeds received from the exercise of the equity instruments, net of any directly attributable transaction costs, are credited to share capital when the equity instruments are exercised.

3 Significant accounting policies (continued)

3.12 Provision

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at the pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognized as finance cost.

3.13 Leases

When entities within the Group are lessees of an operating lease

Where the Group has the use of assets under operating leases, payments made under the leases are recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognized in profit or loss as an integral part of the total lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

When entities within the Group are lessors of an operating lease

Assets subject to operating leases are included in investment properties (see Note 4).

When entities within the Group are lessors of a finance lease

Leases where the Group has transferred substantially all risks and rewards incidental to ownership of the leased assets to the lessees, are classified as finance leases.

The leased asset is derecognized and the present value of the lease receivable (net of initial direct costs for negotiating and arranging the lease) is recognized on the statement of financial position and included in "trade and other receivables". The difference between the gross receivable and the present value of the lease receivable is recognized as unearned finance income.

Each lease payment received is applied against the gross investment in the finance lease receivable to reduce both the principal and the unearned finance income. The finance income is recognized in profit or loss on a basis that reflects a constant periodic rate of return on the net investment in the finance lease receivable.

Initial direct costs incurred by the Group in negotiating and arranging finance leases are added to finance lease receivables and recognized as an expense in profit or loss over the lease term on the same basis as the lease income.

3.14 Revenue recognition

Rental income

Rental income receivable under operating leases is recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognized as an integral part of the total rental income to be received. Contingent rentals are recognized as income in the accounting period in which they are earned.

3 Significant accounting policies (continued)

3.14 Revenue recognition (continued)

Fund management fee income

Fund management fee income is recognized in profit or loss as and when services are rendered.

Dividend income

Dividend income is recognized on the date that the Group's right to receive payment is established.

Financial services income

Financial services income is recognized in profit or loss upon the completion of the transaction.

3.15 Government grants

Grants that compensate the Group for expenses already incurred or for purpose of giving immediate financial support with no future related costs are recognized in profit or loss in the period in which they become receivable.

3.16 Finance income and expenses

Finance income comprises interest income on funds invested (including available-for-sale financial assets) and gains on hedging instruments that are recognized in profit or loss. Interest income is recognized as it accrues in profit or loss, using the effective interest method. Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions and contingent consideration, and losses on hedging instruments that are recognized in profit or loss.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortized cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortized cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortized cost of the financial asset. If the asset is no longer credit impaired, then the calculation of interest income reverts to the gross basis.

Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

Foreign currency gains and losses are reported on a net basis as either finance income or finance costs depending on whether foreign currency movements are in a net gain or net loss position.

3 Significant accounting policies (continued)

3.17 Tax

Tax expense comprises current and deferred tax. Current tax and deferred tax is recognized in profit or loss except to the extent that it relates to a business combination, or items recognized directly in equity or in other comprehensive income.

The Group has determined that interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under SFRS(I) 1-37 *Provisions, Contingent Liabilities and Contingent Assets*.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities are offset only if certain criteria are met.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- temporary differences related to investments in subsidiaries and equity accounted investees to the extent that the Group is able to control the timing of the reversal of the temporary difference and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

The measurement of deferred taxes reflects the tax consequences that would follow the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For investment property that is measured at fair value, the presumption that the carrying amount of the investment property will be recovered through sale has been rebutted for investment properties held in certain countries which the Group operates in. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

3 Significant accounting policies (continued)

3.7 Tax (continued)

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognize a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for individual subsidiaries in the Group. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves.

Unrecognized deferred tax assets are reassessed at each reporting date and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgments about future events. New information may become available that causes the Group to change its judgment regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

3.18 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. All operating segments' operating results are reviewed regularly by the Group's chief operating decision-makers ("CODM") to make decisions about resources to be allocated to the segment and to assess its performance and for which discrete financial information is available.

3.19 New standards and interpretations not yet adopted

A number of new standards, amendments to standards and interpretations are not yet effective and have not been applied in preparing these financial statements. An explanation of the impact, if any, on adoption of these new requirements is provided in Note 37.

4 Investment properties

	Note	31/12/2018 US\$'000	Group 31/3/2018 US\$'000	1/4/2017 US\$'000
At 1 April		18,497,429	14,702,578	13,024,178
Additions		1,613,421	1,186,928	1,648,730
Disposals		(689,894)	(522,187)	(374,560)
Acquisition of subsidiaries	29(a)	1,170,548	422,622	256,102
Disposal of subsidiaries	29(b)	(1,634,627)	(257,103)	–
Borrowing cost capitalized	26	5,616	7,898	6,986
Changes in fair value		2,467,482	1,719,731	796,973
Reclassification to assets classified as held for sale		(382,600)	(241,831)	(33,650)
Effect of movements in exchange rates		(1,565,692)	1,478,793	(622,181)
At 31 December/31 March		<u>19,481,683</u>	<u>18,497,429</u>	<u>14,702,578</u>
Comprising:				
Completed investment properties		15,475,890	14,914,643	11,651,111
Investment properties under re-development		476,862	367,142	357,675
Properties under development		1,669,367	1,487,367	1,253,305
Land held for development		1,859,564	1,728,277	1,440,487
		<u>19,481,683</u>	<u>18,497,429</u>	<u>14,702,578</u>

The Group reclassified certain investment properties of US\$382,600,000 (31 March 2018: US\$241,831,000) to assets classified as held for sale following initiation of an active programme to sell (Note 15).

Investment properties are held mainly for use by external customers under operating leases. Generally, the leases contain an initial non-cancellable period of one to twenty years. Subsequent renewals are negotiated with the lessees. There are no contingent rents arising from the lease of investment properties.

Investment properties with carrying value totaling approximately US\$10,213,491,000 as at 31 December 2018 (31 March 2018: US\$10,920,404,000; 1 April 2017: US\$8,003,045,000) were mortgaged to banks and bondholders to secure credit facilities for the Group (Note 19). Interest capitalized as costs of investment properties amounted to approximately US\$5,616,000 (31 March 2018: US\$7,898,000; 1 April 2017: US\$6,986,000) during the period.

4 Investment properties (continued)

Measurement of fair value

(i) Fair value hierarchy

The Group's investment property portfolio are valued by external and internal valuers at the reporting date. The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction wherein the parties had each acted knowledgeably and without compulsion. In determining the fair value as at the reporting date, the external and internal valuers have adopted a combination of valuation methods, including income capitalization, discounted cash flows and residual methods, which involve certain estimates. The key assumptions used to determine the fair value of investment properties include market-corroborated capitalization rate, discount rate and terminal yield rate.

The income capitalization method capitalizes an income stream into a present value using single-year capitalization rates, the income stream used is adjusted to market rentals currently being achieved within comparable investment properties and recent leasing transactions achieved within the investment property. The discounted cash flow method requires the valuer to assume a rental growth rate indicative of market and the selection of a target internal rate of return consistent with current market requirements. The residual method values properties under development and land held for development by reference to their development potential which involves deducting the estimated development costs to complete construction and developer's profit from the gross development value to arrive at the residual value of the property. The gross development value is the estimated value of the property assuming satisfactory completion of the development as at the date of valuation. The estimated cost to complete is determined based on the construction cost per square metre in the area.

In relying on the valuation reports, management has exercised its judgment and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

The fair value measurement for investment properties of US\$19,481,683,000 (31 March 2018: US\$18,497,429,000; 1 April 2017: US\$14,702,578,000) has been categorized as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2.5) and was measured based on valuation by valuers who hold recognized and relevant professional qualifications and have recent experience in the location and category of the respective investment property being valued.

4 Investment properties (continued)

Measurement of fair value (continued)

(ii) Reconciliation of Level 3 fair values

	31/12/2018 US\$'000	Group 31/3/2018 US\$'000	1/4/2017 US\$'000
Balance at 1 April	18,497,429	14,702,578	13,024,178
Capital expenditure incurred and borrowing costs capitalized	1,619,037	1,194,826	1,655,716
Disposal of investment properties	(689,894)	(522,187)	(374,560)
Acquisition of subsidiaries	1,170,548	422,622	256,102
Disposal of subsidiaries	(1,634,627)	(257,103)	—
Reclassification to assets classified as held for sale	(382,600)	(241,831)	(33,650)
Gains and losses for the period/year			
Changes in fair value of investment properties	2,467,482	1,719,731	796,973
Gains and losses recognized in other comprehensive income			
Effect of movements in exchange rates	(1,565,692)	1,478,793	(622,181)
Balance at 31 December/31 March	<u>19,481,683</u>	<u>18,497,429</u>	<u>14,702,578</u>

Valuation technique and significant unobservable inputs

The following table shows the key unobservable inputs used in measuring the fair value of investment properties.

4 Investment properties (continued)

Measurement of fair value (continued)

(ii) Reconciliation of Level 3 fair values (continued)

Valuation method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Income capitalization	Capitalization rate: PRC: 4.25% to 7.00% (31 March 2018: 4.50% to 7.25%; 1 April 2017: 5.75% to 7.25%) Japan: 4.40% to 5.75% (31 March 2018: 4.40% to 6.40%; 1 April 2017: 4.50% to 6.40%) USA: 5.90% (31 March 2018: Nil% ¹ ; 1 April 2017: Nil% ¹)	The estimated fair value varies inversely against the capitalization rate.
Discounted cash flow	Discount rate: PRC: 8.00% to 10.50% (31 March 2018: 8.00% to 11.00%; 1 April 2017: 9.00% to 11.00%) Japan: 4.90% to 6.25% (31 March 2018: 4.40% to 6.40%; 1 April 2017: 5.00% to 6.90%) USA: 7.40% (31 March 2018: Nil% ¹ ; 1 April 2017: Nil% ¹) Terminal yield rate: PRC: 4.25% to 6.75% (31 March 2018: 4.50% to 7.25%; 1 April 2017: 5.75% to 7.25%) Japan: 4.65% to 6.00% (31 March 2018: 4.65% to 6.65%; 1 April 2017: 4.75% to 6.65%) USA: 5.40% (31 March 2018: Nil% ¹ ; 1 April 2017: Nil% ¹)	The estimated fair value varies inversely against the discount rate. The estimated fair value varies inversely against the terminal yield rate.
Residual	Capitalization rate²: PRC: 4.25% to 7.00% (31 March 2018: 4.50% to 7.25%; 1 April 2017: 5.75% to 7.25%) Estimated development costs to complete construction	The estimated fair value and gross development value vary inversely against the capitalization rate. The estimated fair value varies inversely against the development costs to complete construction.

¹ The Group did not hold any investment properties in the USA as at 1 April 2017 and 31 March 2018.

² Income capitalization method is applied to derive the total gross development value under the residual approach.

5 Subsidiaries

	31/12/2018	Company 31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000
Unquoted equity shares, at cost	6,744,563	7,007,275	7,140,172
Less: Allowance for impairment loss	(228,334)	(115,189)	(94,370)
	6,516,229	6,892,086	7,045,802
Loans to subsidiaries (interest-free)	672,073	1,707,522	320,949
	7,188,302	8,599,608	7,366,751

During the year ended 31 December 2018, an impairment loss of US\$113,145,000 (31 March 2018: US\$20,819,000; 1 April 2017: US\$94,370,000) was recognized in profit or loss for the Company's investment in certain subsidiaries which have underlying interests in joint ventures in Brazil, in view of the depreciation of the Brazilian Real which the investments are denominated in. The recoverable amount for the relevant joint ventures was estimated to be US\$709,423,000 (31 March 2018: US\$796,668,000; 1 April 2017: US\$814,087,000) based on the fair value of the net assets as at the reporting date. The fair value measurement was estimated based on net assets as the assets held by the subsidiaries comprise mainly investment properties measured at fair value and categorized as Level 3 on the fair value hierarchy.

The loans to subsidiaries are unsecured and not expected to be repaid within the next 12 months from 31 December 2018.

Details of significant subsidiaries are set out in Note 35.

6 Associates and joint ventures

	31/12/2018	Group 31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000
Interests in associates	894,326	557,272	318,357
Interests in joint ventures	3,472,364	2,694,477	2,163,746
	4,366,690	3,251,749	2,482,103
Capital commitments in relation to interests in associates and joint ventures	416,756	522,339	792,411
Proportionate interest in associates' and joint ventures' commitments	112,769	269,600	380,342

6 Associates and joint ventures(continued)

The Group has nil associate (31 March 2018: nil; 1 April 2017: one) and two joint ventures (31 March 2018: three; 1 April 2017: six) that are material and a number of associates and joint ventures that are individually immaterial to the Group. All are equity accounted. The following are the material associates and joint ventures:

<u>Name of associate and joint ventures¹</u>	<u>Principal activity</u>	<u>Principal place of business</u>	<u>31/12/2018</u> %	<u>31/3/2018</u> %	<u>1/4/2017</u> %
Associate					
GLP US Income Partners II	Private equity fund focused on logistics properties	United States of America	9.85%	9.85%	9.85%
Joint ventures					
GLP Japan Income Partners I	Private equity fund focused on logistics properties	Japan	33.33%	33.33%	33.33%
GLP Japan Development Venture I	Private equity fund focused on logistics properties	Japan	50.00%	50.00%	50.00%
GLP Brazil Development Partners I	Private equity fund focused on logistics properties	Brazil	40.00%	40.00%	40.00%
GLP Brazil Income Partners I	Private equity fund focused on logistics properties	Brazil	34.20%	34.20%	34.20%
GLP Brazil Income Partners II	Private equity fund focused on logistics properties	Brazil	39.98%	39.98%	39.98%
GLP US Income Partners I	Private equity fund focused on logistics properties	United States of America	10.35%	10.35%	10.35%

Notes:

¹ Relates to the commercial name of the joint ventures used under GLP's fund management platform.

6 Associates and joint ventures (continued)

Summary information for associates and joint ventures that are material to the Group

This summarized financial information is shown on a 100% basis. It represents the amounts shown in the associates and joint ventures' financial statements prepared in accordance with SFRS(I) under Group accounting policies.

31 December 2018	GLP Japan Development Venture I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
Group's interests	50.00%	10.35%		
Results				
Revenue	93,921	518,405	1,321,850	1,934,176
Expenses	(35,788)	(315,547)	(1,191,546)	(1,542,881)
Changes in fair value of investment properties	274,248	432,702	885,445	1,592,395
Income tax expense	(18,441)	(154,067)	(200,394)	(372,902)
Profit for the year	313,940	481,493	815,355	1,610,788
Non-controlling interests	—	—	(23,459)	(23,459)
Profit attributable to owners	313,940	481,493	791,896	1,587,329
Other comprehensive income	(307)	—	(72,388)	(72,695)
Total comprehensive income	313,633	481,493	719,508	1,514,634
Profit after tax include:				
Interest income	1	123	7,155	7,279
Depreciation and amortization	(3,527)	—	(15,063)	(18,590)
Interest expense	(5,136)	(137,893)	(221,169)	(364,198)
Assets and liabilities				
Non-current assets	2,218,470	9,016,244	19,149,030	30,383,744
Current assets	896,284	302,375	2,301,979	3,500,638
Total assets	3,114,754	9,318,619	21,451,009	33,884,382
Non-current liabilities	(1,034,800)	(4,489,106)	(8,194,609)	(13,718,515)
Current liabilities	(497,800)	(175,399)	(1,985,943)	(2,659,142)
Total liabilities	(1,532,600)	(4,664,505)	(10,180,552)	(16,377,657)
Assets and liabilities include:				
Cash and cash equivalents	67,612	208,860	1,171,224	1,447,696
Current financial liabilities (excluding trade and other payables)	(461,614)	—	(299,024)	(760,638)
Non-current financial liabilities (excluding trade and other payables)	(928,778)	(4,476,214)	(6,814,691)	(12,219,683)

6 Associates and joint ventures (continued)

Summary information for associates and joint ventures that are material to the Group (continued)

31 March 2018	GLP Japan Development Venture I US\$'000	GLP Brazil Development Partners I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
Group's interests	50.00%	40.00%	10.35%		
<u>Results</u>					
Revenue	102,869	37,667	683,599	1,289,235	2,113,370
Expenses	(43,930)	(19,179)	(422,326)	(1,071,123)	(1,556,558)
Changes in fair value of investment properties	243,079	91,849	583,587	766,055	1,684,570
Income tax expense	(17,687)	(33,805)	(40,599)	(142,331)	(234,422)
Profit for the year	284,331	76,532	804,261	841,836	2,006,960
Non-controlling interests	—	—	—	(3,407)	(3,407)
Profit attributable to owners	284,331	76,532	804,261	838,429	2,003,553
Other comprehensive income	2,391	(539)	—	34,578	36,430
Total comprehensive income	286,722	75,993	804,261	873,007	2,039,983
<u>Profit after tax include:</u>					
Interest income	1	1,258	67	5,110	6,436
Depreciation and amortization	(5,578)	—	—	(33,291)	(38,869)
Interest expense	(6,027)	(13,534)	(182,786)	(272,153)	(474,500)
<u>Assets and liabilities</u>					
Non-current assets	2,756,818	892,832	8,807,211	15,067,478	27,524,339
Current assets	147,909	28,596	175,933	1,588,679	1,941,117
Total assets	2,904,727	921,428	8,983,144	16,656,157	29,465,456
Non-current liabilities	(1,214,217)	(203,539)	(4,565,263)	(7,230,430)	(13,213,449)
Current liabilities	(321,579)	(19,685)	(114,571)	(2,371,276)	(2,827,111)
Total liabilities	(1,535,796)	(223,224)	(4,679,834)	(9,601,706)	(16,040,560)
<u>Assets and liabilities include:</u>					
Cash and cash equivalents	114,550	11,080	147,745	990,883	1,264,258
Current financial liabilities (excluding trade and other payables)	(121,633)	(15,976)	—	(1,422,219)	(1,559,828)
Non-current financial liabilities (excluding trade and other payables)	(1,128,769)	(182,830)	(4,530,948)	(6,084,270)	(11,926,817)

6

Associates and joint ventures (continued)

Summary information for associates and joint ventures that are material to the Group (continued)

1 April 2017	GLP Japan Income Partners I US\$'000	GLP Japan Development Venture I US\$'000	GLP Brazil Development Partners I US\$'000	GLP Brazil Income Partners I US\$'000	GLP Brazil Income Partners II US\$'000	GLP US Income Partners I US\$'000	GLP US Income Partners II US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
Group's interests	33.33%	50.00%	40.00%	34.20%	39.98%	10.35%	9.85%		
Results									
Revenue	63,260	77,672	34,290	68,521	64,038	677,886	359,390	621,648	1,966,705
Expenses	(24,867)	(39,236)	(12,488)	(32,965)	(39,205)	(428,464)	(306,558)	(579,733)	(1,463,516)
Changes in fair value of investment properties	36,171	191,564	59,461	59,585	(29,420)	540,725	198,393	72,981	1,129,460
Income tax expense	(4,724)	(11,611)	(20,565)	(23,601)	(4,558)	(275,930)	(87,954)	(21,727)	(450,670)
Profit/(Loss) for the year	69,840	218,389	60,698	71,540	(9,145)	514,217	163,271	93,169	1,181,979
Non-controlling interests	—	—	—	—	—	—	—	(11,099)	(11,099)
Profit/(Loss) attributable to owners	69,840	218,389	60,698	71,540	(9,145)	514,217	163,271	82,070	1,170,880
Other comprehensive income	4,567	2,988	54,000	51,334	53,021	—	—	(1,057)	164,853
Total comprehensive income	74,407	221,377	114,698	122,874	43,876	514,217	163,271	81,013	1,335,733
Profit/(Loss) after tax include:									
Interest income	2	2	2,287	2,877	4,496	555	1	2,159	12,379
Depreciation and amortization	(2,262)	(3,923)	—	—	—	—	—	(5,432)	(11,617)
Interest expense	(6,949)	(4,302)	(14,739)	(32,635)	(32,177)	(196,723)	(165,619)	(28,301)	(481,445)
Assets and liabilities									
Non-current assets	1,156,504	2,231,930	753,946	919,228	823,089	8,156,528	4,716,823	1,855,097	20,613,145
Current assets	43,321	84,089	35,508	37,338	26,900	209,569	124,723	426,888	988,336
Total assets	1,199,825	2,316,019	789,454	956,566	849,989	8,366,097	4,841,546	2,281,985	21,601,481
Non-current liabilities	(594,634)	(895,818)	(156,263)	(353,557)	(287,857)	(4,229,851)	(3,072,341)	(524,096)	(10,114,417)
Current liabilities	(24,674)	(318,541)	(25,192)	(28,639)	(20,039)	(493,458)	(228,746)	(575,742)	(1,715,031)
Total liabilities	(619,308)	(1,214,359)	(181,455)	(382,196)	(307,896)	(4,723,309)	(3,301,087)	(1,099,838)	(11,829,448)
Assets and liabilities include:									
Cash and cash equivalents	36,675	57,834	19,434	24,397	9,375	183,747	106,751	145,921	584,134
Current financial liabilities (excluding trade and other payables)	(3,419)	(165,404)	(15,785)	(11,453)	(13,984)	(362,403)	(162,464)	(75,526)	(810,438)
Non-current financial liabilities (excluding trade and other payables)	(563,822)	(836,235)	(115,697)	(286,744)	(280,413)	(4,201,355)	(3,062,493)	(391,381)	(9,738,140)

6 Associates and joint ventures (continued)

Reconciliation of the above amounts to investment recognized in the consolidated statement of financial position

	GLP Japan Development Venture I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
31 December 2018				
Group's interests	50.00%	10.35%		
Group's interest in net assets of associates and joint ventures at beginning of the period	688,988	447,835	2,114,926	3,251,749
Group's share of total comprehensive income	156,817	49,835	190,767	397,419
Dividends received from associates and joint ventures (the Group's share)	(15,308)	(13,530)	(33,132)	(61,970)
Group's share of total (distribution to)/contribution by owners (net)	(2,823)	—	775,064	772,241
Capitalization of loan to third party to equity contribution to joint venture	—	—	151,097	151,097
Reclassification from assets held for sale (Note 29(c))	—	—	130,495	130,495
Transaction costs in connection with acquisition of joint venture	—	—	(3,534)	(3,534)
Disposal of previously held equity interest (Note 29(b))	—	—	(28,482)	(28,482)
Effect of movements in exchange rates	(31,927)	—	(210,398)	(242,325)
Carrying amount of interest in associates and joint ventures at the end of the period	795,747	484,140	3,086,803	4,366,690

6 Associates and joint ventures (continued)

Reconciliation of the above amounts to investment recognized in the consolidated statement of financial position (continued)

31 March 2018	GLP Japan Development Venture I US\$'000	GLP Brazil Development Partners I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
Group's interests	50.00%	40.00%	10.35%		
Group's interest in net assets of associates and joint ventures at beginning of the year	555,464	249,353	379,410	1,297,876	2,482,103
Group's share of total comprehensive income	143,360	30,397	83,241	230,513	487,511
Dividends received from associates and joint ventures (the Group's share)	(33,374)	—	(20,407)	(15,651)	(69,432)
Group's share of total (distribution to)/contribution by owners (net)	(13,425)	21,091	—	268,707	276,373
Capitalization of loan to joint venture as equity contribution to joint venture	—	—	5,591	—	5,591
Reclassification from asset held for sale (Note 29(c))	—	—	—	30,477	30,477
Disposal of joint ventures	—	—	—	(32,731)	(32,731)
Effect of movements in exchange rates	36,963	(16,105)	—	50,999	71,857
Carrying amount of interest in associates and joint ventures at the end of the year	688,988	284,736	447,835	1,830,190	3,251,749

6 Associates and joint ventures (continued)

Reconciliation of the above amounts to investment recognized in the consolidated statement of financial position (continued)

	GLP Japan Income Partners I US\$'000	GLP Japan Development Venture I US\$'000	GLP Brazil Development Partners I US\$'000	GLP Brazil Income Partners I US\$'000	GLP Brazil Income Partners II US\$'000	GLP US Income Partners I US\$'000	GLP US Income Partners II US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
1 April 2018									
Group's interests	33.33%	50.00%	40.00%	34.20%	39.98%	10.35%	9.85%		
Group's interest in net assets of associates and joint ventures at beginning of the year	201,940	462,482	173,845	146,180	171,818	340,434	--	456,987	1,953,686
Group's share of total comprehensive income	24,803	110,689	45,879	42,028	17,541	53,237	16,082	36,459	346,718
Dividends received from associates and joint ventures (the Group's share)	(9,654)	(22,767)	--	--	--	(14,261)	(4,186)	(57,004)	(107,872)
Group's share of total (distribution to)/contribution by owners (net)	(23,426)	4,698	19,310	4,463	15,181	--	--	14,115	34,341
Reclassification of joint ventures to subsidiaries (Note 29(a))	--	--	--	--	--	--	--	(26,338)	(26,338)
Acquisition of subsidiaries (Note 29(a))	--	--	--	--	--	--	--	124,612	124,612
Reclassification from asset held for sale (Note 29(c)) ¹	--	--	--	--	--	--	--	--	--
Effect of movements in exchange rates	--	--	--	--	--	--	143,148	--	143,148
Carrying amount of interest in associates and joint ventures at the end of the year	1,868	362	10,319	8,521	11,948	--	--	(19,210)	13,808
	195,531	555,464	249,353	201,192	216,488	379,410	155,044	529,621	2,482,103

Notes:

¹ Including transaction cost capitalized of \$3,315,000.

7

Deferred tax

Movements in deferred tax assets and liabilities during the period are as follows:

Group	At 1 April US\$'000	Disposal of subsidiaries (Note 29(b)) US\$'000	Effect of movements in exchange rates US\$'000	Recognized in other comprehensive income US\$'000	Recognized in profit or loss (Note 28) US\$'000	Reclassification to asset held for sale US\$'000	At 31 December US\$'000
31 December 2018							
Deferred tax assets							
Unutilized tax losses	36,519	(1,545)	(3,214)	–	3,749	(64)	35,445
Interest rate swaps	293	–	(14)	(89)	–	–	190
Others	13,660	–	(599)	–	1,269	(3)	14,327
	50,472	(1,545)	(3,827)	(89)	5,018	(67)	49,962
Deferred tax liabilities							
Investment properties	(1,774,714)	242,909	163,179	–	(661,836)	–	(2,030,462)
Equity investments at FVOCI	(29,925)	–	2,190	21,763	(8,063)	–	(14,035)
Others	(10,536)	–	785	–	2,846	–	(6,905)
	(1,815,175)	242,909	166,154	21,763	(667,053)	–	(2,051,402)
Total	(1,764,703)	241,364	162,327	21,674	(662,035)	(67)	(2,001,440)

7 Deferred tax (continued)

Group	At 1 April US\$'000	Acquisition of subsidiaries (Note 29(a)) US\$'000	Disposal of subsidiaries (Note 29(b)) US\$'000	Effect of movements in exchange rates US\$'000	Recognized in other comprehensive income US\$'000	Recognized in profit or loss (Note 28) US\$'000	At 31 March US\$'000
31 March 2018							
Deferred tax assets							
Unutilized tax losses	29,073	68	–	3,083	–	4,295	36,519
Interest rate swaps	461	–	–	17	(185)	–	293
Others	13,206	–	–	549	–	(95)	13,660
	42,740	68	–	3,649	(185)	4,200	50,472
Deferred tax liabilities							
Investment properties	(1,165,917)	–	21,362	(141,300)	–	(488,859)	(1,774,714)
Available-for-sale financial investments	(24,384)	–	–	(2,551)	(2,990)	–	(29,925)
Others	(13,582)	–	–	(1,026)	–	4,072	(10,536)
	(1,203,883)	–	21,362	(144,877)	(2,990)	(484,787)	(1,815,175)
Total	(1,161,143)	68	21,362	(141,228)	(3,175)	(480,587)	(1,764,703)

7 Deferred tax (continued)

Deferred tax liabilities and assets are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes relate to the same tax authority. The amounts determined after appropriate offsetting are included in the statement of financial position as follows:

	31/12/2018	Group 31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000
Deferred tax assets	19,649	11,879	17,334
Deferred tax liabilities	(2,021,089)	(1,776,582)	(1,178,477)

As at reporting date, deferred tax liabilities have not been recognized in respect of taxes that would be payable on the undistributed earnings of certain subsidiaries of US\$22,820,000 (31 March 2018: US\$20,132,000; 1 April 2017: US\$15,131,000) as the Group do not have plans to distribute these earnings in the foreseeable future.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which temporary differences can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. The Group has not recognized deferred tax assets in respect of the following:

	31/12/2018	Group 31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000
Tax losses	408,741	543,331	323,598

Deferred tax assets in respect of tax losses have not been recognized because it is not probable that future taxable profit will be available against which the Group can utilize the benefits. Tax losses are subject to agreement by the tax authorities and compliance with tax regulations in the respective countries in which the subsidiaries operate. Unrecognized tax losses will expire within one to five years.

8 Plant and equipment

Group	Furniture, fittings and equipment US\$'000	Software under development US\$'000	Total US\$'000
Cost			
At 1 April 2017	89,526	—	89,526
Acquisition of subsidiaries	660	—	660
Additions	8,236	556	8,792
Disposals	(42,028)	—	(42,028)
Reclassifications	325	(325)	—
Effect of movements in exchange rates	3,214	—	3,214
At 31 March 2018	59,933	231	60,164

8 Plant and equipment (continued)

Group	Furniture, fittings and equipment US\$'000	Software under development US\$'000	Total US\$'000
Cost			
At 1 April 2018	59,933	231	60,164
Acquisition of subsidiaries	1,324	—	1,324
Additions	8,797	461	9,258
Disposals	(1,137)	—	(1,137)
Disposal of subsidiaries	(1,314)	—	(1,314)
Written off	—	(53)	(53)
Effect of movements in exchange rates	(3,631)	—	(3,631)
At 31 December 2018	63,972	639	64,611
Accumulated depreciation			
At 1 April 2017	39,980	—	39,980
Depreciation charge for the year	8,898	—	8,898
Disposals	(10,578)	—	(10,578)
Effect of movements in exchange rates	2,632	—	2,632
At 31 March 2018	40,932	—	40,932
Depreciation charge for the period	5,510	—	5,510
Disposals	(1,048)	—	(1,048)
Disposal of subsidiaries	(1,204)	—	(1,204)
Effect of movements in exchange rates	(1,777)	—	(1,777)
At 31 December 2018	42,413	—	42,413
Carrying amounts			
At 1 April 2017	49,546	—	49,546
At 31 March 2018	19,001	231	19,232
At 31 December 2018	21,559	639	22,198
Company			
Cost			
At 1 April 2017	14,349	—	14,349
Additions	87	468	555
Reclassifications	325	(325)	—
At 31 March 2018	14,761	143	14,904
Additions	312	461	773
Disposals	(21)	—	(21)
At 31 December 2018	15,052	604	15,656
Accumulated depreciation			
At 1 April 2017	8,246	—	8,246
Depreciation charge for the year	2,433	—	2,433
At 31 March 2018	10,679	—	10,679
Depreciation charge for the period	1,477	—	1,477
Disposals	(21)	—	(21)
At 31 December 2018	12,135	—	12,135
Carrying amounts			
At 1 April 2017	6,103	—	6,103
At 31 March 2018	4,082	143	4,225
At 31 December 2018	2,917	604	3,521

9 Intangible assets

Group	Goodwill US\$'000	Trademark US\$'000	Non- competition US\$'000	License rights US\$'000	Total US\$'000
Cost					
At 1 April 2017	421,290	37,707	6,831	923	466,751
Effect of movements in exchange rates	27,668	2,345	—	91	30,104
At 31 March 2018	448,958	40,052	6,831	1,014	496,855
Effect of movements in exchange rates	(26,196)	(2,219)	—	(87)	(28,502)
At 31 December 2018	422,762	37,833	6,831	927	468,353
Accumulated amortization					
At 1 April 2017	—	12,338	6,831	247	19,416
Amortization for the year	—	2,048	—	203	2,251
Effect of movements in exchange rates	—	849	—	36	885
At 31 March 2018	—	15,235	6,831	486	22,552
Amortization for the period	—	1,549	—	151	1,700
Effect of movements in exchange rates	—	(892)	—	(45)	(937)
At 31 December 2018	—	15,892	6,831	592	23,315
Carrying amounts					
At 1 April 2017	421,290	25,369	—	676	447,335
At 31 March 2018	448,958	24,817	—	528	474,303
At 31 December 2018	422,762	21,941	—	335	445,038

Impairment test for goodwill

For the purpose of goodwill impairment testing, the aggregate carrying amount of goodwill allocated to each cash-generating unit ("CGU") as at 31 December 2018 and the key assumptions used in the calculation of recoverable amounts in respect of discount rate and terminal growth rate are as follows:

Group	Carrying amount			Discount rate			Terminal growth rate		
	31/12/2018 US\$'000	31/3/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 %	31/3/2018 %	1/4/2017 %	31/12/2018 %	31/3/2018 %	1/4/2017 %
GLP China ¹	227,719	248,927	226,528	— ³	8.0	8.5	— ³	3.0	3.0
GLP Japan ²	141,467	141,467	141,467	— ³	5.0	5.0	— ³	1.0	1.0
Airport City Development Group ("ACL Group")	53,576	58,564	53,295	7.5	8.0	8.5	3.0	3.0	3.0
Total	422,762	448,958	421,290						

Notes:

- ¹ Relates to the leasing of logistic facilities and provision of asset management services in China and excludes the ACL Group.
- ² Relates to the leasing of logistic facilities and provision of asset management services in Japan.
- ³ Recoverable amount measured based on fair value less cost of disposal. (31 March 2018 and 1 April 2017: Value in use calculation)

9 Intangible assets (continued)

Impairment test for goodwill (continued)

The recoverable amount of ACL Group are determined based on value in use calculation. The value in use calculation is a discounted cash flow model using cash flow projections based on the most recent budgets and forecasts approved by management covering five years. Cash flows beyond these periods are extrapolated using the estimated terminal growth rates stated in the table above. The discount rate applied is the weighted average cost of capital from the relevant business segment. The terminal growth rate used does not exceed management's expectation of the long-term average growth rate of the respective industry and country in which ACL Group operates.

Recoverable amount of GLP China and Japan as of 31 December 2018 is determined using the Sum-Of-The-Parts ("SOTP") methodology which measures the fair value less costs of disposal of the CGU by aggregating the standalone fair value of each of its business units to arrive at a single total enterprise value. The equity value is then derived by adjusting the CGU's net debt and other non-operating assets and expenses.

The enterprise value of each business unit is derived separately and determined based on valuation by internal and external valuers with the appropriate qualifications and experience using observable and unobservable inputs taking into account management's experience and knowledge of market conditions of the specific activities.

Significant business units - valuation technique and significant unobservable inputs

Details of significant business units identified and the key unobservable inputs used in estimating the fair value less costs of disposal of these significant business units are as follows:

Development business

Development business comprise value creation from future developments. Value creation from future development are determined by reference to their development potential and arrived at by the application of value creation margins to the estimated development costs. Key assumptions used include discount rate, management's estimation of value creation margin and estimated development costs in these projects.

Valuation method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement of business unit
Discounted cash flow	<i>Estimated development costs to complete construction</i>	The estimated fair value varies inversely against the development costs to complete construction.
	<i>Value creation margin: 20.0% to 45.2%</i>	The estimated fair value increases as value creation margin increases.
	<i>Discount rate: 3.2% to 7.1%</i>	The estimated fair values varies inversely against the discount rate.

9 Intangible assets (continued)

Impairment test for goodwill (continued)

Fund management

The fair value of the fund management business is determined as a multiple of the fund management earnings of the Group. The fair value measurement requires management's estimate for the above multiple as determined by comparison to fund management peers.

Valuation method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement of business unit
Market multiples derived from comparable businesses	<i>Funds margin:</i> 66.7% to 73.6%	The estimated fair value increases as funds margin increases.
Equity value / EBITDA	<i>Multiple:</i> 14 x	The estimated fair value increases as the multiple increases

The Group believes that any reasonably possible changes in the above key assumptions applied are not likely to materially cause the recoverable amount to be lower than its carrying amount except for:

Sensitivity analysis

For the fair value of each CGU, reasonably possible changes at the reporting date to one of the significant unobservable inputs, holding other inputs constant, would have the following effects.

	Recoverable amount	
	Increase	Decrease
	US\$'000	US\$'000
31 December 2018		
Development business value creation margin (5% movement)		
- PRC	299	(299)
- Japan	130	(130)

10 Other investments

	31/12/2018	Group 31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000
Non-current investments			
- Quoted equity investments – available-for-sale	–	1,106,739	1,044,886
- Unquoted equity investments – available-for-sale	–	376,307	115,711
- Quoted equity investments – at FVOCI	740,326	–	–
- Unquoted equity investments – at FVOCI	23,706	–	–
- Unquoted equity investments – mandatorily at FVTPL	717,762	–	–
	<u>1,481,794</u>	<u>1,483,046</u>	<u>1,160,597</u>

Quoted equity investments mainly comprise:

- 10.2% (31 March 2018: 11.5%; 1 April 2017: 13.6%) interest in GLP J-REIT, which is listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange;
- 15.5% (31 March 2018: 15.5%; 1 April 2017: 15.5%) interest in CMST Development Co., Ltd. (“CMSTD”), which is listed on the Shanghai Stock Exchange; and
- 0.9% (31 March 2018: 0.9%; 1 April 2017: 0.9%) shareholdings in Shanghai Lingang Holdings Co., Ltd., which is listed on the Shanghai Stock Exchange.

In June 2018, Shenzhen New Nanshan Holding (Group) Co., Ltd (“SNNH”) which is listed on Shenzhen Stock Exchange, issued shares to merge Shenzhen Chiwan Petroleum Supply Base Co., Ltd (“SCPSB”) and SNNH, at 3.6004 shares of SNNH for 1 share of SCPSB. As a result, the Group holds 6.1% interest in SNNH (31 March 2018: 19.9% in SCPSB; 1 April 2017: 19.9% in SCPSB).

The quoted equity investments are stated at their fair values at the reporting date, determined by reference to their quoted closing bid price in an active market at the reporting date. The Group’s exposure to market risks and fair value information related to other investments are disclosed in Notes 31 and 32.

The unquoted equity investments are stated at their fair values at the reporting date, determined by reference to an internal rate of return agreed with a potential buyer on a willing buyer, willing seller basis, or at net asset value which approximates the investments’ fair value.

During the year ended 31 December 2018, the Group also acquired unquoted equity investments in 20 companies in China, 3 companies in Japan and 2 companies in USA (31 March 2018: 17 companies in China; 1 April 2017: 6 companies in China and 3 companies in Japan) at an aggregate consideration of US\$335,050,000 (31 March 2018: US\$222,983,000; 1 April 2017: US\$95,446,000).

10 Other investments (continued)

Reconciliation of Level 3 fair values

	31/12/2018 US\$'000	31/3/2018 US\$'000	1/4/2017 US\$'000
Balance at 1 April	376,307	115,711	29,924
Adjustment on initial application of SFRS(I) 9	32,497	—	—
Net unrealized gains recognized in profit or loss	38,778	—	—
Additions	335,050	222,983	95,446
Disposals	—	(13)	(5,000)
Effects of movements in exchange rates	(41,164)	37,626	(4,659)
Balance at 31 December/31 March	741,468	376,307	115,711

11 Other non-current assets

	31/12/2018 US\$'000	Group 31/3/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	Company 31/3/2018 US\$'000	1/4/2017 US\$'000
Trade receivables	38,130	41,842	33,810	—	—	—
Deposits	11,890	20,459	11,688	—	—	—
Prepayments	3,352	2,114	2,568	—	—	—
Amounts due from:						
- joint ventures	24,397	22,700	18,675	—	—	—
- an investee entity	88,060	85,443	60,252	—	—	—
Loans to associate and joint ventures	276,022	49,158	55,409	19,553	—	—
Loans to third parties	122,268	198,079	—	—	—	—
Finance lease receivables (Note 13)	52,065	71,475	36,467	—	—	—
Impairment losses	—	(1,431)	—	—	—	—
	52,065	70,044	36,467	—	—	—
Deferred management costs	44,590	18,286	12,616	—	—	—
Prepaid construction costs	74,838	—	—	—	—	—
Others	838	1,831	273	—	—	—
	736,450	509,956	231,758	19,553	—	—

Management has assessed that no allowance for impairment losses is required in respect of the Group's non-current trade receivables, none of which are past due.

Deposits include an amount of US\$8,181,000 (31 March 2018: US\$16,773,000; 1 April 2017: US\$8,153,000) in relation to the acquisition of new investments.

The amounts due from joint ventures and an investee entity are attributed to the transfer of tenant security deposits to these entities.

The loans to associate and joint ventures are unsecured, bear fixed interest ranging from 4.40% to 10.00% (31 March 2018: 5.39% to 10.00%; 1 April 2017: 5.39% to 8.00%) per annum at the reporting date and are fully repayable by November 2025 (31 March 2018 and 1 April 2017: May 2025).

11 Other non-current assets (continued)

The loans to third parties amounting to US\$22,417,000 (31 March 2018: US\$198,079,000) in relation to acquisition of new investments are unsecured, bear fixed interest ranging from 8.00% to 18.00% (31 March 2018: 4.90% to 6.00%). Remaining loans to third parties of US\$99,851,000 (31 March 2018: Nil%) bear interest at 7.78% (31 March 2018: Nil%) per annum at the reporting date and are fully repayable by October 2020.

12 Trade and other receivables

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Trade receivables	74,777	116,265	99,798	—	—	—
Impairment losses	(2,914)	(2,767)	(288)	—	—	—
Net trade receivables	71,863	113,498	99,510	—	—	—
Amounts due from immediate holding company (non-trade)	401,555	—	—	401,555	—	—
Amounts due from subsidiaries:						
- non-trade and interest-free	—	—	—	165,362	152,173	87,720
- non-trade and interest-bearing	—	—	—	1,009,925	1,971,104	1,668,599
Amounts due from associates and joint ventures:						
- trade	114,286	89,420	83,000	—	—	—
- non-trade and interest-free	421,480	108,677	7,765	377	300	283
Amounts due from an investee entity:						
- trade	13,652	16,878	15,179	—	—	—
- non-trade and interest-free	20,169	17,161	16,269	—	—	—
Amounts due from discontinued operation (trade)	—	—	954	—	—	—
Loans to non-controlling interests	5,930	7,213	14,212	—	—	—
Loans to associate and joint ventures	228,592	18,587	21,716	2,046	—	—
Loans to third parties:						
- in relation to acquisition of new investments	315,548	226,849	70,786	—	—	—
- others	34,090	69,237	2,913	—	—	—
	1,555,302	554,022	232,794	1,579,265	2,123,577	1,756,602
Finance lease receivables (Note 13)	180,553	220,598	53,474	—	—	—
Impairment losses	(11,372)	(8,031)	—	—	—	—
	169,181	212,567	53,474	—	—	—
Deposits	202,325	232,747	112,292	189	198	220
Other receivables	185,860	116,918	57,177	1,343	1,711	358
Impairment losses	(12)	(12)	(11)	—	—	—
	185,848	116,906	57,166	1,343	1,711	358
Trade and other receivables	2,184,519	1,229,740	555,236	1,580,797	2,125,486	1,757,180
Other assets	5,836	27,213	5,836	—	—	—
Prepayments	75,409	119,235	88,327	2,748	5,904	1,135
	2,265,764	1,376,188	649,399	1,583,545	2,131,390	1,758,315

12 Trade and other receivables (continued)

The non-trade amounts due from subsidiaries, associates, joint ventures, immediate holding company and an investee entity are unsecured and are repayable on demand. The effective interest rates of non-trade interest-bearing amounts due from subsidiaries at the reporting date range from 3.95% to 6.10% (31 March 2018: 3.95% to 5.61%; 1 April 2017: 3.95% to 5.00%) per annum.

The loans to non-controlling interests are unsecured, bears fixed interest ranging from 0.00% to 10.00% (31 March 2018: unsecured, interest-free; 1 April 2017: unsecured, bears fixed interest of 2.00%) per annum at the reporting date and are repayable on demand. The loans to associate and joint ventures are unsecured, bear fixed interest at the reporting date ranging from 4.40% to 10.00% (31 March 2018: 8.00% to 10.00%; 1 April 2017: 4.35% to 8.00%) per annum and are repayable within the next 12 months.

The loan to third parties in relation to acquisition of new investments are secured, repayable within the next 12 months, and bear fixed interest ranging from 4.90% to 15.00% (31 March 2018: 4.90% to 15.00%; 1 April 2017: 4.90% to 10.00%) per annum, except for US\$185,274,000 which is interest-free until completion of the acquisition (31 March 2018: US\$23,732,000; 1 April 2017: US\$50,730,000). The other loans to third parties are unsecured, repayable within the next 12 months and bear fixed interest at the reporting date ranging from 12.00% to 15.00% (31 March 2018: 9.50% to 12.00%; 1 April 2017: 7.50%) per annum.

Deposits include an amount of US\$178,832,000 (31 March 2018: US\$209,567,000; 1 April 2017: US\$84,091,000) in relation to acquisitions of new investments. Other receivables comprise value added tax receivables and other recoverables (31 March 2018: value added tax receivables and other recoverables; 1 April 2017: proceeds from sale of a property, value added tax receivables and other recoverables). Prepayments include prepaid construction costs of US\$Nil (31 March 2018: US\$42,621,000; 1 April 2017: US\$50,871,000) and prepaid purchase consideration for other assets of US\$43,755,000 (31 March 2018: US\$42,846,000; 1 April 2017: US\$12,364,000).

- (a) The maximum exposure to credit risk for trade and other receivables at the reporting date (by country) is:

	Gross 31/12/2018 US\$'000	Allowance for doubtful receivables 31/12/2018 US\$'000	Gross 31/3/2018 US\$'000	Allowance for doubtful receivables 31/3/2018 US\$'000	Gross 1/4/2017 US\$'000	Allowance for doubtful receivables 1/4/2017 US\$'000
Group						
PRC	1,590,338	(14,298)	1,095,472	(10,810)	403,725	(291)
Japan	47,818	—	51,718	—	55,314	—
Singapore	473,118	—	57,505	—	54,403	—
USA	18,615	—	27,588	—	37,817	(8)
Others	68,928	—	8,267	—	4,276	—
	<u>2,198,817</u>	<u>(14,298)</u>	<u>1,240,550</u>	<u>(10,810)</u>	<u>555,535</u>	<u>(299)</u>
Company						
Singapore	1,580,797	—	2,125,486	—	1,757,180	—

12 Trade and other receivables (continued)

(b) The ageing of loans and receivables at the reporting date is:

	Gross 31/12/2018 US\$'000	Allowance for doubtful receivables 31/12/2018 US\$'000	Gross 31/3/2018 US\$'000	Allowance for doubtful receivables 31/3/2018 US\$'000	Gross 1/4/2017 US\$'000	Allowance for doubtful receivables 1/4/2017 US\$'000
Group						
Not past due	1,949,819	–	1,150,251	(8,031)	472,543	–
Past due 1 – 30 days	54,270	(460)	36,087	–	35,727	–
Past due 31 – 90 days	83,871	(1,497)	38,353	–	26,336	(8)
More than 90 days	110,857	(12,341)	15,859	(2,779)	20,929	(291)
	<u>2,198,817</u>	<u>(14,298)</u>	<u>1,240,550</u>	<u>(10,810)</u>	<u>555,535</u>	<u>(299)</u>
Company						
Not past due	1,580,797	–	2,125,486	–	1,757,180	–

The Group's historical experience in the collection of accounts receivables falls within the recorded allowances. Based on historical payment behaviors, and the security deposits, bankers' guarantees and other forms of collateral held, the Group believes that no additional allowance for impairment losses is required in respect of its loans and receivables.

The majority of the trade receivables are due from tenants that have good credit records with the Group. The Group monitors and considers credit risk based on trade and other receivables grouped by reportable business segments, and uses management's judgement in assessing the risk of default. The Group establishes an allowance for doubtful receivables that represents its estimate of incurred losses in respect of trade and other receivables. The main components of this allowance are a specific loss component that relates to individually significant exposures, and a collective loss component established for groups of similar assets in respect of losses that have been incurred but not yet identified. The collective loss allowance is determined based on historical data of payment statistics for similar financial assets. The allowance account in respect of trade receivables is used to record impairment losses unless the Group is satisfied that no recovery of the amount owing is possible; at that point the amounts are considered irrecoverable and are written off against the financial asset directly.

Expected credit loss assessment for trade and other receivables as at 31 December 2018

The Group measures loss allowances for trade receivables at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

The following table provides information about the Group's exposure to credit risk and ECLs for trade and other receivables as at 31 December 2018:

12 Trade and other receivables (continued)

Expected credit loss assessment for trade receivables as at 31 December 2018 (continued)

	Expected loss rate %	Gross carrying amount US\$'000	Lifetime ECL US\$'000	12-month expected loss US\$'000	Allowance for doubtful receivables US\$'000
Not past due	—	1,949,819	—	—	—
Past due 1 – 30 days	0.85	54,270	(460)	—	(460)
Past due 31 – 90 days	0.32 – 7.88	83,871	(716)	(781)	(1,497)
More than 90 days	2.81 – 100	110,857	(1,738)	(10,603)	(12,341)
		<u>2,198,817</u>	<u>(2,914)</u>	<u>(11,384)</u>	<u>(14,298)</u>

Expected loss rates are based on actual loss experience over the past 9 months. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

The non-trade amounts due from subsidiaries, associates, joint ventures, immediate holding company and an investee entity are amounts lent to satisfy short term funding requirements. Impairment on these balances has been measured on the 12-month expected loss basis which reflects the low credit risk of the exposures. The amount of the allowance on these balances is insignificant.

- (c) The movement in allowances for impairment losses in respect of trade and other receivables during the year/period is as follows:

	Group US\$'000
At 1 April 2017 under FRS39	299
Recognition of impairment losses	11,556
Amounts utilized	(1,628)
Effect of movements in exchange rates	583
At 31 March 2018 under FRS39	<u>10,810</u>
	Group US\$'000
At 1 April 2017 under FRS39	10,810
Adjustment on initial application on SFRS(I) 9	—
At 1 April 2018 per SFRS(I) 9	<u>10,810</u>
Recognition of impairment losses	3,596
Acquisition of subsidiaries	(73)
Effect of movements in exchange rates	(35)
At 31 December 2018	<u>14,298</u>

12 Finance lease receivables

The Group leases vehicles and equipment to non-related parties under finance leases. The agreement expires between 2018 and 2023, and the non-related parties have options to extend these leases at the prevailing market rates.

	31/12/2018 US\$'000	Group 31/3/2018 US\$'000	1/4/2017 US\$'000
Gross receivables due:			
- Not later than one year	188,359	230,174	57,507
- Later than one year but within five years	55,621	74,933	38,517
	243,980	305,107	96,024
Less: Unearned finance income	(11,362)	(13,034)	(6,083)
Less: Impairment losses on finance lease receivables	(11,372)	(9,462)	—
Net investment in finance leases	221,246	282,611	89,941

The net investment in finance leases is analyzed as follows:

	31/12/2018 US\$'000	Group 31/3/2018 US\$'000	1/4/2017 US\$'000
Not later than one year (Note 12)	169,181	212,567	53,474
Later than one year but within five years (Note 11)	52,065	70,044	36,467
	221,246	282,611	89,941

13 Cash and cash equivalents

	Group			Company		
	31/12/2018 US\$'000	31/3/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	31/3/2018 US\$'000	1/4/2017 US\$'000
Fixed deposits	47,932	53,511	283,099	35,000	15,000	95,132
Cash at bank	898,966	1,139,164	877,609	182,029	7,319	7,445
Restricted cash deposits	41,471	43,061	49,832	—	—	—
Cash and cash equivalents in the statement of financial position	988,369	1,235,736	1,210,540	217,029	22,319	102,577

The effective interest rates relating to fixed deposits and certain cash at bank balances at the reporting date for the Group and Company ranged from 0.01% to 5.97% (31 March 2018: 0.01% to 2.10%; 1 April 2017: 0.01% to 2.52%) per annum and 2.00% (31 March 2018: 1.78%; 1 April 2017: 1.05% to 1.60%) per annum respectively. Interest rates reprice at intervals of one to twelve months.

Restricted cash deposits represent bank balances of certain subsidiaries pledged as security for future investments.

14 Assets and liabilities classified as held for sale and discontinued operation

	31/12/2018	Group 31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000
Assets classified as held for sale	687,224	1,684,966	808,565
Liabilities classified as held for sale	(426,686)	—	(457,070)
	<u>260,538</u>	<u>1,684,966</u>	<u>351,495</u>

As at 31 December 2018, the assets and liabilities classified as held for sale pertains to equity interest in Shiodome (Fourteen) Logistic Pte. Ltd. and its subsidiaries, and equity interest in Fundo de Investimento em Participações Camacari Multiestratégia and its subsidiaries, all of which the Group expects to syndicate within the next 12 months. The assets and liabilities classified as held for sale were stated at fair value less costs to sell at the reporting date, determined based on the estimated syndication consideration.

At 31 March 2018, the assets classified as held for sale comprise 55.25% equity interest in GLP Europe Income Partners I ("GLP EIP I"), the consolidated assets of GLP Europe Development Partners I ("GLP EDP I"), and a portfolio of investment properties in Brazil (Note 4), all of which the Group expects to syndicate within the next 12 months. The assets classified as held for sale were stated at fair value less costs to sell at the reporting date, determined based on the estimated syndication consideration. The results of GLP EDP I were reported as discontinued operation in the consolidated income statement, while the Group equity accounts for only the results of the 10% equity interests in GLP EIP I to be retained and classified as an associate.

On 20 December 2017, the Group acquired 100% equity interests in a portfolio of investment properties located in Europe to form GLP EIP I and GLP EDP I, with a view to syndicate approximately 90% and 85% equity interest within 12 months from the date of acquisition. Subsequent to the acquisition, the Group syndicated 34.75% and 23.60% equity interests in GLP EIP I and GLP EDP I respectively. Pursuant to the syndication of 34.75% equity interest in GLP EIP I, the Group ceased to control GLP EIP I and the remaining equity interests of 55.25% to be syndicated was classified as investment in an associate within assets classified as held for sale.

On 15 December 2016, the Group acquired 100% equity interests in a portfolio of investment properties located in the United States to form GLP US Income Partners III, with a view to syndicate approximately 90% equity interest within 12 months from date of acquisition. Accordingly, the assets and liabilities of GLP US Income Partners III were classified as held for sale and results presented as discontinued operation as at 31 March 2017. Certain investment properties of US\$33,650,000 were additionally transferred to GLP US Income Partners III (Note 4). Subsequent to 31 March 2017, the Group completed the syndication of 92% equity interest in GLP US Income Partners III to third party investors. This discontinued operation was stated at fair value less costs to sell of US\$344,487,000 as at 31 March 2017, determined based on the estimated syndication consideration.

Results from the discontinued operations amounting to US\$Nil (31 March 2018: US\$1,450,000; 1 April 2017: US\$4,473,000) are presented in the income statement as profit from discontinued operations (net of tax). There are no changes in fair value less costs to sell and no cumulative income or expenses included in other comprehensive income relating to the discontinued operations.

15 Share capital, capital securities and capital management

(a) Share capital

	No. of shares	
	31/12/2018	31/3/2018
	'000	'000
Fully paid ordinary shares, with no par value:		
At 1 April, including treasury shares	4,741,814	4,844,366
Less: Redemption of ordinary shares	(501,368)	—
Less: Treasury shares cancelled	—	(102,552)
At 31 December/31 March, excluding treasury shares	<u>4,240,446</u>	<u>4,741,814</u>

The holders of ordinary shares (excluding treasury shares) are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares (excluding treasury shares) rank equally with regard to the Company's residual assets.

During the year ended 31 December 2018, the Company redeemed 501,368,000 ordinary shares from the immediate holding company for a consideration of US\$666,677,000.

(b) Movements in the Company's treasury shares were as follows:

	No. of shares	
	31/12/2018	31/3/2018
	'000	'000
At 1 April	—	157,357
Treasury shares transferred pursuant to the GLP Share Plans	—	(54,805)
Treasury shares cancelled	—	(102,552)
At 31 December/31 March	<u>—</u>	<u>—</u>

Following the GLP Privatization, all the remaining 102,552,000 treasury shares were cancelled by the Company.

(c) Capital securities

During the financial year ended 31 March 2012, the Company issued capital securities with a nominal amount of S\$750,000,000 (equivalent to US\$587,490,000) for cash. Transaction costs incurred in connection with the issuance of capital securities, which was recognized as a deduction from equity, amounted to US\$7,764,000. The capital securities were perpetual, subordinated and the distribution of 5.50% on the securities may be deferred at the sole discretion of the Company. As such, the capital securities were classified as equity instruments and recorded in equity in the statement of financial position.

On 17 February 2017 (the "Reclassification Date"), the Company announced its intention to redeem the capital securities and made redemption in whole on the first call date on 7 April 2017 (the "Redemption Date").

16 Share capital, capital securities and capital management (continued)

(d) Capital management

The Group's objectives when managing capital are to build a strong capital base so as to sustain the future developments of its business and to maintain an optimal capital structure to maximize shareholders' value. The Group defines "capital" as including all components of equity.

The Group's capital structure is regularly reviewed. Adjustments are made to the capital structure in light of changes in economic conditions, regulatory requirements and business strategies affecting the Group.

The Group also monitors capital using a net debt to equity ratio, which is defined as net borrowings divided by total equity (including non-controlling interests).

	Group	
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Gross borrowings (net of transaction costs)	10,077,379	7,892,528
Less: Cash and cash equivalents	(988,369)	(1,235,736)
Net debt	9,089,010	6,656,792
Total equity	16,374,424	16,387,482
Net debt to equity ratio	0.56	0.41

The Group seeks to strike a balance between the higher returns that might be possible with higher levels of borrowings and the liquidity and security afforded by a sound capital position.

Except for the requirement on the maintenance of statutory reserve fund by subsidiaries incorporated in the PRC, there were no externally imposed capital requirements.

17 Reserves

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Capital reserve	72,449	69,275	88,569	(20,064)	(20,064)	(2,037)
Equity compensation reserve	—	—	23,929	—	—	23,929
Hedging reserve	(17,930)	(15,419)	(31,197)	(4,222)	—	(10,566)
Fair value reserve	161,387	339,561	374,477	—	—	—
Other reserve	(699,778)	(699,778)	(699,778)	—	—	—
Reserve for own shares	—	—	(231,752)	—	—	(231,752)
Capital and other reserves	(483,872)	(306,361)	(475,752)	(24,286)	(20,064)	(220,426)
Currency translation reserve	(147,155)	701,349	—	—	—	—
Retained earnings	5,259,789	3,819,666	2,730,825	(158,214)	201,424	397,528
	4,628,762	4,214,654	2,255,073	(182,500)	181,360	177,102

17 Reserves (continued)

Capital reserve comprises mainly capital contributions from shareholders, gains/losses in connection with changes in ownership interests in subsidiaries that do not result in loss of control and the Group's share of the statutory reserve of its PRC-incorporated subsidiaries. Subsidiaries incorporated in the PRC are required by the Foreign Enterprise Law to contribute and maintain a non-distributable statutory reserve fund whose utilization is subject to approval by the relevant PRC authorities. In accordance with the relevant PRC rules and regulations, and the articles of association of the subsidiaries incorporated in PRC, 10% of the retained earnings are to be transferred to statutory reserves prior to the distribution of dividends to shareholders. As at 31 December 2018, retained earnings include approximately US\$13,343,000 (31 March 2018: US\$10,241,000; 1 April 2017: US\$6,167,000) to be transferred to statutory reserve fund before the distribution of dividends to shareholders.

Equity compensation reserve comprised the cumulative value of employee services received for the issue of shares under the Company's Performance Share Plan and Restricted Share Plan. These share plans have been terminated in connection with the GLP Privatization.

Hedging reserve comprises the effective portion of the cumulative net change in the fair value of cash flow hedging instruments related to hedged transactions that have not yet occurred.

As at 31 December 2018, fair value reserve comprises the cumulative net change in the fair value of equity investments measured at FVOCI and are not transferred to profit or loss when derecognized or impaired (31 March 2018 and 1 April 2017: comprises net change in the fair value of available-for-sale financial investments until the investments are derecognized or impaired).

Other reserve comprises the pre-acquisition reserves of those common control entities that were acquired in connection with the Group reorganization which occurred immediately prior to the initial public offering of the Company.

Reserve for the Company's own shares comprised the purchase consideration for issued shares of the Company acquired and held in as treasury shares. This reserve was fully reversed against share capital upon cancellation of the treasury shares held.

Currency translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations, as well as from the translation of foreign currency loans and bonds that hedge the Group's net investments in foreign operations.

18 Non-controlling interests

The following subsidiaries have non-controlling interests ("NCI") that are material to the Group:

<u>Name of Company</u>	<u>Principal place of business</u>	<u>Ownership interest held by NCI</u>		
		<u>31/12/2018</u>	<u>31/3/2018</u>	<u>1/4/2017</u>
		%	%	%
Airport City Development Co., Ltd.	PRC	46.86	46.86	46.86
CLF Fund I, LP	PRC	44.12	44.12	44.12
CLF Fund II, LP	PRC	43.62	43.62	43.62
GLP China Holdings Limited	PRC	33.79	33.79	33.79

18 Non-controlling interests (continued)

The following table summarizes the financial information of each of the Group's subsidiaries with material NCI, based on their respective (consolidated) financial statements prepared in accordance with IFRS. See Note 35 for details of the significant subsidiaries of the Group.

	ACL Group US\$'000	CLF Fund I, LP US\$'000	CLF Fund II, LP US\$'000	China Holdco Group US\$'000	Other individually immaterial subsidiaries US\$'000	Total US\$'000
31 December 2018						
Results						
Revenue	53,236	123,000	6,034	753,442	142,947	
Profit for the period	249,800	285,254	41,966	1,926,758	426,252	
Other comprehensive income	(75,414)	(177,675)	(38,599)	(1,332,937)	—	
Total comprehensive income	174,386	107,579	3,367	593,821	426,252	
Attributable to:						
- NCI	—	—	216	187,752	—	
- Owners of the Company	174,386	107,579	3,151	406,069	426,252	
Attributable to NCI:						
- Profit for the year	117,056	125,854	18,211	518,240	129,893	909,254
- Other comprehensive income	(35,339)	(78,390)	(16,837)	(381,029)	(82,820)	(594,415)
- Total comprehensive income	81,717	47,464	1,374	137,211	47,073	314,839
Assets and liabilities						
Non-current assets	1,689,348	3,178,894	1,117,008	20,971,120	4,504,309	
Current assets	47,848	114,483	171,996	2,485,722	239,952	
Total assets	1,737,196	3,293,377	1,289,004	23,456,842	4,744,261	
Non-current liabilities	(559,620)	(789,855)	(63,901)	(7,503,273)	(902,701)	
Current liabilities	(192,086)	(360,036)	(510,028)	(2,984,330)	(409,705)	
Total liabilities	(751,706)	(1,149,891)	(573,929)	(10,487,603)	(1,312,406)	
NCI	—	—	(16,557)	(2,600,800)	(47,200)	
Net assets attributable to owners of the Company	985,490	2,143,486	698,518	10,368,439	3,384,655	
Net assets attributable to NCI	461,815	945,654	304,723	3,503,496	891,385	6,107,073
Cash flows						
Cash flows from/(used in) operating activities	1,615	84,409	(1,585)			
Cash flows used in investing activities	(1,594)	(126,796)	(439,405)			
Cash flows from financing activities (dividends to NCI: US\$Nil)	18,401	2,211	366,640			
Net increase/(decrease) in cash and cash equivalents	18,422	(40,176)	(74,350)			

18 Non-controlling interests (continued)

	ACL Group US\$'000	CLF Fund I, LP US\$'000	CLF Fund II, LP US\$'000	China Holdco Group US\$'000	Other individually immaterial subsidiaries US\$'000	Total US\$'000
31 March 2018						
<u>Results</u>						
Revenue	62,804	106,601	401	896,558	171,427	
Profit for the year	52,118	345,053	54,698	1,649,320	338,947	
Other comprehensive income	70,939	162,987	22,156	1,040,848	34,480	
Total comprehensive income	123,057	508,040	76,854	2,690,168	373,427	
Attributable to:						
- NCI	—	—	—	507,878	—	
- Owners of the Company	123,057	508,040	76,854	2,182,290	373,427	
<u>Attributable to NCI:</u>						
- Profit for the year	24,422	152,237	23,859	451,162	116,196	767,876
- Other comprehensive income	33,243	71,910	9,664	286,234	92,687	493,738
- Total comprehensive income	57,665	224,147	33,523	737,396	208,883	1,261,614
<u>Assets and liabilities</u>						
Non-current assets	1,466,921	2,965,508	653,572	19,011,728	4,115,852	
Current assets	42,347	170,420	158,797	2,329,477	1,188,016	
Total assets	1,509,268	3,135,928	812,369	21,341,205	5,303,868	
Non-current liabilities	(497,279)	(831,641)	(47,841)	(6,201,051)	(868,830)	
Current liabilities	(200,886)	(298,382)	(417,039)	(2,911,888)	(322,818)	
Total liabilities	(698,165)	(1,130,023)	(464,880)	(9,112,939)	(1,191,648)	
NCI	—	—	—	(2,294,006)	—	
Net assets attributable to owners of the Company	811,103	2,005,905	347,489	9,934,260	4,112,220	
Net assets attributable to NCI	380,095	884,957	151,589	3,356,787	1,094,134	5,867,562
Cash flows from/(used in) operating activities	15,186	53,437	(678)			
Cash flows used in investing activities	(9,068)	(191,708)	(298,960)			
Cash flows (used in)/from financing activities (dividends to NCI: US\$Nil)	(6,670)	144,850	377,616			
Net (decrease)/increase in cash and cash equivalents	(552)	6,579	77,978			

18 Non-controlling interests (continued)

	ACL Group US\$'000	CLF Fund I, LP US\$'000	CLF Fund II, LP US\$'000	China Holdco Group US\$'000	Other individually immaterial subsidiaries US\$'000	Total US\$'000
1 April 2017						
<u>Results</u>						
Revenue	55,656	56,440	—	588,276	224,463	
Profit/(Loss) for the year	37,764	83,048	(11,267)	580,688	35,326	
Other comprehensive income	(38,509)	(77,172)	(126)	(464,237)	126	
Total comprehensive income	(745)	5,876	(11,393)	116,451	35,452	
Attributable to:						
- NCI	—	—	—	5,851	—	
- Owners of the Company	(745)	5,876	(11,393)	110,600	35,452	
<u>Attributable to NCI:</u>						
- Profit/(Loss) for the year	17,696	36,641	(4,915)	163,133	50,095	262,650
- Other comprehensive income	(18,045)	(34,048)	(55)	(125,761)	(37,628)	(215,537)
- Total comprehensive income	(349)	2,593	(4,970)	37,372	12,467	47,113
<u>Assets and liabilities</u>						
Non-current assets	1,283,944	2,125,401	217,561	13,997,638	3,989,586	
Current assets	39,258	143,848	63,286	1,289,427	338,818	
Total assets	1,323,202	2,269,249	280,847	15,287,065	4,328,404	
Non-current liabilities	(451,952)	(627,542)	(950)	(4,454,988)	(1,045,384)	
Current liabilities	(183,204)	(198,843)	(220,652)	(1,376,503)	(374,776)	
Total liabilities	(635,156)	(826,385)	(221,602)	(5,831,491)	(1,420,160)	
NCI	—	—	—	(1,715,873)	—	
Net assets attributable to owners of the Company	688,046	1,442,864	59,245	7,739,701	2,908,244	
Net assets attributable to NCI	322,429	636,556	25,845	2,615,245	903,439	4,503,514
Cash flows from operating activities	26,529	15,463	3,429	224,667		
Cash flows used in investing activities	(3,154)	(338,790)	(185,929)	(1,580,965)		
Cash flows (used in)/from financing activities (dividends to NCI: US\$Nil)	(22,551)	226,171	162,571	1,251,454		
Net increase/(decrease) in cash and cash equivalents	824	(97,156)	(19,929)	(104,844)		

19 Loans and borrowings

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities						
Secured bank loans	2,047,970	1,969,156	1,666,888	—	—	—
Secured bonds	419,359	482,554	531,702	—	—	—
Unsecured bank loans	827,761	29,241	711,164	529,903	—	711,078
Unsecured bonds	4,056,471	1,903,496	1,384,954	1,614,016	1,127,140	1,168,456
	<u>7,351,561</u>	<u>4,384,447</u>	<u>4,294,708</u>	<u>2,143,919</u>	<u>1,127,140</u>	<u>1,879,534</u>
Current liabilities						
Secured bank loans	685,277	343,599	123,904	—	—	—
Secured bonds	3,301	121,881	175,659	—	—	—
Unsecured bank loans	1,895,229	3,004,517	468,340	911,008	1,447,191	64,000
Unsecured bonds	142,011	6,854	—	—	6,854	—
Bank overdrafts	—	31,230	—	—	31,230	—
Capital securities	—	—	536,807	—	—	536,807
	<u>2,725,818</u>	<u>3,508,081</u>	<u>1,304,710</u>	<u>911,008</u>	<u>1,485,275</u>	<u>600,807</u>

(a) Secured and unsecured bank loans

The secured bank loans are secured by mortgages on the borrowing subsidiaries' investment properties with a carrying amount of US\$9,301,387,000 (31 March 2018: US\$9,559,195,000; 1 April 2017: US\$6,326,577,000) (Note 4).

The effective interest rates for bank borrowings for the Group and Company (taking into account the effects of interest rate swaps) ranged from 0.47% to 6.50% (31 March 2018: 0.56% to 6.86%; 1 April 2017: 0.14% to 5.93%) per annum and 0.70% to 3.58% (31 March 2018: 0.70% to 2.51%; 1 April 2017: 1.01% to 1.70%) per annum.

Maturity of bank loans:

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Within 1 year	2,580,506	3,348,116	592,244	911,008	1,447,191	64,000
From 1 to 5 years	1,980,111	1,291,543	1,411,670	133,189	—	356,973
After 5 years	895,620	706,854	966,382	396,714	—	354,105
After 1 year	<u>2,875,731</u>	<u>1,998,397</u>	<u>2,378,052</u>	<u>529,903</u>	<u>—</u>	<u>711,078</u>
	<u>5,456,237</u>	<u>5,346,513</u>	<u>2,970,296</u>	<u>1,440,911</u>	<u>1,447,191</u>	<u>775,078</u>

Analysis of bank loans by geographic regions:

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
PRC	3,327,114	3,483,345	1,771,234	—	—	—
Japan	435,642	415,977	423,984	—	—	—
USA	252,570	—	—	—	—	—
Singapore	<u>1,440,911</u>	<u>1,447,191</u>	<u>775,078</u>	<u>1,440,911</u>	<u>1,447,191</u>	<u>775,078</u>
	<u>5,456,237</u>	<u>5,346,513</u>	<u>2,970,296</u>	<u>1,440,911</u>	<u>1,447,191</u>	<u>775,078</u>

19 Loans and borrowings (continued)

(b) Secured bonds

The bonds are issued by certain subsidiaries in Japan and are fully secured by investment properties with carrying amounts of US\$912,104,000 (31 March 2018: US\$1,361,209,000; 1 April 2017: US\$1,676,468,000) (Note 4) owned by these subsidiaries.

The effective interest rates as at 31 December 2018 for secured bonds (taking into account the effects of interest rate swaps) ranged from 0.42% to 5.65% (31 March 2018: 0.25% to 1.33%; 1 April 2017: 0.11% to 1.70%) per annum.

Maturity of secured bonds:

	31/12/2018	Group 31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000
Within 1 year	3,301	121,881	175,659
From 1 to 5 years	205,921	482,554	531,702
After 5 years	213,438	—	—
After 1 year	419,359	482,554	531,702
	422,660	604,435	707,361

(c) Unsecured bonds

The bonds issued by the Group and the Company bear fixed interest rates (taking into account the effects of interest rate swaps) ranging from 2.70% to 5.65% (31 March 2018: 2.70% to 3.88%; 1 April 2017: 2.70% to 3.88%) per annum.

Maturity of unsecured bonds:

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Within 1 year	142,011	6,854	—	—	6,854	—
From 1 to 5 years	2,934,675	585,227	267,273	492,221	—	50,775
After 5 years	1,121,796	1,318,269	1,117,681	1,121,795	1,127,140	1,117,681
After 1 year	4,056,471	1,903,496	1,384,954	1,614,016	1,127,140	1,168,456
	4,198,482	1,910,350	1,384,954	1,614,016	1,133,994	1,168,456

19 Loans and borrowings (continued)

Reconciliation of movements of liabilities to cash flows arising from financing activities

	Liabilities			Derivative liabilities held to hedge borrowings	
	Loans and borrowings	Loans from non-controlling interests	Interest payable	Financial derivative liabilities	Total
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Balance at 1 April 2017	5,599,418	33,332	41,319	26,805	5,700,874
Changes from financing cash flows					
Proceeds from bank loans	4,240,157	—	—	—	4,240,157
Repayment of bank loans	(1,048,045)	—	—	—	(1,048,045)
Proceeds from issue of bonds, net of transaction costs	638,713	—	—	—	638,713
Redemption of bonds	(296,345)	—	—	—	(296,345)
Settlement of financial derivative liabilities	—	—	—	(835)	(835)
Interest paid	—	—	(200,580)	—	(200,580)
Capital securities distribution	(537,363)	—	—	—	(537,363)
Repayments of loans from non-controlling interests	—	(42,233)	—	—	(42,233)
Total changes from financing cash flows	2,997,117	(42,233)	(200,580)	(835)	2,753,469
Changes arising from obtaining or losing control of subsidiaries or other business	(56,497)	50,086	—	—	(6,411)
The effect of changes in foreign exchange rates	335,668	776	1,265	330	338,039
Change in fair value	—	—	—	(6,209)	(6,209)
Other changes					
Amortization of transaction costs of bonds and bank loans	14,982	—	—	—	14,982
Interest expense	—	1,923	204,542	—	206,465
Effective portion of changes in fair value of cash flow hedges	—	—	—	(14,082)	(14,082)
Payment on behalf by immediate holding company	(998,160)	—	(10,804)	—	(1,008,964)
Other changes	(983,178)	1,923	193,738	(14,082)	(801,599)
Balance at 31 March 2018	7,892,528	43,884	35,742	6,009	7,978,163

19 Loans and borrowings (continued)

Reconciliation of movements of liabilities to cash flows arising from financing activities (continued)

	Liabilities			Derivative liabilities held to hedge borrowings	
	Loans from non-controlling interests	Loans from a joint venture	Loans from third parties	Financial derivative liabilities	Total
	(Note 22)	(Note 22)	(Note 22)	(Note 20)	
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Balance at 1 April 2018	7,892,528	43,884	-	6,009	7,978,163
Changes from financing cash flows					
Proceeds from bank loans	3,982,448	-	-	-	3,982,448
Repayment of bank loans	(3,440,293)	-	-	-	(3,440,293)
Proceeds from issue of bonds, net of transaction costs	2,755,326	-	-	-	2,755,326
Redemption of bonds	(304,768)	-	-	-	(304,768)
Settlement of financial derivative liabilities	-	-	-	(712)	(712)
Interest paid	-	-	-	-	-
Repayments of loans from non-controlling interests	-	(36,520)	-	-	(36,520)
Loans from a joint venture	-	31,472	-	-	31,472
Loans from non-controlling interests	-	2,567	-	-	2,567
Loans from third party	-	-	5,772	-	5,772
Total changes from financing cash flows	2,992,713	(33,953)	5,772	(712)	2,801,469
Changes arising from obtaining or losing control of subsidiaries or other business	(2,705)	-	-	-	(2,705)
Changes arising from assets and liabilities classified as held for sales	(362,089)	-	-	-	(362,089)
The effect of changes in foreign exchange rates	(457,302)	1,787	42	(544)	(450,259)
Change in fair value	-	-	-	744	744
Other changes					
Amortization of transaction costs of bonds and bank loans	14,234	-	-	-	14,234
Interest expense	-	-	-	-	-
Effective portion of changes in fair value of cash flow hedges	-	-	-	2,524	2,524
Other changes	14,234	-	-	2,524	260,820
Balance at 31 December 2018	10,077,379	11,718	5,814	8,021	10,226,143

20 Financial derivative liabilities

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities						
Forward foreign exchange contracts	—	—	7,013	—	—	7,013
Interest rate swaps	6,845	3,901	17,181	4,223	—	10,567
	6,845	3,901	24,194	4,223	—	17,580
Current liabilities						
Forward foreign exchange contracts	—	140	—	—	140	—
Interest rate swaps	1,176	1,968	2,611	—	—	—
	1,176	2,108	2,611	—	140	—
	8,021	6,009	26,805	4,223	140	17,580

Forward foreign exchange contracts and interest rate swaps are valued using valuation techniques with market observable inputs. The most frequently applied valuation techniques include forwards pricing and swap models, using present value calculations. The models incorporate various inputs including the credit quality of counterparties, foreign exchange spot and forward rates, interest rates and forward rate curves.

21 Other non-current liabilities

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Security deposits received	186,279	197,230	152,034	—	—	—
Payables for acquisition of investment properties	277	56,818	12,209	—	—	—
Provision for reinstatement costs	882	924	524	100	100	100
Advance rental received	2,826	4,341	5,470	—	—	—
Other payables	—	673	668	—	—	—
Employee bonus/incentive payable	11,288	—	—	11,288	—	—
	201,552	259,986	170,905	11,388	100	100

22 Trade and other payables

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Trade payables	19,719	8,737	8,082	—	—	—
Accrued development expenditure	485,018	453,971	429,290	—	—	—
Accrued operating expenses	114,410	92,452	84,328	41,134	15,125	20,202
Advance rental received	38,086	49,503	31,688	—	—	—
Security deposits received	97,965	89,323	104,164	—	—	—
Amounts due to:						
- immediate holding company (non-trade)	—	988,376	—	—	988,376	—
- subsidiaries (non-trade)	—	—	—	433,317	631,608	44,939
- joint ventures and associates (trade)	664	4,817	—	—	—	—
- joint ventures and associates (non-trade)	2,150	5,896	2,041	—	—	—
- non-controlling interests (trade)	1,816	2,366	1,815	—	—	—
Loans from non-controlling interests:						
- interest-free	4,836	1,281	1,740	—	—	—
- interest-bearing	6,882	42,603	31,592	—	—	—
Loan from a joint venture (interest-bearing)	31,488	—	—	—	—	—
Loan from a third party (interest-free)	5,814	—	—	—	—	—
Interest payable	91,723	35,742	41,319	8,127	13,708	29,924
Consideration payable for acquisition of associate and subsidiaries	227,119	136,820	147,945	—	—	—
Consideration payable for acquisition of investment properties	14,423	134,161	63,488	—	—	—
Consideration payable for acquisition of other investments	18,000	—	—	—	—	—
Deposits received and accrued expenses for disposal of investment properties	56,005	61,221	55,712	—	—	—
Other payables	107,049	83,810	57,779	866	7,473	3,634
	<u>1,323,167</u>	<u>2,191,079</u>	<u>1,060,983</u>	<u>483,444</u>	<u>1,656,290</u>	<u>98,699</u>

The non-trade amounts due to immediate holding company, subsidiaries, joint ventures and associates are unsecured, interest-free and are repayable on demand.

The loans from non-controlling interests, joint venture and third parties are unsecured and are repayable on demand. The interest-bearing loans from non-controlling interests bear fixed interests of ranging from 4.00% to 8.00% (31 March 2018: 4.00% to 6.00%; 1 April 2017: 4.00% to 18.00%) per annum. The interest-bearing loan from joint venture bears fixed interests of 6%.

Other payables relate principally to retention sums, advance payments received and amounts payable in connection with capital expenditure incurred.

Interest payable include US\$Nil (31 March 2018: US\$Nil; 1 April 2017: US\$14,236,000) accrued distribution on the capital securities (Note 16 (c)).

23 Equity compensation benefits

GLP Share Plans

Prior to the GLP Privatization, the Company has share-based incentive plans, comprising the GLP Performance Share Plan ("GLP PSP") and the GLP Restricted Share Plan ("GLP RSP", together with GLP PSP, hereinafter referred to as the "GLP Share Plans"), whereby performance shares have been conditionally awarded to the employees of the Group. The GLP Share Plans were administered by the Company's then Human Resource and Compensation Committee (the "HRCC") comprising Dr. Seek Ngee Huat, Dr. Dipak Chand Jain and Steven Lim Kok Hoong.

The fair value of GLP PSP and GLP RSP was measured using Monte Carlo simulation. Measurement inputs included the share price on grant date, expected volatility (based on an evaluation of the historic volatility of the Company's share price), expected term of the instruments (based on historical experience and general option holder behavior), expected dividends, and the risk-free interest rate (based on government bonds). Service and non-market performance conditions attached to the transactions were not taken into account in determining fair value.

In connection with the GLP Privatization, the vesting of all outstanding GLP Share Plans were accelerated and fully released on 2 January 2018. Accordingly, the Group recognized share-based expenses in relation to the accelerated vesting of GLP Plans of US\$25,732,000 in its profit or loss during the year ended 31 March 2018.

GLP PSP

This relates to compensation costs of the GLP PSP reflecting the benefits accruing to certain employees of the Group. Awards under the GLP PSP represent the right of a participant to receive fully paid shares free of charge, upon the achievement of prescribed performance conditions within the time period prescribed by the HRCC. Awards were released once the performance conditions specified on the date on which the award is to be granted have been achieved or due to accelerated vesting by HRCC in connection with the GLP Privatization. There was no vesting period beyond the performance achievement periods.

Details of the share awards under the GLP PSP are as follows:

	Group 31/3/2018 '000
At 1 April	19,284
Granted during the year	15,180
Vested and released during the year:	
- Equity settled	(31,342)
- Cash settled	(2,326)
Lapsed during the year	(796)
Balance at 31 March	<u>—</u>

23 Equity compensation benefits (continued)

GLP PSP (continued)

The fair value of shares was determined using a Monte Carlo simulation at the measurement date which projects future share price assuming a log normal distribution based on Geometric Brownian Motion Theory. The fair value and assumptions are set out below:

Year of Award	Group 31/3/2018
Weighted average fair value at measurement date	S\$1.42
Volatility based on three-year historical share price from grant date	15.71%
Weighted average share price at grant date	S\$2.92
Risk-free interest rate equal to the implied yield on zero-coupon Singapore Government bond with a term equal to the length of vesting period	1.41%
Expected dividend yield	<u>2.26%</u>

GLP RSP

This relates to compensation costs of the GLP RSP reflecting the benefits accruing to certain employees of the Group and Directors of the Company over the service period to which the performance criteria relate. Awards under the GLP RSP represent the right of a participant to receive fully paid shares free of charge. Awards granted under the GLP RSP were subject to vesting periods unless accelerated by the HRCC but, unlike awards granted under the performance share plan, were not subject to performance targets.

Details of the share awards under the GLP RSP are as follows:

	Group 31/3/2018 '000
At 1 April	16,775
Granted during the year	8,307
Vested and released during the year:	
- Equity settled	(23,463)
- Cash settled	(471)
Lapsed during the year	<u>(1,148)</u>
Balance at 31 March	<u>-</u>

23 Equity compensation benefits (continued)

GLP RSP (continued)

The fair value of shares was determined using a Monte Carlo simulation at the measurement date which projects future share price assuming a log normal distribution based on Geometric Brownian Motion Theory. The fair value and assumptions are set out below:

Year of Award	Group 31/3/2018
Weighted average fair value at measurement date	S\$2.73 - S\$2.86
Volatility based on three-year historical share price from grant date	21.62% - 26.21%
Weighted average share price at grant date	S\$2.92
Risk-free interest rate equal to the implied yield on zero-coupon Singapore Government bond with a term equal to the length of vesting period	1.05% - 1.41%
Expected dividend yield	<u>2.23% - 2.28%</u>

The Group recognized total expenses of US\$Nil (31 March 2018: US\$45,826,000) related to equity and cash settled share-based payment transactions during the year.

24 Revenue

	Group	
	Period from 1/4/2018 to 31/12/2018 US\$'000	Year ended 31/3/2018 US\$'000
Revenue recognized over time:		
- Rental and related income	676,696	803,971
- Fund management fee	164,100	181,893
- Financial services	24,585	20,500
Revenue recognized at point in time:		
- Dividend income from other investments	36,974	19,545
- Financial services	70,906	151,813
- Others	2,439	2,211
	<u>975,700</u>	<u>1,179,933</u>

25 Other income

	Group	
	Period from	Year ended
	1/4/2018 to	31/3/2018
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Changes in fair value of unquoted equity investment at FVTPL	38,778	—
Government grant	6,515	5,421
Investment income	1,320	—
Utility income	1,210	3,700
Others	6,148	343
	<u>53,971</u>	<u>9,464</u>

26 Net finance costs

	Group	
	Period from	Year ended
	1/4/2018 to	31/3/2018
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Interest income on:		
- fixed deposits and cash at bank	5,251	3,816
- loans to non-controlling interests	255	60
- loans to associate and joint ventures	7,163	6,001
- others	8,176	2,791
	<u>20,845</u>	<u>12,668</u>
Amortization of transaction costs of bonds and bank loans	(14,234)	(14,982)
Interest expenses on:		
- bonds	(126,715)	(64,448)
- bank loans	(116,391)	(139,608)
- loans from non-controlling interests	(944)	(1,923)
- loans from joint ventures	(12)	—
- capital securities ¹	—	(486)
Total borrowing costs	(258,296)	(221,447)
Less: Borrowing costs capitalized in investment properties	4 5,616	7,898
Net borrowing costs	<u>(252,680)</u>	<u>(213,549)</u>
Foreign exchange (loss)/gain	(225,474)	143,305
Changes in fair value of financial derivatives	(744)	6,209
Net finance costs recognized in profit or loss	<u>(458,053)</u>	<u>(51,367)</u>

Note:

¹ Relates to interest expense for the period from 1 April to Redemption Date.

27 Profit before tax

The following items have been included in arriving at profit before tax:

	Group	
	Period from 1/4/2018 to 31/12/2018 US\$'000	Year ended 31/3/2018 US\$'000
(a) Non-operating income		
Gain on disposal of joint venture and subsidiaries ¹	194,744	10,566
Loss on disposal of investment properties	(825)	(50)
(Loss)/Gain on disposal of plant and equipment	(73)	17,441
Gain/(Loss) on disposal of assets and liabilities classified as held for sale ²	296	(944)
Others	4,098	22
	198,240	27,035
(b) Staff costs included in other expenses		
Wages and salaries (excluding contributions to defined contribution plans)	(112,482)	(147,692)
Contributions to defined contribution plans	(4,568)	(5,483)
Share-based expenses:		
- Equity settled	—	(38,760)
- Cash settled	—	(7,067)
(c) Other expenses include:		
Depreciation of plant and equipment	(5,510)	(8,898)
Amortization of intangible assets and deferred management costs	(4,171)	(3,922)
Recognition of impairment losses on trade and other receivables	(3,596)	(12,987)
Plant and equipment written off	53	—
Operating lease expenses	(10,016)	(12,393)
Asset management fees	(2,126)	(3,029)
(d) Other information		
Operating expenses arising from investment properties that generate rental income ³	(252,553)	(313,085)

Notes:

¹ Comprising gain on reclassification of cumulative exchange differences related to foreign exchange operations to profit or loss of US\$30,771,000 (31 March 2018: US\$Nil) and net cash gain on disposal of subsidiaries of US\$163,973,000 (31 March 2018: net gain of US\$10,566,000) (Note 29(b)).

² Gain on disposal of assets held for sales for the year ended 31 December 2018 pertains to disposal of a portfolio of investment properties in Brazil. Loss on disposal of assets held for sale for the year ended 31 March 2018 comprise US\$1,510,000 gain from disposal of 45.00% equity interest in New Dulles Asset LLC, US\$1,048,000 loss on syndication of 92% equity interest in GLP US Income Partners III and US\$1,406,000 loss on final settlement from syndication of 90.15% interests in GLP US Income Partners II.

³ Comprise property-related expenses, staff costs and asset management fees.

28 Tax expense

	Group	
	Period from	Year ended
	1/4/2018 to	31/3/2018
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Current tax		
Current period/year	131,418	58,799
Withholding tax on foreign-sourced income	31,262	29,848
(Over)/Under provision of prior years' tax	(200)	175
	<u>162,480</u>	<u>88,822</u>
Deferred tax		
Origination and reversal of temporary differences	662,035	480,587
	<u>824,515</u>	<u>569,409</u>
 <i>Reconciliation of expected to actual tax</i>		
Profit before tax	3,172,454	2,648,111
Less: Share of results of associates and joint ventures	(405,894)	(480,138)
Profit before share of results of associates and joint ventures and tax expense	<u>2,766,560</u>	<u>2,167,973</u>
 Tax expense using Singapore tax rate of 17%	470,315	368,555
Effect of tax rates in foreign jurisdictions	255,970	142,309
Net income not subjected to tax	(12,960)	(74,552)
Non-deductible expenses	63,358	41,196
Deferred tax assets not recognized	24,257	65,791
Recognition of previously unrecognized tax losses	(10,853)	(8,496)
Withholding tax on foreign-sourced income	31,262	29,748
(Over)/Under provision of prior years' tax	(200)	175
Others	3,366	4,683
	<u>824,515</u>	<u>569,409</u>

29 Notes to the statement of cash flows – Acquisition and disposal

The primary reason for the Group's acquisitions of subsidiaries is to expand its portfolio of investment properties. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the property. Typically, the Group assesses the acquisition as a purchase of business when the strategic management function and the associated processes were purchased along with the underlying properties.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries

The primary reason for the Group's acquisitions of subsidiaries is to expand its portfolio of investment properties in different geographical locations.

- (i) The list of subsidiaries acquired during the period ended 31 December 2018 is as follows:

Name of subsidiaries	Date acquired	Equity interest acquired %
Hongjin (Beijing) Sports Equipment Co., Ltd.	April 2018	100
Changsha Wangcheng Jingyang Logistics Facilities Co., Ltd.	May 2018	80
Shanghai Sanaier Zhenhua Logistics Co., Ltd.	June 2018	100
Beijing Sifang Tianlong Medicine Logistic Co., Ltd.	July 2018	100
Huayuan Group Ningbo New Material Co., Ltd.	July 2018	100
Hunan Landun Machinery & Equipment Co., Ltd.	July 2018	98
Dexin Telecommunications Technology (Hangzhou) Co., Ltd.	July 2018	100
Kunshan Createc Automation Tech Co., Ltd.	August 2018	100
Soja Logistic Special Purpose Company	August 2018	100
Shanghai Puguang Logistic Development Co., Ltd.	September 2018	100
Ningbo Anqirui Technology Co., Ltd.	September 2018	100
Ningbo Yongrui Zhibo Technology Co., Ltd.	September 2018	100
Ningbo Zhida Hongchuang Technology Co., Ltd.	September 2018	100
Beijing Gangtong Sifang Logistics Co., Ltd.	October 2018	100
East Europe Energy New Technology (Shanghai) Development Cooperation Center Co., Ltd.	October 2018	100
Procurant USA, LLC	October 2018	70
Shanghai Junbo Textile Co., Ltd.	November 2018	80
Haimei (Taicang) Intelligent Technology Development Co., Ltd.	December 2018	70
Hubei Hanhong Tongrui Technology Co., Ltd.	December 2018	51
Guangzhou Xiangxue Airport Cross Border Logistics Co., Ltd.	December 2018	51
Hengtong Group Shanghai Electronic Technology Co., Ltd.	December 2018	100
Kanglian International Food (Hangzhou) Co., Ltd.	December 2018	100
Sanhui Food Logistic (Tianjin) Co., Ltd.	December 2018	90
Shenzhen Lingxian Technology Co., Ltd.	December 2018	55
Tianjin Xiangzhan Logistics Co., Ltd.	December 2018	100

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

Effects of acquisitions

The cash flow and the net assets of subsidiaries acquired during the period ended 31 December 2018 are provided below:

	Recognized values on acquisition US\$'000
Investment properties	1,170,548
Plant and equipment	1,324
Trade and other receivables	37,184
Cash and cash equivalents	12,736
Trade and other payables	(155,715)
Loans and borrowings	(76,331)
Current tax payable	63
Non-controlling interests	(122,361)
Net assets acquired	867,448
Total purchase consideration	(867,448)
Purchase consideration payable	175,957
Purchase consideration satisfied in cash	(691,491)
Cash of subsidiaries acquired	12,736
Purchase consideration satisfied in cash in relation to subsidiaries acquired in prior year	(67,997)
Cash outflow on acquisition of subsidiaries	(746,752)

The total related acquisition costs for the above-mentioned subsidiaries amounted to US\$867,448,000. From the dates of acquisitions to 31 December 2018, the above-mentioned acquisitions contributed net profit after tax of US\$17,376,000 to the Group's results for the period, before accounting for financing costs attributable to the acquisitions. If the acquisitions had occurred on 1 April 2018, management estimates that consolidated revenue would have been US\$986,759,000 and consolidated profit after tax for the period would have been US\$2,340,745,000.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

(ii) The list of subsidiaries acquired during the year ended 31 March 2018 is as follows:

Name of subsidiaries	Date acquired	Equity interest acquired %
Tisheng Sky (HK) Offshore Limited	May 2017	75
Minshang No.6 Network Industry Development Limited	June 2017	95
Minshang(Chengdu Qingbaijiang) Internet of Things Technology Development Co., Ltd.	June 2017	100
Ever Gain Dongguan Investments Limited	June 2017	100
Dongguan Even Profit Logistics Co., Ltd.	June 2017	100
Tianxi Sky (HK) Offshore Limited	June 2017	85
Minshang No.4 Network Industry Development Limited	July 2017	95
Minshang (Wuhan Dongxihu) Internet of Things Technology Development Co., Ltd.	July 2017	95
Hallmark International Investment Limited	July 2017	56
Kunshan Huacheng Weaving & Dyeing Co., Ltd.	July 2017	56
Mengxi Fastener (Kunshan) Co., Ltd.	July 2017	100
Shanghai Zhuorui Packing Co., Ltd	September 2017	100
Kunshan Huaqing Furniture Co., Ltd	September 2017	75
Minshang No.9 Network Industry Development Limited	December 2017	95
Minxi (Hubei) Internet of Things Technology Co., Ltd.	December 2017	95
Wuxi Guolian Logistic Facilities Co., Ltd.	December 2017	60
Shandong Zhenhua Logistics Co., Ltd.	January 2018	56
Shenyang Bangsong Logistics Co., Ltd.	January 2018	100
Xi'an Bailixing Logistics Co., Ltd.	February 2018	56
Nice Up Corporation Limited	March 2018	56
Lide Logistics (Wuhan) Co., Ltd.	March 2018	56
Beijing Jinqiao Jiashen Technology Co., Ltd.	March 2018	100
Changchun Huarun Logistics Co., Ltd.	March 2018	90

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(a) Acquisition of subsidiaries (continued)

Effects of acquisitions

The cash flow and the net assets of subsidiaries acquired during the year ended 31 March 2018 are provided below:

	Recognized values on acquisition US\$'000
Investment properties	422,622
Deferred tax assets	68
Plant and equipment	660
Trade and other receivables	2,598
Cash and cash equivalents	41,485
Trade and other payables	(76,124)
Loans and borrowings	(17,287)
Current tax payable	(338)
Non-controlling interests	(10,930)
Net assets acquired	<u>362,754</u>
Negative goodwill on acquisition of subsidiaries	–
Total purchase consideration	(362,754)
Purchase consideration payable	<u>77,983</u>
Purchase consideration satisfied in cash	(284,771)
Cash of subsidiaries acquired	41,485
Purchase consideration satisfied in cash in relation to subsidiaries acquired in prior year	<u>(88,668)</u>
Cash outflow on acquisition of subsidiaries	<u>(331,954)</u>

The total related acquisition costs for the above-mentioned subsidiaries amounted to US\$362,754,000. From the dates of acquisitions to 31 March 2018, the above-mentioned acquisitions contributed net profit after tax of US\$24,235,000 to the Group's results for the year, before accounting for financing costs attributable to the acquisitions. If the acquisitions had occurred on 1 April 2017, management estimates that consolidated revenue would have been US\$1,194,048,000 and consolidated profit after tax for the year would have been US\$2,089,844,000.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(b) Disposal of subsidiaries

- (i) The list of subsidiaries disposed during the period ended 31 December 2018 is as follows:

Name of subsidiaries	Date disposed	Equity interest disposed %
Suzhou Industrial Park Genway Factory Building Industrial	May 2018	57
Shanghai Sanaier Zhenhua Logistics Co., Ltd.	September 2018	82
Shanghai Yuhang Anting Logistics Co., Ltd.	November 2018	82
GLP Zhengzhou ILZ Logistics Facilities Co., Ltd.	December 2018	82 ¹
Zhonghui (Nanjing) Curtain Wall Technology Co., Ltd.	December 2018	82 ¹
GLP Suzhou Development Co., Ltd.	December 2018	65 ¹
GLP Changzhou Tianning Logistics Facilities Co., Ltd.	December 2018	80 ¹
GLP Deqing Pu'an Logistics Facilities Co., Ltd.	December 2018	80 ¹
Changchun CMT International Logistic Co., Ltd.	December 2018	80 ¹
Shen Yang GLP Jifa Logistics Development Co., Ltd.	December 2018	80 ¹
GLP Wangcheng EDZ Logistics Facilities Co., Ltd.	December 2018	80 ¹
GLP Shenyang Punan Logistics Facilities Co., Ltd.	December 2018	80 ¹
Wuhan Puling Warehousing Services Co., Ltd.	December 2018	80 ¹
Nantong Puling Warehousing Service Co., Ltd.	December 2018	80 ¹
Chongqing Puqing Warehousing Service Co., Ltd.	December 2018	80 ¹

¹ Disposed to China Value-Add Fund II, which is joint venture of the Group.

Effects of disposals

The cash flow and the net assets of subsidiaries disposed during the period ended 31 December 2018 are provided below:

	Recognized values on disposal US\$'000
Investment properties	1,634,627
Deferred tax assets	1,545
Plant and equipment	110
Trade and other receivables	19,986
Cash and cash equivalents	83,689
Other assets	555
Trade and other payables	(146,434)
Loans and borrowings	(79,037)
Current tax payable	(1,456)

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(b) Disposal of subsidiaries (continued)

	Recognized values on disposal US\$'000
Deferred tax liabilities	(242,909)
Non-controlling interests	(181,783)
Net assets disposed	1,088,893
Gain on disposal of subsidiaries	163,973
Paid by carrying amount of previously held equity interest	28,482
Disposal consideration	1,281,348
Disposal consideration receivable from joint venture	(444,438)
Cash of subsidiaries disposed	(83,689)
Sales consideration satisfied in cash in relation to subsidiaries disposed in prior year	107,471
Cash inflow on disposal of subsidiaries	<u>860,692</u>

From 1 April 2018 to the dates of disposal, the above-mentioned subsidiaries contributed US\$55,735,000 and US\$117,349,000 to the Group's revenue and net profit after tax for the period ended 31 December 2018 respectively.

(ii) The list of subsidiaries disposed during the year ended 31 March 2018 is as follows:

Name of subsidiaries	Date disposed	Equity interest disposed %
Hangzhou Transfar Lixin Logistics Bas Investment Development Co., Ltd.	August 2017	60
Qingdao Transfar Logistics Base Co., Ltd	August 2017	60
Tianjin Transfar Logistics Base Co., Ltd.	August 2017	60
GLP E Participações S.A.	December 2017	100
Beijing Dream Land Industrial Development Co., Ltd	March 2018	100
Weilong Storage Service (Shanghai) Co., Ltd	March 2018	100

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(b) Disposal of subsidiaries (continued)

Effects of disposals

The cash flow and the net assets of subsidiaries disposed during the year ended 31 March 2018 are provided below:

	Recognized values on disposal US\$'000
Investment properties	257,103
Trade and other receivables	7,734
Cash and cash equivalents	6,536
Other assets	183
Trade and other payables	(15,062)
Loans and borrowings	(73,784)
Current tax payable	(77)
Deferred tax liabilities	(21,362)
Other non-current liabilities	(1,559)
Non-controlling interests	(20,137)
Net assets disposed	<u>139,575</u>
Gain on disposal of subsidiaries	10,566
Paid by carrying amount of previously held equity interest	<u>2,379</u>
Disposal consideration	152,520
Disposal consideration receivable	(107,471)
Disposal consideration satisfied in shares of a subsidiary held by non-controlling interests	(30,206)
Cash of subsidiaries disposed	<u>(6,536)</u>
Cash inflow on disposal of subsidiaries	<u><u>8,307</u></u>

From 1 April 2017 to the dates of disposal, the above-mentioned subsidiaries contributed US\$4,799,999 and US\$8,710,000 to the Group's revenue and net profit after tax for the year ended 31 March 2018 respectively.

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(c) Disposal of assets and liabilities classified as held for sale

- (i) Details of the disposal of assets and liabilities classified as held for sale during the period ended 31 December 2018 are as follows:

During the period ended 31 December 2018, the Group completed the syndication of 61% equity interest in GLP EDP I, 55.25% equity interest in GLP EIP I and a portfolio of investment properties in Brazil to third party investors.

Effects of disposals

	Recognized values on disposal US\$'000
Investment properties	2,600,512
Goodwill and other intangibles	318,219
Trade and other receivables	250,085
Cash and cash equivalents	250,300
Loans and borrowings	(1,204,409)
Other non-current liabilities	(11,770)
Trade and other payables	(11,577)
Deferred tax liabilities	(161,702)
Current tax payable	(65)
Non-controlling interests	(205,925)
Net assets disposed	<u>1,823,668</u>
Equity interest retained as investment in associate	(130,495)
Equity interest previously classified as investment in associate	(90,682)
Gain on disposal of assets and liabilities classified as held for sale	296
Disposal consideration received in prior year	<u>(529,110)</u>
Cash inflow on disposals of assets and liabilities classified as held for sale	<u>1,073,677</u>

29 Notes to the statement of cash flows – Acquisition and disposal (continued)

(c) Disposal of assets and liabilities classified as held for sale (continued)

- (ii) Details of the disposal of assets and liabilities classified as held for sale during the year ended 31 March 2018 are as follows:

During the year ended 31 March 2018, the Group completed the syndication of 92% equity interest in GLP US Income Partners III and the disposal of 45.00% equity interest in New Dulles Asset LLC to third party investors.

Effects of disposals

	Recognized values on disposal US\$'000
Investment properties	806,059
Trade and other receivables	12,362
Cash and cash equivalents	15,456
Other assets	4,174
Trade and other payables	(13,882)
Loans and borrowings	(446,228)
Other non-current liabilities	(509)
Non-controlling interests	(256,432)
Net assets disposed	121,000
Equity interest retained as investment in associate and joint venture	(30,477)
Gain on disposal of assets and liabilities classified as held for sale	462
Cash of subsidiaries disposed	(15,456)
Cash inflow on disposals of assets and liabilities classified as held for sale	<u>75,529</u>

30 Operating segments

The Group has five reportable geographical segments, representing its operations in the PRC, Japan, USA, Brazil and Europe, which are managed separately due to the different geographical locations. The Group also has two reportable business segments, representing its real estate business and financial services business. The Group's CODM review internal management reports on these segments on a quarterly basis, at a minimum, for strategic decisions making, performance assessment and resources allocation purposes.

Performance of each reportable segment is measured based on segment revenue and segment earnings before net interest expense, tax expense, and excluding changes in fair value of investment properties held by subsidiaries, associates and joint ventures (net of tax) ("EBIT excluding revaluation"). EBIT excluding revaluation is used to measure performance as management believes that such information is the most relevant in evaluating the results of these segments relative to other entities that operate within the logistics industry. Segment assets and liabilities are presented net of inter-segment balances.

Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. There are no transactions between reportable segments.

Segment assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

30

Operating segments (continued)

Information regarding the Group's reportable geographical segments is presented in the tables below.

Information about reportable geographical segments

	PRC		Japan		USA		Brazil		Europe		Others		Total	
	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000	31/12/2018 US\$'000
Group														
Continuing operations														
Revenue and expenses														
External revenue	748,700	892,767	134,676	189,609	63,010	82,630	7,906	12,616	21,408	2,311	-	-	975,700	1,179,933
Changes in fair value of investment properties held by subsidiaries	2,433,474	1,680,791	34,008	40,607	-	-	-	(1,467)	-	-	-	-	2,467,482	1,719,731
Share of changes in fair value of investment properties (net of tax) held by associates and joint ventures	75,255	60,841	194,268	173,881	62,940	83,897	(6,591)	56,895	15,203	1,043	-	-	340,175	376,557
Net finance (costs)/income	(399,186)	105,186	(5,773)	(9,494)	970	4,217	(3,624)	(240)	(3)	-	(50,437)	(151,036)	(458,053)	(51,367)
Tax expense	(802,018)	(552,456)	(14,651)	(10,632)	(2,316)	(2,869)	(1,233)	(974)	(2,712)	-	(1,585)	(2,478)	(824,515)	(569,409)
Profit/(Loss) from continuing operations	1,973,600	1,757,150	341,841	374,627	102,221	119,550	526	73,459	(2,628)	(1,826)	(67,621)	(244,258)	2,347,959	2,078,702
Profit/(Loss) from discontinued operation	-	-	-	-	-	7,943	-	-	-	(6,493)	-	-	-	1,450
Profit/(Loss) after tax	1,973,600	1,757,150	341,841	374,627	102,221	127,493	526	73,459	(2,628)	(8,319)	(67,621)	(244,258)	2,347,939	2,080,152
EBIT	3,174,804	2,204,420	362,265	394,753	103,567	131,684	5,383	74,673	87	(8,319)	(15,599)	(90,744)	3,630,507	2,706,467
EBIT excluding revaluation	666,075	462,788	133,989	180,265	41,527	47,787	11,974	19,445	(15,116)	(9,362)	(15,599)	(90,744)	822,850	610,179
Profit attributable to:														
- Owners of the Company ("PATMI")	1,062,310	991,862	341,841	374,627	102,208	123,365	526	73,459	(579)	(6,779)	(67,621)	(244,258)	1,438,685	1,312,276
- NCI	911,290	765,288	-	-	13	4,128	-	-	(2,049)	(1,540)	-	-	909,154	707,876
PATMI excluding revaluation	54,071	295,240	115,265	162,169	40,161	39,468	7,117	17,664	(17,830)	(7,821)	(67,621)	(244,258)	131,163	262,462

Operating segments (continued)

Information about reportable geographical segments (continued)

Group	PBC		Japan		USA		Brazil		Europe		Others		Total	
	31/12/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	1/4/2017 US\$'000	31/12/2018 US\$'000	1/4/2017 US\$'000
<i>Assets and liabilities</i>														
Investment properties	17,855,646	16,605,068	12,406,581	728,155	1,848,524	2,159,046	539,122	43,837	46,732	-	-	-	-	19,481,683
Associates and joint ventures	1,338,782	702,866	497,293	1,210,641	1,040,722	781,708	740,386	675,506	536,068	629,364	729,835	667,034	235,135	102,820
Other segment assets	4,090,303	4,025,687	2,380,151	1,152,039	813,652	1,036,096	117,641	92,567	965,415	298,313	254,348	16,491	133,423	1,500,151
Reportable segment assets	23,284,731	21,333,621	15,284,025	3,090,835	3,702,898	3,976,850	1,397,149	811,910	1,548,215	927,677	984,183	773,744	727,318	1,602,971
Loans and borrowings	(6,130,092)	(4,259,700)	(1,987,732)	(639,790)	(1,020,413)	(1,131,344)	(252,570)	-	-	-	-	-	-	-
Other segment liabilities	(3,299,683)	(2,839,071)	(2,147,599)	(424,801)	(207,184)	(209,401)	(35,625)	(13,562)	(469,768)	(192,660)	(164,752)	(33,401)	(15,681)	(6,659)
Reportable segment liabilities	(9,429,775)	(7,098,771)	(4,135,331)	(1,064,591)	(1,227,597)	(1,340,745)	(288,195)	(13,562)	(469,768)	(192,660)	(164,752)	(33,401)	(15,681)	(6,659)
<i>Other information</i>														
Depreciation and amortization	(4,052)	(4,701)	(4,472)	(1,086)	(3,181)	(4,129)	(126)	(156)	(140)	(370)	(677)	(723)	(570)	(1)
Interest income	14,878	6,887	6,831	-	8	1	2,943	4,217	9,512	83	1,123	531	1	-
NCI's share of EBITDA excluding revaluation ¹	280,130	207,699	162,022	-	-	-	-	6,996	3,687	-	-	-	-	1,541
Capital expenditure ²	763,073	971,169	1,092,143	9,633	12,327	406,900	495,284	6,204	80,681	104	212,817	84,059	359,429	546

Notes:

¹ EBITDA refers to EBIT excluding depreciation and amortization.

² Capital expenditure includes acquisition, borrowing costs and development expenditure of investment properties and acquisition of plant and equipment.

30 Operating segments (continued)

Information about reportable business segments (continued)

Group	Real estate		Financial services		Total	
	31/12/2018 US\$'000	31/3/2018 US\$'000	31/12/2018 US\$'000	31/3/2018 US\$'000	31/12/2018 US\$'000	31/3/2018 US\$'000
Continuing operations						
<i>Revenue and expenses</i>						
External revenue	879,579	1,007,610	96,121	172,313	975,700	1,179,933
Cost of goods sold	—	—	(70,491)	(149,147)	(70,491)	(149,147)
Net finance costs	(456,020)	(48,863)	(2,033)	(2,504)	(458,053)	(51,367)
Tax expense	(823,949)	(568,989)	(566)	(420)	(824,515)	(569,409)
Profit/(Loss) from continuing operations	2,337,513	2,083,507	10,426	(4,805)	2,347,939	2,078,702
Profit from discontinued operation	—	1,450	—	—	—	1,450
Profit/(Loss) after tax	2,337,513	2,084,957	10,426	(4,805)	2,347,939	2,080,152

31 Financial risk management

The Group has exposure to the following risks from its use of financial instruments:

- credit risk
- liquidity risk
- market risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these financial statements.

(a) Risk management framework

The Group adopts the risk management policies and guidelines of the ultimate holding entity, GLP Holdings, L.P., which has a system of controls in place to create an acceptable balance between the costs of risks occurring and the cost of managing the risks. Risk management policies and guidelines are reviewed regularly to reflect changes in market conditions and the Group's activities.

(b) Credit risk

Credit risk is the risk of financial loss resulting from the failure of a customer or counterparty to meet its contractual obligations. Financial transactions are restricted to counterparties that meet appropriate credit criteria that are approved by the Group and are being reviewed on a regular basis. In respect of trade receivables, the Group has guidelines governing the process of granting credit and outstanding balances are monitored on an ongoing basis. Concentration of credit risk relating to trade receivables is limited due to the Group's many varied customers. These customers are engaged in a wide spectrum of activities and operate in a variety of markets.

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Trade and other receivables (non-current and current)	2,798,189	1,711,226	771,810	1,600,350	2,125,486	1,757,180
Cash and cash equivalents	988,369	1,235,736	1,210,540	217,029	22,319	102,577
	<u>3,786,558</u>	<u>2,946,962</u>	<u>1,982,350</u>	<u>1,817,379</u>	<u>2,147,805</u>	<u>1,859,757</u>

31 Financial risk management (continued)

(b) Credit risk (continued)

Exposure to credit risk (continued)

The maximum exposure to credit risk for financial assets at the reporting date by geographic region is as follows:

	Group			Company		
	31/12/2018	31/3/2018	1/4/2017	31/12/2018	31/3/2018	1/4/2017
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
PRC	2,560,117	2,502,772	1,272,802	—	—	—
Japan	187,590	219,565	389,872	—	—	—
Singapore	711,995	80,215	157,038	1,817,379	2,147,805	1,859,757
US	212,250	86,665	149,220	—	—	—
Europe	108,863	47,899	—	—	—	—
Others	5,743	9,846	13,418	—	—	—
	<u>3,786,558</u>	<u>2,946,962</u>	<u>1,982,350</u>	<u>1,817,379</u>	<u>2,147,805</u>	<u>1,859,757</u>

Expected credit loss assessment for cash and cash equivalents as at 31 December 2018

Impairment on cash and cash equivalents has been measured on the 12 month expected loss basis and reflects the short term maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on external credit ratings of the counterparties and low credit risks exposures. The amount of ECL on cash and cash equivalents was negligible.

(c) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group actively manages its debt maturity profile, operating cash flows and the availability of funding so as to ensure that all refinancing, repayment and funding needs are met. The Group maintains a level of cash and cash equivalents deemed adequate by management to meet the Group's working capital requirement. In addition, the Group strives to maintain available banking facilities at a reasonable level to its overall debt position.

As far as possible, the Group will raise medium and long-term funding from both capital markets and financial institutions and prudently balance its portfolio with some short-term funding so as to achieve overall cost effectiveness.

As at 31 December 2018, the Group has unutilized credit and loan facilities amounting to US\$1,363,890,000 (31 March 2018: US\$1,329,261,000; 1 April 2017: US\$2,452,903,000), of which US\$34,341,000 (31 March 2018: US\$36,020,000; 1 April 2017: US\$634,250,000) are committed credit facilities.

As at 31 December 2018, the Company has unutilized credit and loan facilities amounting to US\$245,283,000 (31 March 2018: US\$192,559,000; 1 April 2017: US\$1,538,178,000), of which US\$34,341,000 (31 March 2018: US\$Nil; 1 April 2017: US\$Nil) are committed credit facilities.

31 Financial risk management (continued)

(c) Liquidity risk (continued)

The following are the contractual maturities of financial liabilities, including interest payments and excluding the impact of netting agreements:

Group	Carrying amount US\$'000	Contractual cash flows US\$'000	Cash flows		
			Within 1 year US\$'000	From 1 to 5 years US\$'000	After 5 years US\$'000
31 December 2018					
Non-derivative financial liabilities					
Bank loans	5,456,237	5,965,021	2,719,390	2,289,631	956,000
Bonds	4,621,142	5,570,103	349,218	3,680,070	1,540,815
Trade and other payables ¹	1,483,807	1,513,094	1,327,079	150,007	36,008
	11,561,186	13,048,218	4,395,687	6,119,708	2,532,823
Derivative financial liabilities					
Interest rate swaps (net-settled)	8,021	12,908	3,123	8,952	833
	11,569,207	13,061,126	4,398,810	6,128,660	2,533,656
31 March 2018					
Non-derivative financial liabilities					
Bank loans	5,346,513	5,811,591	3,482,784	1,547,653	781,154
Bonds	2,514,785	3,058,001	210,866	1,356,451	1,490,684
Bank overdrafts	31,230	31,230	31,230	–	–
Trade and other payables ¹	2,397,221	2,398,138	2,142,493	221,844	33,801
	10,289,749	11,298,960	5,867,373	3,125,948	2,305,639
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	140				
- Outflow		7,040	7,040	–	–
- Inflow		(6,900)	(6,900)	–	–
Interest rate swaps (net-settled)	5,869	6,727	2,521	4,206	–
	10,295,758	11,305,827	5,870,034	3,130,154	2,305,639

Note:

¹ Excludes advance rental received.

31 Financial risk management (continued)

(c) Liquidity risk (continued)

Group	Carrying amount US\$'000	Contractual cash flows US\$'000	Within 1 year US\$'000	Cash flows From 1 to 5 years US\$'000	After 5 years US\$'000
1 April 2017					
Non-derivative financial liabilities					
Bank loans	2,970,296	3,357,809	679,912	1,647,546	1,030,351
Bonds	2,092,315	2,519,496	230,718	998,795	1,289,983
Capital securities	536,807	537,292	537,292	—	—
Trade and other payables ¹	1,194,730	1,195,983	1,030,549	126,204	39,230
	6,794,148	7,610,580	2,478,471	2,772,545	2,359,564
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	7,013				
- Outflow		59,478	1,643	57,835	—
- Inflow		(52,434)	(2,012)	(50,422)	—
Interest rate swaps (net-settled)	19,792	20,515	5,834	14,275	406
	6,820,953	7,638,139	2,483,936	2,794,233	2,359,970
Company					
31 December 2018					
Non-derivative financial liabilities					
Bank loans	1,440,911	1,496,370	918,818	161,773	415,779
Bonds	1,614,016	1,978,873	57,173	713,530	1,208,170
Trade and other payables	494,832	483,544	483,444	100	—
	3,549,759	3,958,787	1,459,435	875,403	1,623,949
Derivative financial liabilities					
Interest rate swaps (net-settled)	4,223	8,470	1,584	6,053	833
	3,553,982	3,967,257	1,461,019	881,456	1,624,782

Note:

¹ Excludes advance rental received.

31 Financial risk management (continued)

(c) Liquidity risk (continued)

Company	Carrying amount US\$'000	Contractual cash flows US\$'000	Within 1 year US\$'000	Cash flows From 1 to 5 years US\$'000	After 5 years US\$'000
31 March 2018					
Non-derivative financial liabilities					
Bank loans	1,447,191	1,451,951	1,451,951	—	—
Bonds	1,133,994	1,476,245	49,590	170,353	1,256,302
Capital securities	31,230	31,230	31,230	—	—
Trade and other payables	1,656,390	1,656,390	1,656,290	100	—
	4,268,805	4,615,816	3,189,061	170,453	1,256,302
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	140				
- Outflow		7,040	7,040	—	—
- Inflow		(6,900)	(6,900)	—	—
	4,268,945	4,615,956	3,189,201	170,453	1,256,302
1 April 2017					
Non-derivative financial liabilities					
Bank loans	775,078	812,312	71,234	380,716	360,362
Bonds	1,168,456	1,555,796	44,414	221,399	1,289,983
Capital securities	536,807	537,292	537,292	—	—
Trade and other payables	98,799	98,799	98,699	100	—
	2,579,140	3,004,199	751,639	602,215	1,650,345
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	7,013				
- Outflow		59,478	1,643	57,835	—
- Inflow		(52,434)	(2,012)	(50,422)	—
Interest rate swaps (net-settled)	10,567	10,238	2,650	7,182	406
	2,596,720	3,021,481	753,920	616,810	1,650,751

31 Financial risk management (continued)

(d) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices, will affect the Group's income. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Currency risk

The Group operates mainly in the PRC, Japan, USA, Brazil and Europe. Other than the respective functional currency of the Group's subsidiaries, the foreign currency which the Group has exposure to at the reporting date is the US Dollar.

The Group maintains a natural hedge, wherever possible, by borrowing in the currency of the country in which the investment is located. Foreign exchange exposures in transactional currencies other than the functional currencies of the operating entities are kept to an acceptable level.

The Group also monitors any surplus cash held in currencies other than the functional currency of the respective companies and uses sensitivity analysis to measure the foreign exchange risk exposure. Where necessary, the Group will use foreign exchange contracts to hedge and minimize net foreign exchange risk exposures. In relation to its overseas investments in foreign subsidiaries whose net assets are exposed to currency translation risk and which are held for long-term investment purposes, the differences arising from such translation are captured under the foreign currency translation reserve. These translation differences are reviewed and monitored on a regular basis.

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

The Group's and Company's exposures to foreign currencies (financial assets and liabilities not denominated in the respective entities' functional currencies) as at 31 December 2018, 31 March 2018 and 1 April 2017 are as follows:

Group	United States Dollar US\$'000	Japanese Yen US\$'000	Singapore Dollar US\$'000	Hong Kong Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
31 December 2018							
Financial assets							
Cash and cash equivalents	102,140	2,714	2,208	4,891	159,885	2,485	6,270
Trade and other receivables	1,583,371	7,055	56	1	6,601	2,114	39,946
Unquoted equity investments - FVTPL	227,929	448	—	—	—	—	—
	1,913,440	10,217	2,264	4,892	166,486	4,599	46,216
Financial liabilities							
Bank loans	(1,171,082)	(529,903)	(3,159)	(824,924)	—	(568,297)	—
Bonds	(987,030)	(134,766)	—	—	—	(492,221)	—
Trade and other payables	(1,065,991)	(266,558)	—	—	(160,276)	(2,314)	—
	(3,224,103)	(931,227)	(3,159)	(824,924)	(160,276)	(1,062,832)	—
Net financial (liabilities)/assets	(1,310,663)	(921,010)	(895)	(820,032)	6,210	(1,058,233)	46,216
Add: Loans/Bonds designated for net investment hedge	—	664,072	—	—	—	235,808	—
Currency exposure of net financial (liabilities)/assets	(1,310,663)	(256,938)	(895)	(820,032)	6,210	(822,425)	46,216

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Group	United States Dollar US\$'000	Japanese Yen US\$'000	Singapore Dollar US\$'000	Hong Kong Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
31 March 2018							
Financial assets							
Cash and cash equivalents	254,318	651	663	2,534	11	9,991	31,466
Trade and other receivables	—	26,547	670	—	68,693	2,031	8,070
Available-for-sale financial investments	—	—	—	145,046	—	—	—
	<u>254,318</u>	<u>27,198</u>	<u>1,333</u>	<u>147,580</u>	<u>68,704</u>	<u>12,022</u>	<u>39,536</u>
Financial liabilities							
Bank loans	(882,580)	(948)	—	(445,125)	—	(1,351,195)	—
Bonds	—	(141,415)	—	—	(6,854)	—	—
Bank overdraft	—	—	—	—	—	—	(31,230)
Trade and other payables	(1,902,417)	(626,958)	(27)	—	(115)	(420)	—
	<u>(2,784,997)</u>	<u>(769,321)</u>	<u>(27)</u>	<u>(445,125)</u>	<u>(6,969)</u>	<u>(1,351,615)</u>	<u>(31,230)</u>
Net financial (liabilities)/assets	<u>(2,530,679)</u>	<u>(742,123)</u>	<u>1,306</u>	<u>(297,545)</u>	<u>61,735</u>	<u>(1,339,593)</u>	<u>8,306</u>
Add: Forward foreign exchange contracts	—	—	—	—	6,854	—	31,192
Add: Loans designated for net investment hedge	—	141,415	—	—	—	1,347,190	—
Currency exposure of net financial (liabilities)/assets	<u>(2,530,679)</u>	<u>(600,708)</u>	<u>1,306</u>	<u>(297,545)</u>	<u>68,589</u>	<u>7,597</u>	<u>39,498</u>

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Group	United States Dollar US\$'000	Japanese Yen US\$'000	Singapore Dollar US\$'000	Hong Kong Dollar US\$'000	Chinese Renminbi US\$'000
1 April 2017					
Financial assets					
Cash and cash equivalents	299,234	1,509	79	1,465	12
Trade and other receivables	–	20,943	69	46	64,316
Available-for-sale financial investments	–	–	–	137,588	–
	<u>299,234</u>	<u>22,452</u>	<u>148</u>	<u>139,099</u>	<u>64,328</u>
Financial liabilities					
Bank loans	(411,550)	(711,078)	–	–	–
Bonds	–	(133,635)	–	–	(50,775)
Capital securities	–	–	(536,807)	–	–
Trade and other payables	(1,608,628)	(39,528)	(15,463)	–	(3,822)
	<u>(2,020,178)</u>	<u>(884,241)</u>	<u>(552,270)</u>	<u>–</u>	<u>(54,597)</u>
Net financial (liabilities)/assets	<u>(1,720,944)</u>	<u>(861,789)</u>	<u>(552,122)</u>	<u>139,099</u>	<u>9,731</u>
Add: Forward foreign exchange contracts	–	–	–	–	50,775
Add: Loans designated for net investment hedge	–	844,713	–	–	–
Currency exposure of net financial (liabilities)/assets	<u>(1,720,944)</u>	<u>(17,076)</u>	<u>(552,122)</u>	<u>139,099</u>	<u>60,506</u>

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Company	Japanese Yen US\$'000	Singapore Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
31 December 2018					
Financial assets					
Cash and cash equivalents	54	653	159,885	5	94
Trade and other receivables	7,055	56	6,601	2,114	3,792
	<u>7,109</u>	<u>709</u>	<u>166,486</u>	<u>2,119</u>	<u>3,886</u>
Financial liabilities					
Bank loans	(529,903)	—	—	(566,008)	—
Bonds	(134,766)	—	—	(492,221)	—
Trade and other payables	(266,558)	—	(160,276)	(2,314)	—
	<u>(931,227)</u>	<u>—</u>	<u>(160,276)</u>	<u>(1,060,543)</u>	<u>—</u>
Net financial (liabilities)/assets	<u>(924,118)</u>	<u>709</u>	<u>6,210</u>	<u>(1,058,424)</u>	<u>3,886</u>
Currency exposure of net financial (liabilities)/assets	<u>(924,118)</u>	<u>709</u>	<u>6,210</u>	<u>(1,058,424)</u>	<u>3,886</u>
31 March 2018					
Financial assets					
Cash and cash equivalents	5	543	11	1	—
Trade and other receivables	25,224	656	68,693	74	—
	<u>25,229</u>	<u>1,199</u>	<u>68,704</u>	<u>75</u>	<u>—</u>
Financial liabilities					
Bank loans	—	—	—	(1,347,190)	—
Bonds	(141,415)	—	(6,854)	—	—
Bank overdraft	—	—	—	—	(31,230)
Trade and other payables	(626,811)	—	(104)	(420)	—
	<u>(768,226)</u>	<u>—</u>	<u>(6,958)</u>	<u>(1,347,610)</u>	<u>(31,230)</u>
Net financial (liabilities)/assets	<u>(742,997)</u>	<u>1,199</u>	<u>61,746</u>	<u>(1,347,535)</u>	<u>(31,230)</u>
Add: Forward foreign exchange contracts	—	—	6,854	—	31,192
Currency exposure of net financial (liabilities)/assets	<u>(742,997)</u>	<u>1,199</u>	<u>68,600</u>	<u>(1,347,535)</u>	<u>(38)</u>

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Company	Japanese Yen US\$'000	Singapore Dollar US\$'000	Chinese Renminbi US\$'000
1 April 2017			
Financial assets			
Cash and cash equivalents	1,508	64	12
Trade and other receivables	1,691	69	59,975
	<u>3,199</u>	<u>133</u>	<u>59,987</u>
Financial liabilities			
Bank loans	(711,078)	—	—
Bonds	(133,635)	—	(50,775)
Capital securities	—	(536,807)	—
Trade and other payables	(39,528)	(14,380)	(784)
	<u>(884,241)</u>	<u>(551,187)</u>	<u>(51,559)</u>
Net financial (liabilities)/assets	(881,042)	(551,054)	8,428
Add: Forward foreign exchange contracts	—	—	50,775
Currency exposure of net financial (liabilities)/assets	(881,042)	(551,054)	59,203

Sensitivity analysis

A 10% strengthening of foreign currency against the respective functional currencies of the subsidiaries at the reporting date would have increased/(decreased) profit before tax by the amounts shown below. The Group's outstanding forward foreign exchange contracts have been included in this calculation. The analysis assumes that all other variables, in particular interest rates, remain constant.

	Group		Company	
	31/12/2018	31/3/2018	31/12/2018	31/3/2018
	US\$'000	US\$'000	US\$'000	US\$'000
US Dollar ¹	(131,066)	(253,068)	—	—
Japanese Yen ²	(25,694)	(60,071)	(92,412)	(74,300)
Singapore Dollar ²	(89)	131	71	120
Hong Kong Dollar ²	(82,003)	(29,755)	—	—
Chinese Renminbi ²	621	6,859	621	6,860
European Dollar ²	(82,242)	760	(105,842)	(134,754)
Great British Pound ²	<u>4,622</u>	<u>3,950</u>	<u>389</u>	<u>(4)</u>

Notes:

¹ As compared to functional currency of Renminbi.

² As compared to functional currency of US Dollar.

A 10% weakening of foreign currency against the respective functional currencies of the subsidiaries at the reporting date would have the equal but opposite effect on the above currencies to the amounts shown above, on the basis that all other variables remain constant.

31 Financial risk management (continued)

(d) Market risk (continued)

Interest rate risk

The Group's interest rate risk arises primarily from the interest-earning financial assets and interest-bearing financial liabilities.

The Group manages its interest rate exposure by maintaining a mix of fixed and variable rate borrowings. Where necessary, the Group hedges a portion of its interest rate exposure within the short to medium term by using interest rate derivatives.

At 31 December 2018, the Group and Company has designated interest rate swaps with an aggregate notional contract amount of US\$819,607,000 (31 March 2018: US\$444,002,000; 1 April 2017: US\$1,331,972,000) and US\$541,680,000 (31 March 2018: US\$Nil; 1 April 2017: US\$716,800,000) as cash flow hedges. After taking into account the effects of the interest rate swaps, the Group and Company pays fixed interest rates ranging from 0.42% to 1.36% (31 March 2018: 0.42% to 1.33%; 1 April 2017: 0.42% to 1.60%) per annum and 0.88% to 1.36% (31 March 2018: Nil%; 1 April 2017: 0.83% to 1.09%) per annum and receives a variable rate equal to the Swap Offer Rate on the notional amounts. The aggregate fair value of interest rate swaps held by the Group and Company as at 31 December 2018 is a net liability of US\$8,021,000 (31 March 2018: US\$5,869,000; 1 April 2017: US\$19,792,000) and US\$4,223,000 (31 March 2018: US\$Nil; 1 April 2017: US\$10,567,000) which are designated as cash flow hedges.

During the period/year ended 31 December 2018 and 31 March 2018, there was no ineffectiveness of cash flow hedges recognized in profit or loss.

At the reporting date, the interest rate profile of interest-bearing financial liabilities (after taking into account the effects of the interest rate swaps) are as follows:

	Group		Company	
	Carrying amount US\$'000	Principal/ notional amount US\$'000	Carrying amount US\$'000	Principal/ notional amount US\$'000
31 December 2018				
Fixed rate instruments				
Loans and borrowings	5,915,866	5,401,041	3,054,927	2,538,649
Trade and other payables	38,370	38,370	—	—
	<u>5,954,236</u>	<u>5,439,411</u>	<u>3,054,927</u>	<u>2,538,649</u>
Variable rate instruments				
Loans and borrowings	<u>4,161,513</u>	<u>4,166,152</u>	<u>—</u>	<u>—</u>
31 March 2018				
Fixed rate instruments				
Loans and borrowings	3,528,392	3,545,742	2,151,086	2,166,111
Trade and other payables	42,603	42,603	—	—
	<u>3,570,995</u>	<u>3,588,345</u>	<u>2,151,086</u>	<u>2,166,111</u>

31 Financial risk management (continued)

(d) Market risk (continued)

Interest rate risk (continued)

	Group		Company	
	Carrying amount US\$'000	Principal/ notional amount US\$'000	Carrying amount US\$'000	Principal/ notional amount US\$'000
Variable rate instruments				
Loans and borrowings	4,364,136	4,334,257	461,329	430,099
1 April 2017				
Fixed rate instruments				
Loans and borrowings	3,331,751	3,356,887	2,480,341	2,502,874
Trade and other payables	31,592	31,592	—	—
	<u>3,363,343</u>	<u>3,388,479</u>	<u>2,480,341</u>	<u>2,502,874</u>
Variable rate instruments				
Loans and borrowings	2,267,667	2,269,296	—	—

Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through the profit or loss. Therefore a change in interest rates at the reporting date would not affect profit or loss.

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates at the reporting date would have increased/(decreased) profit before tax and equity by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

	Group		Company	
	100 bp Increase US\$'000	100 bp Decrease US\$'000	100 bp Increase US\$'000	100 bp Decrease US\$'000
31 December 2018				
Loans and borrowings	(41,662)	41,662	—	—
31 March 2018				
Loans and borrowings	(43,343)	43,343	(4,301)	4,301

31 Financial risk management (continued)

(d) Market risk (continued)

Other market price risk

Equity price risk arises from quoted available-for-sale equity securities measured at fair value held by the Group. Management of the Group monitors the equity securities in its investment portfolio based on market indices. Material investments within the portfolio are managed on an individual basis and all buy and sell decisions are approved by the Group's Investment Committee.

An increase/(decrease) in 5% of the equity price of quoted equity investments held by the Group at the reporting date would have increased/(decreased) fair value reserve by US\$37.0 million (31 March 2018: US\$55.3 million; 1 April 2017: US\$52.2 million). This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

(e) Offsetting financial assets and financial liabilities

The disclosures set out in the tables below include financial assets and financial liabilities that:

- are offset in the Group's and Company's statement of financial position; or
- are subject to an enforceable master netting arrangement, irrespective of whether they are offset in the statement of financial position.

Financial instruments such as trade receivables and trade payables are not disclosed in the tables below unless they are offset in the statement of financial position.

The Group's derivative transactions that are not transacted on an exchange are entered into under International Swaps and Derivatives Association (ISDA) Master Netting Agreements. In general, under such agreements, the amounts owed by each counterparty that are due on a single day in respect of all transactions outstanding in the same currency under the agreement are aggregated into a single net amount being payable by one party to the other. In certain circumstances, for example when a credit event such as a default occurs, all outstanding transactions under the agreement are terminated, the termination value is assessed and only a single net amount is due or payable in settlement of all transactions.

The above ISDA agreements do not meet the criteria for offsetting in the statement of financial position. This is because they create a right of set-off of recognized amounts that is enforceable only following an event of default, insolvency or bankruptcy of the Group or the counterparties. In addition, the Group and its counterparties do not intend to settle on a net basis or to realize the assets and settle the liabilities simultaneously.

31 Financial risk management (continued)

(e) Offsetting financial assets and financial liabilities (continued)

Financial assets and financial liabilities subject to offsetting and enforceable master netting arrangements

Group	Gross amounts of recognized financial assets/ (liabilities) US\$'000	Gross amounts of recognized financial assets/ (liabilities) offset in the statement of financial position US\$'000	Net amounts of financial assets/ (liabilities) presented in the statement of financial position US\$'000	Related amounts not offset in the statement of financial position US\$'000	Net amount US\$'000
31 December 2018					
Financial liabilities					
Interest rate swaps	(8,021)	—	(8,021)	—	(8,021)
	<u>(8,021)</u>	<u>—</u>	<u>(8,021)</u>	<u>—</u>	<u>(8,021)</u>
31 March 2018					
Financial liabilities					
Forward foreign exchange contracts	(140)	—	(140)	—	(140)
Interest rate swaps	(5,869)	—	(5,869)	—	(5,869)
	<u>(6,009)</u>	<u>—</u>	<u>(6,009)</u>	<u>—</u>	<u>(6,009)</u>
1 April 2017					
Financial liabilities					
Forward foreign exchange contracts	(7,013)	—	(7,013)	—	(7,013)
Interest rate swaps	(19,792)	—	(19,792)	—	(19,792)
	<u>(26,805)</u>	<u>—</u>	<u>(26,805)</u>	<u>—</u>	<u>(26,805)</u>

31 Financial risk management (continued)

(e) Offsetting financial assets and financial liabilities (continued)

Financial assets and financial liabilities subject to offsetting and enforceable master netting arrangements

Company	Gross amounts of recognized financial assets/ (liabilities) US\$'000	Gross amounts of recognized financial assets/ (liabilities) offset in the statement of financial position US\$'000	Net amounts of financial assets/ (liabilities) presented in the statement of financial position US\$'000	Related amounts not offset in the statement of financial position US\$'000	Net amount US\$'000
31 December 2018					
Financial liabilities					
Interest rate swaps	(4,223)	–	(4,223)	–	(4,223)
	<u>(4,223)</u>	<u>–</u>	<u>(4,223)</u>	<u>–</u>	<u>(4,223)</u>
31 March 2018					
Financial liabilities					
Forward foreign exchange contracts	(140)	–	(140)	–	(140)
	<u>(140)</u>	<u>–</u>	<u>(140)</u>	<u>–</u>	<u>(140)</u>
1 April 2017					
Financial liabilities					
Forward foreign exchange contracts	(7,013)	–	(7,013)	–	(7,013)
Interest rate swaps	(10,567)	–	(10,567)	–	(10,567)
	<u>(17,580)</u>	<u>–</u>	<u>(17,580)</u>	<u>–</u>	<u>(17,580)</u>

The gross amounts of financial assets and financial liabilities and their net amounts as presented in the statement of financial position that are disclosed in the above tables are measured in the statement of financial position at fair value.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Group	Note	Carrying amount			Fair value		
		Fair value – hedging instruments US\$'000	Loans and receivables US\$'000	Available -for-sale US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	
							Level 1 US\$'000
							Level 2 US\$'000
							Level 3 US\$'000
							Total US\$'000
31 March 2018							
Equity investments – available-for-sale	10	–	–	1,483,046	–	1,483,046	1,483,046
Other non-current assets ¹	11	–	489,556	–	–	489,556	489,556
Trade and other receivables ²	12	–	1,229,740	–	–	1,229,740	1,229,740
Cash and cash equivalents	14	–	1,235,736	–	–	1,235,736	1,235,736
		–	2,955,032	1,483,046	–	4,438,078	4,438,078
31 December 2017							
Secured bank loans	19	–	–	–	(2,312,755)	(2,312,755)	(2,312,755)
Secured bonds	19	–	–	–	(604,435)	(604,435)	(604,435)
Unsecured bank loans	19	–	–	–	(3,033,758)	(3,033,758)	(3,033,758)
Unsecured bonds	19	–	–	–	(1,910,350)	(1,910,350)	(1,910,350)
Bank overdrafts	19	–	–	–	(31,230)	(31,230)	(31,230)
Forward foreign exchange contracts	20	(140)	–	–	–	(140)	(140)
Interest rate swaps	20	(5,869)	–	–	–	(5,869)	(5,869)
Other non-current liabilities ³	21	–	–	–	(255,645)	(255,645)	(255,645)
Trade and other payables ³	22	–	–	–	(2,141,576)	(2,141,576)	(2,141,576)
		(6,009)	–	–	(10,289,749)	(10,295,758)	(10,295,758)

Notes:

¹ Excludes prepayments and deferred management costs.

² Excludes other assets and prepayments.

³ Excludes advance rental received.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Group	Note	Carrying amount				Fair value				
		Fair value – hedging instruments US\$'000	Loans and receivables US\$'000	Available -for-sale US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
1 April 2017										
Equity investments – available-for-sale										
	10	–	–	1,160,597	–	1,160,597	1,044,886	–	115,711	1,160,597
Other non-current assets ¹	11	–	216,574	–	–	216,574	–	–	228,637	228,637
Trade and other receivables ²	12	–	555,236	–	–	555,236	–	–	–	–
Cash and cash equivalents	14	–	1,210,540	–	–	1,210,540	–	–	–	–
		–	1,982,350	1,160,597	–	3,142,947	–	–	–	–
Secured bank loans										
Secured bonds	19	–	–	–	(1,790,792)	(1,790,792)	–	(1,790,792)	–	(1,790,792)
Unsecured bank loans	19	–	–	–	(707,361)	(707,361)	–	(707,361)	–	(707,361)
Unsecured bonds	19	–	–	–	(1,179,504)	(1,179,504)	–	(1,179,504)	–	(1,179,504)
Capital securities	19	–	–	–	(1,384,954)	(1,384,954)	–	(1,374,154)	–	(1,374,154)
Forward foreign exchange contracts	19	–	–	–	(536,807)	(536,807)	–	(536,807)	–	(536,807)
Interest rate swaps	20	(7,013)	–	–	–	(7,013)	–	(7,013)	–	(7,013)
Other non-current liabilities ³	21	(19,792)	–	–	(165,435)	(185,227)	–	(19,792)	–	(19,792)
Trade and other payables ³	22	–	–	–	(1,029,295)	(1,029,295)	–	–	(158,001)	(158,001)
		(26,805)	–	–	(6,794,148)	(6,820,953)	–	–	–	–

Notes:

¹ Excludes prepayments and deferred management costs.

² Excludes other assets and prepayments.

³ Excludes advance rental received.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Company	Note	Carrying amount			Fair value				
		Fair value - hedging instruments US\$'000	Amortized cost US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
31 December 2018									
Other non-current assets Trade and other receivables ¹ Cash and cash equivalents	11	-	19,553	-	19,553	-	-	17,769	17,769
	12	-	1,580,797	-	1,580,797	-	-	-	-
	14	-	217,029	-	217,029	-	-	-	-
		-	1,817,379	-	1,817,379	-	-	-	-
Unsecured bank loans Unsecured bonds Interest rate swaps Other non-current liabilities Trade and other payables	19	-	-	(1,440,911)	(1,440,911)	-	(1,440,911)	-	(1,440,911)
	19	-	-	(1,614,016)	(1,614,016)	-	(1,512,793)	-	(1,512,793)
	20	(4,223)	-	-	(4,223)	-	(4,223)	-	(4,223)
	21	-	-	(11,388)	(11,388)	-	(11,388)	-	(11,388)
	22	-	-	(483,444)	(483,444)	-	-	-	-
		(4,223)	-	(3,549,759)	(3,553,982)	-	-	-	-

Note:

1 Excludes prepayments.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Company	Note	Carrying amount			Fair value				
		Fair value – hedging instruments US\$'000	Loans and receivables US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
31 March 2018									
Trade and other receivables ¹	12	–	2,125,486	–	2,125,486	–	–	–	(1,447,191)
	14	–	22,319	–	22,319	–	–	–	(1,127,863)
Cash and cash equivalents		–	2,147,805	–	2,147,805	–	–	–	(31,230)
Unsecured bank loans	19	–	–	(1,447,191)	(1,447,191)	–	(1,447,191)	–	(140)
Unsecured bonds	19	–	–	(1,133,994)	(1,133,994)	–	(1,127,863)	–	(100)
Bank overdraft	19	–	–	(31,230)	(31,230)	–	(31,230)	–	(100)
Forward foreign exchange contracts	20	(140)	–	–	(140)	–	(140)	(100)	(100)
Other non-current liabilities	21	–	–	(100)	(100)	–	–	–	–
Trade and other payables	22	–	–	(1,656,290)	(1,656,290)	–	–	–	–
		(140)	–	(4,268,805)	(4,268,945)	–	–	–	–
1 April 2017									
Trade and other receivables ¹	12	–	1,757,180	–	1,757,180	–	–	–	(775,078)
	14	–	102,577	–	102,577	–	–	–	(1,157,656)
Cash and cash equivalents		–	1,859,757	–	1,859,757	–	–	–	(536,807)
Unsecured bank loans	19	–	–	(775,078)	(775,078)	–	(775,078)	–	(7,013)
Unsecured bonds	19	–	–	(1,168,456)	(1,168,456)	–	(1,157,656)	–	(10,567)
Capital securities	19	–	–	(536,807)	(536,807)	–	(536,807)	–	–
Forward foreign exchange contracts	20	(7,013)	–	–	(7,013)	–	(7,013)	–	–
Interest rate swaps	20	(10,567)	–	–	(10,567)	–	(10,567)	–	–
Other non-current liabilities	21	–	–	(100)	(100)	–	–	–	–
Trade and other payables	22	–	–	(98,699)	(98,699)	–	–	(100)	–
		(17,580)	–	(2,579,140)	(2,596,720)	–	–	–	–

Note:

¹ Excludes prepayments.

32 Fair value of financial assets and liabilities (continued)

(b) Level 3 fair value measurements

(i) Reconciliation of Level 3 fair value

The reconciliation from the beginning balance to the ending balance for Level 3 fair value measurements for investment properties is presented in Note 4 and unquoted equity investments – available-for-sale, equity investments – at FVOCI and equity investments – mandatorily at FVTPL are presented in Note 10.

(ii) Valuation techniques and significant unobservable inputs

The following tables show the valuation techniques used in measuring Level 2 and Level 3 fair values, as well as the significant unobservable inputs used.

Financial instruments measured at fair value

Type	Valuation technique
Equity investments – at FVOCI	The fair value of the underlying assets and liabilities of the entity to which the financial instrument relates.
Equity investments – mandatorily at FVTPL	The unquoted equity investments are stated at their fair values at the reporting date, determined by reference to an internal rate of return agreed with a potential buyer on a willing buyer, willing seller basis, or at net asset value which approximates the investments' fair value.
Financial derivative instruments: - Interest rate swaps - Forward foreign exchange contracts	The fair values are based on broker quotes. Similar contracts are traded in an active market and the quotes reflect the actual transactions in similar instruments.

Financial instruments not measured at fair value

Type	Valuation technique	Inputs used in determining fair value
Loans to associate and joint ventures, security deposits and loans and borrowings	Discounted cash flows	Government yield curve at the reporting date plus an adequate credit spread.

(iii) Transfer between Level 1 and 2

During the period/year ended 31 December 2018 and 31 March 2018, there were no transfers between Level 1 and 2 of the fair value hierarchy.

33 Commitments and contingent liabilities

The Group had the following commitments and contingent liabilities as at the reporting date:

(a) Operating lease commitments

(i) Operating lease rental payable

The Group leases mainly office premises from non-related parties under non-cancellable operating leases. Future minimum lease payments for the Group are as follows:

	Group		Company	
	31/12/2018	31/3/2018	31/12/2018	31/3/2018
	US\$'000	US\$'000	US\$'000	US\$'000
Lease payments payable:				
- Within 1 year	11,673	12,598	709	745
- After 1 year but within 5 years	5,258	13,840	113	675
	<u>16,931</u>	<u>26,438</u>	<u>822</u>	<u>1,420</u>

(ii) Operating lease rental receivable

Future minimum lease rental receivable for the Group on non-cancellable operating leases from investment properties are as follows:

	Group	
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Lease rentals receivable:		
- Within 1 year	757,260	788,552
- After 1 year but within 5 years	1,358,311	1,356,047
- After 5 years	649,841	491,097
	<u>2,765,412</u>	<u>2,635,696</u>

(b) Other commitments

	Group	
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Commitments in relation to share capital of other investments not yet due and not provided for	<u>39,622</u>	<u>—</u>
Development expenditure contracted but not provided for	<u>845,701</u>	<u>522,751</u>

34 Significant related party transactions

Remuneration of key management personnel

In accordance with SFRS(I) 1-24 *Related Party Disclosures*, key management personnel of the Group are those persons having the authority and responsibility for planning, directing and controlling the activities of the Group, directly or indirectly. For purposes of SFRS(I) 1-24 *Related Party Disclosures*, the executive directors are considered key management personnel of the Group.

The key management personnel compensation included as part of staff costs for those key management personnel employed by the Group are as follows:

	Group	
	Period from	Year ended
	1/4/2018 to	31/3/2018
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Wages and salaries (excluding contributions to defined contribution plans)	2,330	7,806
Contributions to defined contribution plans	14	26
Share-based expenses, equity settled	382	1,964
	<u>2,726</u>	<u>9,796</u>

In addition to the related party information disclosed elsewhere in the financial statements, there were the following significant related party transactions which were carried out in the normal course of business on terms agreed between the parties during the financial period/year:

	Group	
	Period from	Year ended
	1/4/2018 to	31/3/2018
	31/12/2018	31/3/2018
	US\$'000	US\$'000
Associates and joint ventures		
Asset and investment management fee income from associates and joint venture funds	95,643	111,920
Development and other management fee income from associates and joint venture funds	28,773	35,085
Promote fees income from associates and joint venture funds	5,483	—
Asset and investment management fee income from other associates and joint ventures	3,405	3,023
Development and other management fee income from other associates and joint ventures	<u>1,747</u>	<u>1,057</u>
Subsidiaries of a substantial shareholder		
Operating lease expenses paid/payable	<u>(4,622)</u>	<u>(6,430)</u>
A company in which a Director of the Company has substantial financial interests		
Reimbursement of office expenses and allocation of expenses	<u>(142)</u>	<u>(108)</u>

35 Significant subsidiaries

Details of significant subsidiaries are as follows:

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>		
			<u>31/12/2018</u> %	<u>31/3/2018</u> %	<u>1/4/2017</u> %
GLP Japan Investment Holdings Pte. Ltd.	Investment holding	Singapore	100	100	100
Japan Logistic Properties 1 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100	100
Osaka Logistic SPC	Property investment	Japan	100	100	100
Yokohama Logistic SPC	Property investment	Japan	100	100	100
Japan Logistic Properties 2 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100	100
Japan Logistic Properties 3 Pte. Ltd. and its subsidiary:	Investment holding	Singapore	100	100	100
Azalea SPC	Property investment	Japan	100	100	100
Japan Logistic Properties 4 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100	100
GLP Capital Japan 2 Pte. Ltd. and its subsidiary	Investment holding	Singapore	100	100	100
GLP Japan Development Investors Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100	100
GLP Japan Development Investors 2 Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100	100
GLP Light Year Investment Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100	100
GLP Brazil Investment Holdings Pte. Ltd.	Investment holding	Singapore	100	100	100 ³
BLH (1) Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100	100
BLH (2) Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100	100
BLH (3) Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100	100

35 Significant subsidiaries (continued)

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>		
			<u>31/12/2018</u> %	<u>31/3/2018</u> %	<u>1/4/2017</u> %
BLH (4) Pte. Ltd.	Investment holding	Singapore	100	100	100
GLP Investment Holdings²	Investment holding	Cayman Islands	100	100	100
New GLP Holdings, LLC and its joint venture¹	Investment holding	US	100	100	100
New Western Holdings, LLC and its associate¹	Investment holding	US	100	100	100
New Harvest Holdings, LLC and its subsidiaries	Investment holding	US	100	100	100
CLH Limited and its significant subsidiaries²	Investment holding	Cayman Islands	100	100	100
GLP China Holdings Limited and its significant subsidiaries:	Investment holding	Hong Kong	66.21	66.21	66.21
GLP China Asset Holdings Limited	Investment holding	Hong Kong	66.21	66.21	66.21
GLP HK Holdings Limited	Investment holding	Hong Kong	66.21	66.21	66.21
CLF Singapore Pte. Ltd.	Investment holding	Singapore	37.00	37.00	37.00
GLP Beijing Airport Logistics Development Co. Ltd.	Property investment	PRC	66.21	66.21	66.21
GLP I-Park Xi'an Science & Technology Industrial Development Co., Ltd.	Property investment	PRC	32.05	30.90	30.90
Beijing Lihao Science & Technology Co., Ltd.	Property investment	PRC	58.26	58.26	56.28
Airport City Development Co., Ltd.	Property investment	PRC	35.18	35.18	35.18
Beijing Sifang Tianlong Medicine Logistic Co., Ltd.	Property investment	PRC	66.21	—	—
Shenzhen Lingxian Technology Co., Ltd. ³	Property investment	PRC	36.42	—	—
GLP Shanghai international Supply Chain Management Co., Ltd.	Property investment	PRC	37.00	37.00	37.00

35 Significant subsidiaries (continued)

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>		
			<u>31/12/2018</u> %	<u>31/3/2018</u> %	<u>1/4/2017</u> %
China Management Holdings (Hong Kong) Limited	Investment holdings	Hong Kong	66.21	66.21	66.21
GLP Suzhou Share Service Co., Ltd	Property management	PRC	66.21	66.21	66.21
GH Investment 1 Limited	Investment holding	Hong Kong	66.21	66.21	66.21
GLP Investment Management Pte. Ltd. and its subsidiaries:	Investment holding and fund management	Singapore	100	100	100
GLP Brasil Gestão de Recursos e Administração Imobiliária Ltda	Property management	Brazil	100	100	100
GLP US Management LLC	Property management	US	99	99	99
GLP UK Management Limited ⁵	Property management	UK	100	100 ⁴	–

KPMG LLP is the auditor of all Singapore-incorporated subsidiaries. Other member firms of KPMG International are auditors of significant foreign-incorporated subsidiaries unless otherwise indicated.

Notes:

- ¹ Significant associates and joint ventures of the Group are disclosed in Note 6 to the financial statements.
- ² Not required to be audited by laws of country of incorporation.
- ³ Incorporated during the year ended 31 December 2018.
- ⁴ Incorporated during the year ended 31 March 2017.
- ⁵ Incorporated during the year ended 31 March 2018.
- ⁶ Audited by Deloitte LLP UK for the year ended 31 December 2018.

36 Subsequent events

Subsequent to 31 December 2018, the following events occurred:

- (i) On 31 January 2019, the Group issued RMB1.5 billion (equivalent to approximately US\$219.0 million) of RMB denominated Commercial Mortgage Backed Securities (the “CMBS”) on Shanghai Stock Exchange. The CMBS is due on 12 January 2037 with a fixed interest rate of 4.49% per annum, with a coupon reset and an option to redeem every three years.
- (ii) On 26 February 2019, the Group issued USD500.0 million of Medium Term Note (the “MTN”) on The Stock Exchange of Hong Kong Ltd. The MTN is due on 26 February 2024 with a fixed interest rate of 4.974% per annum.

36 Subsequent events (continued)

- (iii) On 19 March 2019, the Group issued RMB3.3 billion (equivalent to approximately US\$481.0 million) of RMB denominated Bonds (the "OBOR Panda Bond") on the Shenzhen Stock Exchange. The OBOR Panda Bond is due on 18 March 2028 with fixed interest rate of 4.35% per annum, with a coupon reset and option to redeem on 18 March 2022 and 18 March 2025.
- (iv) On 31 January 2019, the Group received net proceeds of JPY13 billion (equivalent to approximately US\$117.4 million) in relation to the syndication of Shiodome (Fourteen) Logistic Pte. Ltd. and its subsidiaries which have been classified as held for sale (Note 14)
- (v) On 25 March 2019, the Company resolved to purchase 74,969,554 of ordinary shares from GLP Bidco Limited, the sole member of the Company, for an aggregate sum of SGD133.0 million (equivalent to approximately US\$100.0 million) in cash.

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards

In December 2017, the Accounting Standards Council (ASC) issued the Singapore Financial Reporting Standards (International) (SFRS(I)). SFRS(I) comprises standards and interpretations that are equivalent to IFRS as issued by the International Accounting Standards Board (IASB) at 31 December 2017 that are applicable for annual period beginning on 1 January 2018. Singapore-incorporated companies that have issued, or are in the process of issuing, equity or debt instruments for trading in a public market in Singapore, will apply SFRS(I) with effect from annual periods beginning on or after 1 January 2018.

As stated in Note 2.1, these are the first financial statements of the Group and of the Company prepared in accordance with SFRS(I).

The accounting policies set out in Note 3 have been applied in preparing the financial statements for the period ended 31 December 2018, the comparative information presented in these financial statements for the year ended 31 March 2018 and in the preparation of the opening SFRS (1) Statement of financial position at 1 April 2017 (the Group's date of transition), subject to the mandatory exceptions and optional exemptions under SFRS(I).

In preparing the opening SFRS(I) statement of financial position, the Group has adjusted amounts reported previously in the financial statements prepared in accordance with previous FRS.

In addition to the adoption of the new framework, the Group also concurrently applied the following SFRS(I)s, interpretations of SFRS(I)s and requirements of SFRS(I)s which are mandatorily effective from the same date.

- SFRS(I) 15 *Revenue from Contracts with Customers* which includes the clarifications to IFRS 15 Revenue from Contracts with Customers issued by the IASB in April 2016;

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

- SFRS(I) 9 *Financial Instruments* which includes the amendments to IFRS 4 *Insurance Contracts* – Applying IFRS 9 Financial Instruments with IFRS 4 *Insurance Contracts* issued by the IASB in September 2016;
- requirements in SFRS(I) 2 *Share-based Payment* arising from the amendments to IFRS 2 – *Classification and Measurement of Share-based Payment Transactions* issued by the IASB in June 2016;
- requirements in SFRS(I) 1-40 *Investment Property* arising from the amendments to IAS 40 – *Transfers of Investment Property* issued by the IASB in December 2016;
- requirements in SFRS(I) 1 arising from the amendments to IFRS 1 – *Deletion of short-term exemptions for first-time adopters* issued by the IASB in December 2016;
- requirements in SFRS(I) 1-28 *Investments in Associates and Joint Ventures* arising from the amendments to IAS 28 – *Measuring an associate or joint venture at fair value* issued by the IASB in December 2016; and
- SFRS(I) INT 22 *Foreign Currency Transactions and Advance Consideration*.

The application of the above standards and interpretations do not have a significant impact on the financial statements except for SFRS(I) 9.

An explanation of how the transition from previous FRS to SFRS(I) have affected the Group's financial position, financial performance and cash flows and the Company's financial position is set out under the summary of quantitative impact and the accompanying notes.

Summary of quantitative impact

The adoption of SFRS(I) does not have any impact to the Company's balance sheets as at 1 April 2017, 31 March 2018 and 1 April 2018.

The following reconciliations summarizes the impacts on initial application of SFRS(I) 1 and SFRS(I) 9 on the Group's financial position as at 1 April 2017, 31 March 2018 and 1 April 2018. There were no material adjustments to the Group's income statement, statement of comprehensive income and statement of cash flows for the year ended 31 March 2018 arising on transition to SFRS(I).

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

Consolidated statement of financial position

The Group Balance Sheet	Note	As at 31 March 2018 FRS framework US\$'000	SFRS(I) 1 US\$'000	As at 31 March 2018 SFRS(I) framework US\$'000	SFRS(I) 9 US\$'000	As at 1 April 2018 SFRS(I) framework US\$'000
Non-current assets						
Investment properties		18,497,429	—	18,497,429	—	18,497,429
Subsidiaries		—	—	—	—	—
Associates and joint ventures		3,251,749	—	3,251,749	—	3,251,749
Deferred tax assets		11,879	—	11,879	—	11,879
Plant and equipment		19,232	—	19,232	—	19,232
Intangible assets		474,303	—	474,303	—	474,303
Other investments	C(i)	1,483,046	—	1,483,046	32,497	1,515,543
Other non-current assets		509,956	—	509,956	—	509,956
		<u>24,247,594</u>	<u>—</u>	<u>24,247,594</u>	<u>32,497</u>	<u>24,280,091</u>
Current assets						
Trade and other receivables		1,376,188	—	1,376,188	—	1,376,188
Cash and cash equivalents		1,235,736	—	1,235,736	—	1,235,736
Assets classified as held for sale		1,684,966	—	1,684,966	—	1,684,966
		<u>4,296,890</u>	<u>—</u>	<u>4,296,890</u>	<u>—</u>	<u>4,296,890</u>
Total assets		<u>28,544,484</u>	<u>—</u>	<u>28,544,484</u>	<u>32,497</u>	<u>28,576,981</u>
Equity attributable to owners of the Company						
Share capital		6,305,266	—	6,305,266	—	6,305,266
Reserves	A(i), C(iii)	4,214,654	—	4,214,654	16,632	4,231,286
		10,519,920	—	10,519,920	16,632	10,536,552
Non-controlling interests	C(iii)	5,867,562	—	5,867,562	8,488	5,876,050
Total equity		<u>16,387,482</u>	<u>—</u>	<u>16,387,482</u>	<u>25,120</u>	<u>16,412,602</u>

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

Consolidated statement of financial position (continued)

The Group Balance Sheet	Note	As at 31 March 2018 FRS framework US\$'000	SFRS(I) 1 US\$'000	As at 31 March 2018 SFRS(I) framework US\$'000	SFRS(I) 9 US\$'000	As at 1 April 2018 SFRS(I) framework US\$'000
Non-current liabilities						
Loans and borrowings		4,384,447	—	4,384,447	—	4,384,447
Financial derivative liabilities		3,901	—	3,901	—	3,901
Deferred tax liabilities	C(iii)	1,776,582	—	1,776,582	7,377	1,783,959
Other non-current liabilities		259,986	—	259,986	—	259,986
		<u>6,424,916</u>	<u>—</u>	<u>6,424,916</u>	<u>7,377</u>	<u>6,432,293</u>
Current liabilities						
Loans and borrowings		3,508,081	—	3,508,081	—	3,508,081
Trade and other payables		2,191,079	—	2,191,079	—	2,191,079
Financial derivative liabilities		2,108	—	2,108	—	2,108
Current tax payable		30,818	—	30,818	—	30,818
		<u>5,732,086</u>	<u>—</u>	<u>5,732,086</u>	<u>—</u>	<u>5,732,086</u>
Total liabilities		<u>12,157,002</u>	<u>—</u>	<u>12,157,002</u>	<u>7,377</u>	<u>12,164,379</u>
Total equity and liabilities		<u>28,544,484</u>	<u>—</u>	<u>28,544,484</u>	<u>32,497</u>	<u>28,576,981</u>

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

Notes to the reconciliations

A. SFRS(I) 1

In adopting SFRS(I)1 in financial period ending 31 December 2018, the Group has applied the transition requirements in SFRS(I)1 with 1 April 2017 as the date of transition. SFRS(I)1 generally requires that the Group applies SFRS(I) on a retrospective basis, as if such accounting policy had always been applied, subject to the mandatory exceptions and optional exemptions in SFRS(I)1. Except as described below, the application of the mandatory exceptions and the optional exemptions in SFRS(I)1 did not have any significant impact on the financial statements.

(i) Foreign currency translation reserve (FCTR)

The Group considers that restating FCTR to comply with current SFRS(I) 1-21 *The Effects of Changes in Foreign Exchange Rates* may not be practicable as certain acquisitions and disposals were transacted at dates that preceded the statutory record keeping periods.

The Group elected the optional exemption in SFRS(I) 1 to reset its cumulative FCTR for all foreign operations to nil at the date of transition, and reclassify the cumulative FCTR of US\$1,173,375,000 as at 1 April 2017 determined in accordance with FRS at that date to retained earnings.

After the date of transition, any gain or loss on disposal of any foreign operations will exclude translation differences that arose before the date of transition.

By electing this optional exemption, the cumulative FCTR increased by US\$1,173,375,000 and retained earnings decreased by the same amount as at 31 March 2018.

B. SFRS(I) 15

SFRS(I) 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognized. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognized as separate assets when specified criteria are met.

The Group adopted SFRS(I) 15 in its financial statements for the year ending 31 December 2018, using the retrospective approach.

The adoption of SFRS(I) 15 has not had a significant effect on the financial performance or position of the Group and the Company.

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

C. SFRS(I) 9

SFRS(I) 9 *Financial Instruments* sets out requirements for recognizing and measuring financial assets, financial liabilities and some contracts to buy or sell non-financial items. It also introduces a new 'expected credit loss' (ECL) model and a new general hedge accounting model. The Group adopted SFRS(I) 9 from 1 April 2018.

In accordance with the exemption in SFRS(I) 1, the Group elected not to restate information for the year ended 31 March 2018. Accordingly, the information presented for the year ended 31 March 2018 is presented, as previously reported, under FRS 39 *Financial Instruments: Recognition and Measurement*. Differences in the carrying amounts of financial assets and financial liabilities resulting from the adoption of SFRS(I) 9 are recognized in retained earnings and reserves as at 1 April 2018.

Arising from this election, the Group is exempted from providing disclosures required by SFRS(I) 7 *Financial Instruments: Disclosures* for the comparative period to the extent that these disclosures relate to items within the scope of SFRS(I) 9. Instead, disclosures under FRS 107 *Financial Instruments: Disclosures* relating to items within the scope of FRS 39 are provided for the comparative period.

Changes in accounting policies resulting from the adoption of SFRS(I) 9 have been applied by the Group retrospectively, except as described below.

- The following assessments were made on the basis of facts and circumstances that existed at 1 April 2018.
 - The determination of the business model within which a financial asset is held;
 - The determination of whether the contractual terms of a financial asset give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding;
 - The designation of an equity investment that is not held-for-trading as at FVOCI; and
 - The designation and revocation of previous designations of certain financial assets and financial liabilities measured at FVTPL.
- New hedge accounting requirements are applied prospectively. All hedging relationships designated under FRS 39 at 31 March 2018 met the criteria for hedge accounting under SFRS(I) 9 at 1 April 2018 and therefore were regarded as continuing hedging relationships.

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

C. SFRS(I) 9 (continued)

The impact upon adoption of SFRS(I) 9, including the corresponding tax effects, are described below.

(i) Classification of financial assets and financial liabilities

Under SFRS(I) 9, financial assets are classified in the following categories: measured at amortized cost, FVOCI – debt instrument, FVOCI – equity instrument; or FVTPL. The classification of financial assets under SFRS(I) 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics. SFRS(I) 9 eliminates the previous FRS 39 categories of held-to-maturity, loans and receivables and available-for-sale. Under SFRS(I) 9, derivatives embedded in contracts where the host is a financial asset in the scope of the standard are never separated. Instead, the hybrid financial instrument as a whole is assessed for classification.

For an explanation of how the Group classifies and measures financial assets and related gains and losses under SFRS(I) 9, see Note 3.3(ii).

The adoption of SFRS(I) 9 has not had a significant effect on the Group's accounting policies for financial liabilities.

The following table and the accompanying notes below explain the original measurement categories under FRS 39 and the new measurement categories under SFRS(I) 9 for each class of the Group's financial assets as at 1 April 2018.

Group

	Note	Original classification under FRS 39	New classification under SFRS(I) 9	Original carrying amount under FRS 39 US\$'000	New carrying amount under SFRS(I) 9 US\$'000
Financial assets					
Other investments	(a)	Available-for-sale	FVOCI – equity investment	1,106,739	1,106,739
Other investments	(b)	Available-for-sale	FVTPL – equity investment	376,307	408,804
Other non-current assets	(c)	Loans and receivable	Amortized cost	489,556	489,556
Trade and other receivables	(c)	Loans and receivable	Amortized cost	1,229,740	1,229,740
Cash and cash equivalents	(c)	Loans and receivable	Amortized cost	1,235,736	1,235,736
Total financial assets				4,438,078	4,470,575

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

C. SFRS(I) 9 (continued)

(i) Classification of financial assets and financial liabilities (continued)

Company		1 April 2018		
			Original	New
			carrying	carrying
			amount under	amount under
			FRS 39	SFRS(I) 9
			US\$'000	US\$'000
Financial assets				
Trade and other receivables	(c)	Loans and receivable	Amortized cost	2,125,486
Cash and cash equivalents	(c)	Loans and receivable	Amortized cost	22,319
Total financial assets				2,147,805

- (a) These equity investments represent investments that the Group intends to hold for the long term for strategic purposes. The Group has designated these investments at 1 April 2018 as measured at FVOCI. Unlike FRS 39, the accumulated fair value reserve related to these investments will never be reclassified to profit or loss.
- (b) Under FRS 39, these equity investments were designated at available-for-sale and measured at cost less impairment losses as their fair value could not be reliably measured. These assets have been classified as mandatorily measured under FVTPL under SFRS(I) 9.
- (c) Non-current assets, trade and other receivables and cash and cash equivalents that were classified as loans and receivables under FRS 39 are now classified at amortized cost. The adoption of SFRS(I) 9 has not had a significant effect on the non-current assets, trade and other receivables and cash and cash equivalents of the Group and Company.

(ii) Impairment of financial assets

SFRS(I) 9 replaces the 'incurred loss' model in FRS 39 with an expected credit loss (ECL) model. The new impairment model applies to financial assets measured at amortized cost and debt investments at FVOCI, but not to equity investments.

The adoption of SFRS(I) 9 has not had a significant effect on the allowances for impairment of the Group and the Company.

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

C. SFRS(I) 9 (continued)

(iii) Transition impact on equity

The following table summarizes the impact, net of tax, of transition to SFRS(I) 9 on retaining earnings and non-controlling interests at 1 April 2018.

	Impact of adopting SFRS(I) 9 at 1 April 2018 US\$'000
Retained earnings	
Closing balance under FRS 39 (31 March 2018)	4,993,041
Change in fair value relating to equity investments now measured at FVTPL	21,516
Related tax	(4,884)
Opening balance under SFRS(I) 9 (1 April 2018)	<u>5,009,673</u>
Non-controlling interests	
Closing balance under FRS 39 (31 March 2018)	5,867,562
Change in fair value relating to equity investments now measured at FVTPL	10,981
Related tax	(2,493)
Opening balance under SFRS(I) 9 (1 April 2018)	<u>5,876,050</u>

Applicable to financial statements for the year ending 31 December 2019 and thereafter

The following new SFRS(I), amendments to and interpretations of SFRS(I) are effective for annual periods beginning after 1 April 2018:

- SFRS(I) 16 *Leases*
- SFRS(I) INT 23 *Uncertainty over Income Tax Treatments*
- *Long-term Interests in Associates and Joint Ventures* (Amendments to SFRS(I) 1-28)
- *Prepayment Features with Negative Compensation* (Amendments to SFRS(I) 9)

The Group has assessed the impact of the new SFRS(I)s, amendments to and interpretations of SFRS(I)s on the financial statements. The Group's assessment of SFRS(I) 16, which is expected to have a more significant impact on the Group, is as described below.

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

SFRS(I) 16

SFRS(I) 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use (ROU) asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard – i.e. lessors continue to classify leases as finance or operating leases. SFRS(I) 16 replaces existing lease accounting guidance, including SFRS(I) 1-17 *Leases*, SFRS(I) INT 4 *Determining whether an Arrangement contains a Lease*, SFRS(I) INT 1-15 *Operating Leases – Incentives* and SFRS(I) INT 1-27 *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. The standard is effective for annual periods beginning on or after 1 January 2019, with early adoption permitted.

The Group and the Company plan to apply SFRS(I) 16 initially on 1 January 2019, using the modified retrospective approach. Therefore, the cumulative effect of adopting SFRS(I) 16 will be recognized as an adjustment to the opening balance of retained earnings at 1 January 2019, with no restatement of comparative information. The Group and the Company plan to apply the practical expedient to grandfather the definition of a lease on transition. This means that they will apply SFRS(I) 16 to all contracts entered into before 1 January 2019 and identified as leases in accordance with SFRS(I) 1-17 and SFRS(I) INT 4.

i. The Group and the Company as lessee

The Group and the Company expect to measure lease liabilities by applying a single discount rate to their portfolio of distribution and office leases. Furthermore, the Group and the Company are likely to apply the practical expedient to recognize amounts of ROU assets equal to their lease liabilities at 1 January 2019. For lease contracts that contain the option to renew, the Group and the Company are expected to use hindsight in determining the lease term.

The Group and the Company expect their existing operating lease arrangements to be recognized as ROU assets with corresponding lease liabilities under SFRS(I) 16. Lease payments that are increased every five years to reflect market rentals, and those that are based on changes in local price index, are included in the measurement of lease liabilities as at date of initial application.

As at 1 January 2019, the Group expects an increase in ROU assets and lease liabilities of US\$16,931,000. The Company expects an increase in ROU assets and lease liabilities of US\$822,000 as at 1 January 2019.

The nature of expenses related to those leases will change as SFRS(I) 16 replaces the straight-line operating lease expense with depreciation charge for ROU assets and interest expense on lease liabilities.

No significant impact is expected for the Group's and the Company's finance leases.

37 Transition to Singapore Financial Reporting Standards (SFRS(I)) and adoption of new standards (continued)

ii. *The Group as lessor*

SFRS(I) 16 substantially carries forward the current existing lessor accounting requirements. Accordingly, the Group continues to classify its leases as operating leases or finance leases, and to account for these two types of leases using the existing operating lease and finance lease accounting models respectively.

No significant impact is expected for other leases in which the Group is a lessor.

38 Change of financial year end

During the financial period, the Company changed its financial period end from 31 March to 31 December. Accordingly, the financial statements for the current period cover a period of 9 months from 1 April 2018 to 31 December 2018.



KPMG LLP
16 Raffles Quay #22-00
Hong Leong Building
Singapore 048581

Telephone +65 6213 3388
Fax +65 6225 0984
Internet www.kpmg.com.sg

Independent auditors' report

Member of the Company

GLP Pte. Ltd. (formerly known as Global Logistic Properties Limited)

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of GLP Pte. Ltd. (formerly known as Global Logistic Properties Limited) (the "Company") and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position of the Group and the statement of financial position of the Company as at 31 March 2018, the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies as set out on pages FS1 to FS105.

In our opinion, the accompanying consolidated financial statements of the Group and the statement of financial position of the Company are properly drawn up in accordance with the provisions of the Singapore Companies Act, Chapter 50 (the "Act") and Financial Reporting Standards ("FRS") to give a true and fair view of the consolidated financial position of the Group and of the Company as at 31 March 2018 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the 'Auditors' responsibilities for the audit of the financial statements' section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Key audit matters (cont'd)

Valuation of investment properties
(Refer to Note 4 – Investment properties)

Risk:

The Group has a significant portfolio of investment properties comprising logistic properties located in the People's Republic of China ("PRC"), Japan, United States of America ("USA"), Brazil and Europe which are held through subsidiaries, associates and joint ventures.

These investment properties are stated at their fair values based on independent external valuations, with changes in fair value recognised in profit or loss.

The valuation process involves significant judgment in determining the appropriate valuation methodology to be used, and in estimating the underlying assumptions to be applied. The valuations are sensitive to key assumptions applied in deriving the capitalization, discount and terminal yield rates.

Our response:

We evaluated the qualifications and competency of the external valuers and made inquiries with the valuers to understand their valuation methods and the assumptions and basis applied.

We considered the valuation methodologies used against those applied by other valuers for logistic facilities in PRC, Japan, USA, Brazil and Europe. We assessed the reasonableness of projected cash flows used in the valuation to supporting leases and externally available industrial and economic data. We also assessed the reasonableness of capitalization rates, discount rates and terminal yield rates used in the valuations by comparing these against historical rates and available industry data, taking into consideration comparability and market factors. Where the rates were outside our expected range, we undertook further procedures to understand the effect of additional factors and, when necessary, held further discussions with the valuers.

Our findings:

The valuers are members of generally-recognized professional bodies for real estate valuers and have recent experience in the location and category of the respective investment property being valued. The valuation methodologies used by the valuers are consistent with generally accepted market practices. The key assumptions used in the valuations, including projected cash flows, market rental growth rates, capitalization rates, discount rates and terminal yield rates, were substantiated by supporting leases or within the range of historical rates and industry data.



Key audit matters (cont'd)

Recoverable amount of goodwill
(Refer to Note 9 – Intangible assets)

Risk:

The Group recognizes goodwill of US\$449.0 million on its statement of financial position in connection with the acquisitions of Global Logistic Properties Holdings Limited and Airport City Development Co., Ltd during the financial year ended 31 March 2011.

Goodwill is tested for impairment annually by estimating the recoverable amount of each identifiable cash-generating unit ("CGU") which goodwill has been allocated to. Management applies the value in use (discounted cash flow) method to determine the recoverable amount of each CGU.

The measurement of value in use as the recoverable amount of each identifiable CGU for operations in China and Japan involves significant judgment and estimation in determining the cash flow forecasts, and risk-free, discount and terminal growth rates.

Our response:

We evaluated management's determination of CGUs based on our knowledge of the business acquisitions giving rise to the goodwill and our understanding of the current business of the Group.

We assessed management's key assumptions underlying the cash flows by comparing them with historical performance, future business plans and external data, taking into consideration comparability and market factors. This included enquiry with management to understand their business plan, strategies around revenue growth and cost initiatives.

We independently derived applicable discount rates from available industry data and compared these with those used by management. We performed stress tests using plausible range of key assumptions and discount rates, and analyzed the impact to the carrying amount.

Our findings:

The Group has a reasonable basis to determine the CGU for goodwill allocation purposes.

The assumptions and resulting estimations by management are in tandem with future business plans and external data, and are within the range of reasonable expectations. The discount rates used in the cash flow forecasts appropriately reflect the risks attributed to the respective CGU.



Key audit matters (cont'd)

Accounting for acquisitions

(Refer to Notes 10 and 29 – Other investments and Acquisition of subsidiaries)

Risk:

The Group makes acquisitions of investments as part of its business strategy. Such transactions can be complex and judgment is involved in determining whether an acquisition of a controlling interest is a business combination or the acquisition of an asset; and whether an acquisition of a non-controlling interest is an investment in available-for-sale equity interest, associate or joint arrangement, each of which requires different accounting treatments. In accounting for a business combination, there is further judgment involved and inherent uncertainty in the estimation used in allocating the overall purchase price to the assets, liabilities and goodwill that make up the acquisition.

Our response:

We examined the Group's process on classifying and accounting for each investment acquired. We also examined legal and contractual documents to determine whether each acquisition is appropriately classified and accounted for in accordance with the relevant accounting standards and faithfully presents the nature of the transaction.

For significant acquisition of controlling interest accounted for as a business combination during the year, we examined the terms and conditions of the sale and purchase agreement and the purchase price allocation exercise. We compared the methodologies and key assumptions used in determining the fair values allocated to the identified assets acquired and liabilities assumed to generally accepted market practices and market data.

Our findings:

The Group has a policy in place to ensure that each investment acquired is identified, appropriately classified and the relevant accounting treatments are consistently applied.

The judgment applied by the Group reflect a fair assessment in determining whether significant acquisitions are business combinations, acquisitions of assets, investment in available-for-sale equity interest, associate or joint arrangement. Estimates used in determining the fair values allocated to the respective assets acquired and liabilities assumed in significant business combination were within an acceptable range.



Other information

Management is responsible for the other information contained in the annual report. Other information is defined as all information in the annual report other than the financial statements and our auditors' report thereon.

We have obtained all other information prior to the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management and directors for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and FRSs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



Auditor's responsibilities for the audit of the financial statements (cont'd)

As part of an audit in accordance with SSAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



GLP Pte. Ltd.
(formerly known as Global Logistic Properties Limited)
and its subsidiaries
Independent auditors' report
Year ended 31 March 2018

Auditor's responsibilities for the audit of the financial statements (cont'd)

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless the law or regulations preclude public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiaries incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditors' report is Tan Kar Yee, Linda.

KPMG LLP

KPMG LLP
Public Accountants and
Chartered Accountants

Singapore
28 June 2018

GLP Pte. Ltd.
(formerly known as Global Logistic Properties Limited)
and its subsidiaries
Independent auditors' report
Year ended 31 March 2018

This Page Intentionally Left Blank

**Statements of Financial Position
As at 31 March 2018**

		Group		Company	
	Note	2018	2017	2018	2017
		US\$'000	US\$'000	US\$'000	US\$'000
Non-current assets					
Investment properties	4	18,497,429	14,702,578	—	—
Subsidiaries	5	—	—	8,599,608	7,366,751
Associates and joint ventures	6	3,251,749	2,482,103	—	—
Deferred tax assets	7	11,879	17,334	—	—
Plant and equipment	8	19,232	49,546	4,225	6,103
Intangible assets	9	474,303	447,335	—	—
Other investments	10	1,483,046	1,160,597	—	—
Other non-current assets	11	509,956	231,758	—	—
		<u>24,247,594</u>	<u>19,091,251</u>	<u>8,603,833</u>	<u>7,372,854</u>
Current assets					
Trade and other receivables	12	1,376,188	649,399	2,131,390	1,758,315
Cash and cash equivalents	14	1,235,736	1,210,540	22,319	102,577
Assets classified as held for sale	15	1,684,966	808,565	—	—
		<u>4,296,890</u>	<u>2,668,504</u>	<u>2,153,709</u>	<u>1,860,892</u>
Total assets		<u>28,544,484</u>	<u>21,759,755</u>	<u>10,757,542</u>	<u>9,233,746</u>
Equity attributable to owners of the Company					
Share capital	16	6,305,266	6,456,303	6,305,266	6,456,303
Reserves	17	4,214,654	2,255,073	181,360	177,102
		<u>10,519,920</u>	<u>8,711,376</u>	<u>6,486,626</u>	<u>6,633,405</u>
Non-controlling interests	18	5,867,562	4,503,514	—	—
Total equity		<u>16,387,482</u>	<u>13,214,890</u>	<u>6,486,626</u>	<u>6,633,405</u>
Non-current liabilities					
Loans and borrowings	19	4,384,447	4,294,708	1,127,140	1,879,534
Financial derivative liabilities	20	3,901	24,194	—	17,580
Deferred tax liabilities	7	1,776,582	1,178,477	—	—
Other non-current liabilities	21	259,986	170,905	100	100
		<u>6,424,916</u>	<u>5,668,284</u>	<u>1,127,240</u>	<u>1,897,214</u>
Current liabilities					
Loans and borrowings	19	3,508,081	1,304,710	1,485,275	600,807
Trade and other payables	22	2,191,079	1,060,983	1,656,290	98,699
Financial derivative liabilities	20	2,108	2,611	140	—
Current tax payable		30,818	51,207	1,971	3,621
Liabilities classified as held for sale	15	—	457,070	—	—
		<u>5,732,086</u>	<u>2,876,581</u>	<u>3,143,676</u>	<u>703,127</u>
Total liabilities		<u>12,157,002</u>	<u>8,544,865</u>	<u>4,270,916</u>	<u>2,600,341</u>
Total equity and liabilities		<u>28,544,484</u>	<u>21,759,755</u>	<u>10,757,542</u>	<u>9,233,746</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Income Statement
Year ended 31 March 2018

		Group	
	Note	2018	2017
		US\$'000	US\$'000
Continuing operations			
Revenue	24	1,179,933	879,587
Other income	25	9,464	7,233
Property-related expenses		(188,532)	(156,810)
Other expenses		(528,291)	(255,055)
		<u>472,574</u>	<u>474,955</u>
Share of results (net of tax expense) of associates and joint ventures		<u>480,138</u>	<u>283,120</u>
Profit from operating activities after share of results of associates and joint ventures		<u>952,712</u>	<u>758,075</u>
Net finance costs	26	(51,367)	(223,600)
Non-operating income	27	<u>27,035</u>	<u>16,151</u>
Profit before changes in fair value of subsidiaries' investment properties		<u>928,380</u>	<u>550,626</u>
Changes in fair value of investment properties	4	<u>1,719,731</u>	<u>796,973</u>
Profit before tax	27	<u>2,648,111</u>	<u>1,347,599</u>
Tax expense	28	<u>(569,409)</u>	<u>(295,704)</u>
Profit from continuing operations		<u>2,078,702</u>	<u>1,051,895</u>
Discontinued operation			
Profit from discontinued operations (net of tax)	15	<u>1,450</u>	<u>4,473</u>
Profit for the year		<u>2,080,152</u>	<u>1,056,368</u>
Profit attributable to:			
Owners of the Company		1,312,276	793,718
Non-controlling interests	18	<u>767,876</u>	<u>262,650</u>
Profit for the year		<u>2,080,152</u>	<u>1,056,368</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Comprehensive Income
Year ended 31 March 2018

	Group	
	2018	2017
	US\$'000	US\$'000
Profit for the year	2,080,152	1,056,368
Other comprehensive income		
Items that are or may be reclassified subsequently to profit or loss:		
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	1,183,991	(458,903)
Effective portion of changes in fair value of cash flow hedges ¹	14,082	10,709
Change in fair value of available-for-sale financial investments ²	(29,497)	56,269
Share of other comprehensive income of associates and joint ventures	7,373	63,598
Other comprehensive income for the year³	<u>1,175,949</u>	<u>(328,327)</u>
Total comprehensive income for the year	<u>3,256,101</u>	<u>728,041</u>
Total comprehensive income attributable to:		
Owners of the Company	1,994,487	680,928
Non-controlling interests	1,261,614	47,113
Total comprehensive income for the year	<u>3,256,101</u>	<u>728,041</u>

Notes:

- ¹ Includes income tax effects of US\$185,000 (2017: US\$294,000), refer to Note 7.
- ² Includes income tax effects of US\$2,990,000 (2017: US\$7,488,000), refer to Note 7.
- ³ Except for income tax effects relating to effective portion of changes in fair value of cash flow hedges and change in fair value of available-for-sale financial investments, there are no income tax effects relating to other components of other comprehensive income.

The accompanying notes form an integral part of these consolidated financial statements.

FS3

Consolidated Statement of Changes in Equity
Year ended 31 March 2018

Group	Share capital US\$'000	Capital securities US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
At 1 April 2016	6,456,303	593,994	(1,008,894)	3,302,691	(456,313)	8,887,781	4,272,327	13,160,108
Total comprehensive income for the year	—	—	—	793,718	—	793,718	262,650	1,056,368
Profit for the year	—	—	—	793,718	—	793,718	262,650	1,056,368
Other comprehensive income								
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	—	—	(224,837)	—	—	(224,837)	(234,066)	(458,903)
Effective portion of changes in fair value of cash flow hedges	—	—	—	—	10,709	10,709	—	10,709
Change in fair value of available-for-sale financial investments	—	—	—	—	37,740	37,740	18,529	56,269
Share of other comprehensive income of associates and joint ventures	—	—	60,356	—	3,242	63,598	—	63,598
Total other comprehensive income	—	—	(164,481)	—	51,691	(112,790)	(215,537)	(328,327)
Total comprehensive income for the year	—	—	(164,481)	793,718	51,691	680,928	47,113	728,041

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Year ended 31 March 2018

Group	Share capital US\$'000	Capital securities US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Capital contribution from non-controlling interests	-	-	-	-	-	-	96,615	96,615
Capital securities distribution paid	-	(30,389)	-	-	-	(30,389)	-	(30,389)
Accrued capital securities distribution	-	26,789	-	(26,789)	-	-	-	-
Reclassification of capital securities to liabilities	-	(590,394)	-	50,286	-	(540,108)	-	(540,108)
Share-based payment transactions	-	-	-	-	16,694	16,694	-	16,694
Purchase of treasury shares, net of transaction costs	-	-	-	-	(85,520)	(85,520)	-	(85,520)
Tax-exempt (one-tier) dividends paid of S\$0.06 per share	-	-	-	(209,904)	-	(209,904)	-	(209,904)
Dividends paid to non-controlling interests	-	-	-	-	-	-	(13,828)	(13,828)
Total contribution by and distribution to owners	-	(593,994)	-	(186,407)	(68,826)	(849,227)	82,787	(766,440)
Acquisition of interests in subsidiaries from non-controlling interests	-	-	-	-	6,716	6,716	(80,796)	(74,080)
Disposal of interest in subsidiaries to non-controlling interests	-	-	-	-	(14,822)	(14,822)	(7,959)	(22,781)
Acquisition of subsidiaries	-	-	-	-	-	-	18,205	18,205
Disposal of interest in discontinued operation to non-controlling interests	-	-	-	-	-	-	171,837	171,837
Total transactions with owners	-	(593,994)	-	(186,407)	(76,932)	(857,333)	184,074	(673,259)
Transfer to reserves	-	-	-	(5,802)	5,802	-	-	-
At 31 March 2017	6,456,303	-	(1,173,375)	3,904,200	(475,752)	8,711,376	4,503,514	13,214,890

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Year ended 31 March 2018

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
At 1 April 2017	6,456,303	(1,173,375)	3,904,200	(475,752)	8,711,376	4,503,514	13,214,890
Total comprehensive income for the year							
Profit for the year	—	—	1,312,276	—	1,312,276	767,876	2,080,152
Other comprehensive income							
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans, net of effect of net investment hedges	—	695,671	—	—	695,671	488,320	1,183,991
Effective portion of changes in fair value of cash flow hedges	—	—	—	14,082	14,082	—	14,082
Change in fair value of available-for-sale financial investments	—	—	—	(34,915)	(34,915)	5,418	(29,497)
Share of other comprehensive income of associates and joint ventures	—	5,678	—	1,695	7,373	—	7,373
Total other comprehensive income	—	701,349	—	(19,138)	682,211	493,738	1,175,949
Total comprehensive income for the year	—	701,349	1,312,276	(19,138)	1,994,487	1,261,614	3,256,101

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity (continued)
Year ended 31 March 2018

Group	Share capital US\$'000	Currency translation reserve US\$'000	Retained earnings US\$'000	Capital and other reserves US\$'000	Total attributable to owners of the Company US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
Transactions with owners, recorded directly in equity							
Contributions by and distributions to owners							
Cancellation of treasury shares	(151,037)	-	-	151,037	-	-	-
Capital contribution from non-controlling interests	-	-	-	-	-	136,865	136,865
Share-based payment transactions	-	-	-	38,760	38,760	-	38,760
Final tax-exempt (one-tier) dividends paid of S\$0.06 per share	-	-	(206,816)	-	(206,816)	-	(206,816)
Interim tax-exempt (one-tier) dividends paid of US\$0.003 per share	-	-	(15,000)	-	(15,000)	-	(15,000)
Dividends paid to non-controlling interests	-	-	-	-	-	(23,547)	(23,547)
Total contribution by and distribution to owners	(151,037)	-	(221,816)	189,797	(183,056)	113,318	(69,738)
Acquisition of interests in subsidiaries from non-controlling interests	-	-	-	(1,601)	(1,601)	(46,339)	(47,940)
Disposal of interest in subsidiaries to non-controlling interests	-	-	-	(1,278)	(1,278)	6,844	5,566
Disposal of subsidiaries	-	-	-	-	-	(20,137)	(20,137)
Acquisition of subsidiaries	-	-	-	-	-	10,930	10,930
Disposal of interest in discontinued operation to non-controlling interests	-	-	-	-	-	294,250	294,250
Disposal of assets classified as held for sale	-	-	-	-	-	(256,432)	(256,432)
Share of reserves of associates and joint ventures	-	-	-	(8)	(8)	-	(8)
Total transactions with owners	(151,037)	-	(221,816)	186,910	(185,943)	102,434	(83,509)
Transfer to reserves	-	-	(1,619)	1,619	-	-	-
At 31 March 2018	6,305,266	(472,026)	4,993,041	(306,361)	10,519,920	5,867,562	16,387,482

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows
Year ended 31 March 2018

	2018 US\$'000	2017 US\$'000
Cash flows from operating activities		
Profit before income tax	2,648,111	1,347,599
Adjustments for:		
Depreciation of plant and equipment	8,898	10,669
Amortization of intangible assets and deferred management costs	3,922	3,308
(Gain)/Loss on disposal of joint venture and subsidiaries	(10,566)	43
(Gain)/Loss on disposal of plant and equipment	(17,441)	291
Loss/(Gain) on disposal of assets and liabilities classified as held for sale	944	(13,074)
Negative goodwill on acquisition of associate, joint ventures and subsidiaries	–	(3,592)
Share of results (net of tax expense) of associates and joint ventures	(480,138)	(283,120)
Changes in fair value of subsidiaries' investment properties	(1,719,731)	(796,973)
Recognition/(Reversal) of impairment loss on trade and other receivables	12,987	(232)
Loss on disposal of investment properties	50	116
Equity-settled share-based payment transactions	38,760	16,694
Net finance costs	51,367	223,600
	<u>537,163</u>	<u>505,329</u>
Changes in working capital:		
Trade and other receivables	(250,123)	(127,380)
Trade and other payables	(93,768)	21,196
Cash generated from operations	193,272	399,145
Tax paid	(58,341)	(41,680)
Net cash from operating activities	<u>134,931</u>	<u>357,465</u>
Net cash from operating activities of discontinued operation	<u>11,493</u>	<u>5,221</u>
	<u>146,424</u>	<u>362,686</u>

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows (continued)
Year ended 31 March 2018

	Note	2018 US\$'000	2017 US\$'000
Cash flows from investing activities			
Acquisition of joint ventures and subsidiaries, net of cash acquired	29(a)	(331,954)	(226,358)
Acquisition of investment properties		(104,923)	(681,182)
Proceeds from disposal of investment properties		502,734	378,504
Acquisition of other investments		(227,566)	(115,815)
Disposal of other investments		15	5,000
Development expenditure on investment properties		(926,922)	(992,878)
Proceeds from disposal of assets classified as held for sale, net of deposits received	29(c)	75,529	1,843,489
Contribution to associates and joint ventures		(363,858)	(132,427)
Return of capital from joint ventures		87,485	98,086
Proceeds from disposal of controlling interest in subsidiaries	29(b)	8,307	—
Proceeds from disposal of joint ventures and associates		32,731	—
Deposits placed for investment properties and investments		(135,052)	(129,640)
Acquisition of ownership interests of assets classified as held for sale		(501,018)	—
Purchase of plant and equipment		(7,906)	(10,156)
Proceeds from sale of plant and equipment		50,849	3,112
Interest income received		9,315	20,802
Distributions received from discontinued operation		7,829	30,800
Dividends received from associates and joint ventures		69,432	110,926
Withholding tax paid on dividend and interest income from associates, joint ventures and subsidiaries		(33,600)	(33,613)
Withholding tax paid on disposal of assets classified as held for sale		(2,180)	(12,465)
Tax paid on disposal of investment properties		(14,849)	—
Loans to associates and joint ventures		(43,118)	(27,760)
Loans to non-controlling interests		(6,742)	(32,768)
Loans to third parties		(498,755)	(77,433)
Loans repayment from associates and joint ventures		49,969	26,019
Loans repayment from non-controlling interests		14,584	39,363
Loans repayment from third parties		92,682	54,771
Net cash (used in)/from investing activities		(2,196,982)	138,377
Net cash used in investing activities of discontinued operation		(896,680)	(743,325)
		(3,093,662)	(604,948)

The accompanying notes form an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows (continued)
Year ended 31 March 2018

	Note	2018 US\$'000	2017 US\$'000
Cash flows from financing activities			
Acquisition of non-controlling interests		(17,734)	(73,706)
Contribution from non-controlling interests		136,865	96,615
Proceeds from disposal of interest in subsidiaries to non-controlling interest		3,336	–
Proceeds from disposal of interests in discontinued operation to non-controlling interests		279,529	171,338
Proceeds from bank loans		4,240,157	1,571,098
Repayment of bank loans		(1,048,045)	(1,045,638)
Proceeds from issue of bonds, net of transaction costs		638,713	293,952
Redemption of bonds		(296,345)	(514,802)
Settlement of financial derivative liabilities		(835)	(337)
Interest paid		(200,580)	(130,460)
Dividends paid to shareholders		(221,816)	(209,904)
Dividends paid to non-controlling interests		(23,547)	(13,828)
Capital securities distribution		(537,363)	(30,389)
Purchase of treasury shares, net of transaction costs		–	(85,520)
Loans from non-controlling interests		–	3,583
Repayments of loans from non-controlling interests		(42,233)	(41,831)
Net cash from/(used in) financing activities		2,910,102	(9,829)
Net cash from financing activities of discontinued operation		6,894	445,466
		2,916,996	435,637
Net (decrease)/increase in cash and cash equivalents		(30,242)	193,375
Cash and cash equivalents at beginning of year		1,174,243	1,024,563
Effect of exchange rate changes on cash balances held in foreign currencies		48,674	(43,695)
Cash and cash equivalents at end of year		1,192,675	1,174,243
Cash and cash equivalents of subsidiaries reclassified as assets held for sale		–	(13,535)
Restricted cash deposits		43,061	49,832
Cash and cash equivalents in the statement of financial position	14	1,235,736	1,210,540

Significant non-cash transactions:

During the year ended 31 March 2018:

- the Group cancelled 102,552,000 units of treasury shares carried at cost of US\$151,037,000;
- the immediate holding company repaid certain bank loans and interest payable on behalf of the Group amounting to US\$998,160,000 and US\$10,804,000 respectively; and
- the Group acquired non-controlling interests amounting to US\$30,206,000 by way of shares swap (Note 29(b)(i)).

The accompanying notes form an integral part of these consolidated financial statements.

FS10

Notes to the financial statements

These notes form an integral part of the financial statements.

The financial statements were authorized for issue by the Board of Directors on 28 June 2018.

1 Domicile and activities

GLP Pte. Ltd. (formerly known as Global Logistic Properties Limited) (the “Company”) is incorporated in the Republic of Singapore and has its registered office at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623.

The principal activities of the Company and its subsidiaries are those of investment holding, provision of distribution facilities and services, and provision of financial services.

On 30 November 2017, the shareholders of the Company approved the privatization of the Company (“GLP Privatization”) by way of a scheme of arrangement (the “Scheme”). The Scheme was completed on 22 January 2018 and GLP Bidco Limited (formerly known as Nesta Investment Limited) and GLP Holdings L.P. became the immediate holding company and ultimate holding company respectively. Both the immediate and ultimate holding companies are incorporated in Cayman Islands.

The consolidated financial statements relate to the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interests in associates and joint ventures.

2 Basis of preparation

2.1 Statement of compliance

The financial statements are prepared in accordance with the Singapore Financial Reporting Standards (“FRS”) issued by the Singapore Accounting Standards Council.

2.2 Basis of measurement

The financial statements have been prepared on the historical cost basis except for certain assets and liabilities which are measured at fair value as described below.

2.3 Functional and presentation currency

The financial statements are presented in United States dollars (“US dollars” or “US\$”), which is the Company’s functional currency. All financial information presented in US dollars has been rounded to the nearest thousand, unless otherwise stated.

2 Basis of preparation (continued)

2.4 Going concern

The financial statements of the Group and Company have been prepared on a going concern basis, notwithstanding the deficit in net current assets of US\$1,435,196,000 and US\$989,967,000 as at 31 March 2018 respectively in view of the following events and considerations:

- The immediate holding company has provided an undertaking not to demand the repayment of amounts due within the next twelve months to enable the Company to meet its obligations arising for the next twelve months from the balance sheet date, as and when they fall due;
- Issuance of various bonds subsequent to year-end for aggregate cash proceeds of approximately US\$1,499,000,000 (refer to Note 36(i) to (iv) for details);
- Receipt of proceeds from the final syndication of GLP Europe Development Partners I and partial syndication of GLP Europe Income Partners I totaling approximately US\$779,000,000 subsequent to year-end (refer to Note 36(v) and (vi) for details);
- The Group has unutilized credit and loan facilities amounting to US\$1,329,261,000, of which US\$36,020,000 are committed credit facilities (refer to Note 31(c) for details); and
- The Company has unutilized credit and loan facilities amounting to US\$192,559,000 (refer to Note 31(c) for details).

2.5 Use of estimates and judgments

The preparation of the financial statements in conformity with FRSs requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

Note 7 – Recognition of deferred tax assets

Note 3.1(i) and Note 29 – Recognition of acquisitions as business combinations or asset acquisitions.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Note 4 – Determination of fair value of investment properties

Note 9 – Measurement of recoverable amounts of goodwill

Note 15 – Valuation of assets and liabilities held for sale and discontinued operations

Note 32 – Determination of fair value of financial assets and liabilities

2 Basis of preparation (continued)

2.5 Use of estimates and judgments (continued)

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. This includes a valuation team that has overall responsibility for all significant fair value measurements, including Level 3 fair values, and reports directly to the Chief Financial Officer.

The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the valuation team assesses and documents the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of FRS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of an asset or a liability, the Group uses market observable data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level or the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

The Group recognizes transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

2.6 Disclosure Initiative (Amendments to FRS 7)

From 1 April 2017, as a result of the amendments to FRS 7, the Group has provided additional disclosure in relation to the changes in liabilities arising from financial activities for the year ended 31 March 2018. Comparative information is not required to be presented (see Note 19).

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements, and have been applied consistently by Group entities.

3 Significant accounting policies (continued)

3.1 Basis of consolidation

(i) Business combinations

Business combinations are accounted for using the acquisition method in accordance with FRS 103 *Business Combination* as at the acquisition date, which is the date on which control is transferred to the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The Group measures goodwill at the acquisition date as:

- the fair value of the consideration transferred; plus
- the recognized amount of any non-controlling interests in the acquiree; plus
- if the business combination is achieved in stages, the fair value of the pre-existing equity interest in the acquiree,

over the net recognized amount (generally fair value) of the identifiable assets acquired and liabilities assumed. Any goodwill that arises is tested annually for impairment.

When the excess is negative, a bargain purchase gain is recognized immediately in profit or loss.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognized in profit or loss.

Any contingent consideration payable is recognized at fair value at the acquisition date and included in the consideration transferred. If the contingent consideration is classified as equity, it is not remeasured and settlement is accounted for within equity. Otherwise, subsequent changes to the fair value of the contingent consideration are recognized in profit or loss.

Costs related to the acquisition, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the acquiree's net assets in the event of liquidation are measured either at fair value or at the non-controlling interests' proportionate share of the recognized amounts of the acquiree's identifiable net assets, at the acquisition date. The measurement basis taken is elected on a transaction-by-transaction basis. All other non-controlling interests are measured at acquisition-date fair value, unless another measurement basis is required by FRSs. If the business combination is achieved in stages, the Group's previously held equity interest in the acquiree is re-measured to fair value at each acquisition date and any changes are taken to the profit or loss.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners in their capacity as owners and therefore no adjustments are made to goodwill and no gain or loss is recognized in profit or loss. Adjustments to non-controlling interests arising from transactions that do not involve the loss of control are based on a proportionate amount of the net assets of the subsidiaries.

3 Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(i) *Business combinations (continued)*

Business combinations and property acquisitions

Where a property is acquired, via corporate acquisitions or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents the acquisition of a business.

The Group accounts for an acquisition as business combination where an integrated set of activities is acquired in addition to the property. More specifically, consideration is made of the extent to which significant processes are acquired (e.g. leasing, development and asset management, bookkeeping, etc.).

When acquisition of an asset or a group of assets does not constitute a business combination, it is treated as property acquisition. In such cases, the individual identifiable assets acquired and liabilities assumed are recognized. The acquisition cost shall be allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of acquisition. Such a transaction does not give rise to goodwill.

(ii) *Subsidiaries*

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases. The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group.

Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

The Group's acquisitions of those subsidiaries which are special purpose vehicles established for the sole purpose of holding assets are primarily accounted for as acquisitions of assets.

(iii) *Acquisition of entities under common control*

For acquisition of entities under common control, the identifiable assets and liabilities were accounted for at their historical costs, in a manner similar to the "pooling-of-interests" method of accounting. Any excess or deficiency between the amounts recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount recorded for the share capital acquired is recognized directly in equity.

3 Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(iv) Loss of control

Upon the loss of control, the Group derecognizes the assets and liabilities of the subsidiary, any NCI and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognized in profit or loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost. Subsequently, it is accounted for as an equity-accounted investee or as an available-for-sale financial asset depending on the level of influence retained.

(v) Investments in associates and joint ventures

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies of these entities. Significant influence is presumed to exist when the Group holds 20% or more of the voting power of another entity. A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Associates and joint ventures are accounted for using the equity method (collectively referred to as equity-accounted investees) and are recognized initially at cost which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of the profit or loss and other comprehensive income of equity-accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. The Group's investments in associates and joint ventures include goodwill identified on acquisition, net of any accumulated impairment losses.

When the Group's share of losses exceeds its interest in an equity-accounted investee, the carrying amount of the investment, together with any long-term interests that form part thereof, is reduced to zero, and the recognition of further losses is discontinued except to the extent that the Group has an obligation to fund the investee's operation or has made payments on behalf of the investee.

(vi) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income or expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealized gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment.

(vii) Accounting for subsidiaries, associates and joint ventures by the Company

Investments in subsidiaries, associates and joint ventures are stated in the Company's statement of financial position at cost less accumulated impairment losses.

3 Significant accounting policies (continued)

3.2 Foreign currency

(i) Foreign currency transactions

Items included in the financial statements of each entity in the Group are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to that entity (the “functional currency”).

Transactions in foreign currencies are translated to the respective functional currencies of Group’s entities at the exchange rates at the date of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortized cost in the functional currency at the beginning of the year, adjusted for effective interest and payments during the year, and the amortized cost in foreign currency translated at the exchange rate at the end of the year.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated to the functional currency at the exchange rate at the date that the fair value was determined. Non-monetary items in a foreign currency that are measured in terms of historical costs are translated using the exchange rate at the date of the transaction.

Foreign currency differences arising from translation are recognized in profit or loss, except for the following differences which are recognized in other comprehensive income arising from the retranslation of:

- available-for-sale equity instruments (except on impairment in which case foreign currency differences that have been recognized in other comprehensive income are reclassified to profit or loss);
- a financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective (see (iii) below); or
- qualifying cash flow hedges to the extent such hedges are effective.

(ii) Foreign operations

The assets and liabilities of foreign operations, excluding goodwill and fair value adjustments arising from the acquisition, are translated to US dollars at exchange rates prevailing at the reporting date. The income and expenses of foreign operations are translated to US dollars at exchange rates at the dates of the transactions. Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the exchange rates at the reporting date.

3 Significant accounting policies (continued)

3.2 Foreign currency (continued)

(ii) Foreign operations (continued)

Foreign currency differences are recognized in other comprehensive income, and presented in the foreign currency translation reserve ("translation reserve") in equity. However, if the operation is not a wholly-owned subsidiary, then the relevant proportionate share of the translation difference is allocated to the non-controlling interests. When a foreign operation is disposed of such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while retaining control, the relevant proportion of the cumulative amount is reattributed to non-controlling interests. When the Group disposes of only part of its investment in an associate or joint ventures that includes a foreign operation while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

When the settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely to occur in the foreseeable future, foreign exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation. These are recognized in other comprehensive income, and are presented in the translation reserve in equity.

(iii) Hedge of a net investment in foreign operation

The Group applies hedge accounting to foreign currency differences arising between the functional currency of the foreign operation and the Company's functional currency (US dollars), regardless of whether the net investment is held directly or through an intermediate parent.

Foreign currency differences arising on the translation of a financial liability designated as a hedge of a net investment in a foreign operation are recognized in other comprehensive income to the extent the hedge is effective, and presented within equity in the foreign currency translation reserve. To the extent that the hedge is ineffective, such differences are recognized in profit or loss. When the hedged net investment is disposed of, the relevant amount in the foreign currency translation reserve is transferred to profit or loss as part of the gain or loss on disposal.

3.3 Financial instruments

(i) Non-derivative financial assets

The Group initially recognizes loans and receivables and deposits on the date that they are originated. All other financial assets are recognized initially on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

The Group derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Group is recognized as a separate asset or liability.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(i) Non-derivative financial assets (continued)

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

The Group classifies non-derivative financial assets into the following categories: available-for-sale financial assets and loans and receivables.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are designated as available for sale or are not classified in any of the other categories of financial assets. Available-for-sale financial assets are initially measured at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, available-for-sale financial assets are measured at fair value and changes therein, other than impairment losses (see Note 3.7) and foreign exchange differences on available-for-sale monetary items (see Note 3.2(i)) are recognized in other comprehensive income and presented in the fair value reserve in equity. When an investment is derecognized, the gain or loss accumulated in equity is reclassified to profit or loss.

Available-for-sale financial assets comprise equity securities and debt securities. Investment in equity securities whose fair value cannot be reliably measured are measured at cost less accumulated impairment loss.

Loans and receivables

Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables are measured at amortized cost using the effective interest method, less any impairment losses.

Loans and receivables comprise cash and cash equivalents and trade and other receivables, except prepayments and deferred management costs.

Cash and cash equivalents comprise cash balances and bank deposits. For the purpose of statement of cash flows, pledged deposits are excluded whilst bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(ii) Non-derivative financial liabilities

The Group initially recognizes debt securities issued and subordinated liabilities on the date that they are originated. Financial liabilities for contingent consideration payable in a business combination are recognized at the acquisition date. All other financial liabilities (including liabilities designated at fair value through profit or loss) are recognized initially on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

The Group derecognizes a financial liability when its contractual obligations are discharged or cancelled or expire.

Financial liabilities for contingent consideration payable in a business combination are initially measured at fair value. Subsequent changes in the fair value of the contingent consideration are recognized in profit or loss.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

The Group classifies its non-derivative financial liabilities, comprising loans and borrowings and trade and other payables, into the other financial liabilities category. Such financial liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortized cost using the effective interest method.

(iii) Share capital

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from equity, net of any tax effects.

Capital securities

Capital securities are classified as equity if they are non-redeemable, or redeemable only at the Company's option, and any dividends are discretionary. Discretionary dividends thereon are recognized as distributions within equity.

Repurchase, disposal and reissue of share capital (treasury shares)

When share capital recognized as equity is repurchased, the amount of the consideration paid, which includes directly attributable costs, net of any tax effects, is recognized as a deduction from equity. Repurchased shares are classified as treasury shares and are presented in the reserve for own share account. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity, and the resulting surplus or deficit on the transaction is presented in non-distributable capital reserve.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(iv) Derivative financial instruments and hedging activities

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if the economic characteristics and risks of the host contract and the embedded derivative are not closely related, a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative, and the combined instrument is not measured at fair value through profit or loss.

On initial designation of the derivative as the hedging instrument, the Group formally documents the relationship between the hedging instrument and the hedged item, including the risk management objectives and strategy in undertaking the hedge transaction and the hedged risk, together with the methods that will be used to assess the effectiveness of the hedging relationship. The Group makes an assessment, both at the inception of the hedge relationship as well as on an ongoing basis, of whether the hedging instruments are expected to be “highly effective” in offsetting the changes in the fair value or cash flows of the respective hedged items attributable to the hedged risk, and whether the actual results of each hedge are within a range of 80% - 125%. For a cash flow hedge of a forecast transaction, the transaction should be highly probable to occur and should present an exposure to variations in cash flows that could ultimately affect reported profit or loss.

Derivatives are recognized initially at fair value; attributable transaction costs are recognized in profit or loss when incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are accounted for as described below.

Cash flow hedges

When a derivative is designated as the hedging instrument in a hedge of the variability in cash flows attributable to a particular risk associated with a recognized asset or liability or a highly probable forecast transaction that could affect profit or loss, the effective portion of changes in the fair value of the derivative is recognized in other comprehensive income and presented in the hedging reserve in equity. Any ineffective portion of changes in the fair value of the derivative is recognized immediately in the profit or loss.

When the hedged item is a non-financial asset, the amount accumulated in equity is included in the carrying amount of the asset when the asset is recognized. In other cases, the amount accumulated in equity is reclassified to profit or loss in the same period that the hedged item affects profit or loss. If the hedging instrument no longer meets the criteria for hedge accounting, expires or is sold, terminated, exercised, or the designation is revoked, then hedge accounting is discontinued prospectively. If the forecast transaction is no longer expected to occur, then the balance in equity is reclassified to profit or loss.

Separable embedded derivatives

Changes in the fair value of separated embedded derivatives are recognized immediately in profit or loss.

3 Significant accounting policies (continued)

3.3 Financial instruments (continued)

(iv) Derivative financial instruments and hedging activities (continued)

Other non-trading derivatives

When a derivative financial instrument is not designated in a qualifying hedge relationship, all changes in its fair value are recognized immediately in profit or loss.

3.4 Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business, used in the production or supply of goods or services, or for administrative purposes. Investment properties comprise completed investment properties, investment properties under re-development, properties under development and land held for development.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labor, any other costs directly attributable to bringing the investment property to a working condition for its intended use and capitalized borrowing costs.

Land held for development represents lease prepayments for acquiring rights to use land in the People's Republic of China ("PRC") with periods ranging from 40 to 50 years. Such rights granted with consideration are recognized initially at acquisition cost.

(i) Completed investment properties and investment properties under re-development

Completed investment properties and investment properties under re-development are measured at fair value with any changes therein recognized in profit or loss. Rental income from investment properties is accounted for in the manner described in Note 3.14.

(ii) Properties under development and land held for development

Property that is being constructed or developed for future use as investment property is initially recognized at cost, including transaction costs, and subsequently at fair value with any change therein recognized in profit or loss.

When an investment property is disposed of, the resulting gain or loss recognized in profit or loss is the difference between net disposal proceeds and the carrying amount of the property.

3.5 Plant and equipment

Plant and equipment are stated at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset.

3 Significant accounting policies (continued)

3.5 Plant and equipment (continued)

Subsequent expenditure relating to plant and equipment that has already been recognized is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing asset, will flow to the Group. All other subsequent expenditure is recognized as an expense in the period in which it is incurred.

Depreciation is recognized in profit or loss, from the date the asset is ready for its intended use, on a straight-line basis over the estimated useful lives of furniture, fittings and equipment ranging from 2 to 20 years.

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted if necessary, at each reporting date.

The gain or loss on disposal of an item of plant and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in profit or loss.

3.6 Intangible assets

(i) Goodwill

For business combinations on or after 1 April 2010, the Group measures goodwill as at acquisition date based on the fair value of the consideration transferred (including the fair value of any previously-held equity interest in the acquiree) and the recognized amount of any non-controlling interests in the acquiree, less the net recognized amount (generally fair value) of the identifiable assets acquired and liabilities assumed. When the amount is negative, a bargain purchase gain is recognized in the profit or loss. Goodwill is subsequently measured at cost less accumulated impairment losses.

For acquisitions prior to 31 March 2010, goodwill is measured at cost less accumulated impairment losses. Negative goodwill is credited to profit or loss in the period of the acquisition.

Acquisitions of non-controlling interests are accounted for as transactions with owners in their capacity as owners and therefore no goodwill is recognized.

Goodwill arising on the acquisition of subsidiaries is presented in intangible assets. Goodwill arising on the acquisition of joint ventures is presented together with investments in joint ventures.

(ii) Other intangible assets

Other intangible assets that are acquired by the Group and have finite useful lives are measured at costs less accumulated amortization and accumulated impairment losses.

3 Significant accounting policies (continued)

3.6 Intangible assets (continued)

(iii) Amortization

Amortization is calculated over the cost of the asset, less its residual value.

Amortization is recognized in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use, since this most clearly reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful lives of intangible assets are as follows:

Trademarks	20 years
Non-competition	over the term of relevant agreement
License rights	over the term of the license period

3.7 Impairment

(i) Non-derivative financial assets (including receivables)

A financial asset not carried at fair value through profit or loss, including an interest in an associate and joint venture, is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. A financial asset is considered to be impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event has a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets (including equity securities) are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Group on terms that the Group would not consider otherwise, indications that a debtor or issuer will enter bankruptcy, adverse changes in the payment status of borrowers or issuers in the Group, economic conditions that correlate with defaults or the disappearance of an active market for a security. In addition, for an investment in an equity security, a significant or prolonged decline in its fair value below its cost is objective evidence of impairment.

Loans and receivables

The Group considers evidence of impairment for loans and receivables at both a specific asset and collective level. All individually significant financial assets are assessed for specific impairment on an individual basis. All individually significant financial assets found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet been identified. The remaining financial assets that are not individually significant are collectively assessed for impairment by grouping together such instruments with similar risk characteristics.

In assessing collective impairment, the Group uses historical trends of probability of default, timing of recoveries and the amount of loss incurred, adjusted for management's judgment as to whether current economic and credit conditions are such that the actual losses are likely to be greater or lesser than suggested by historical trends.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(i) Non-derivative financial assets (including receivables) (continued)

Loans and receivables (continued)

An impairment loss in respect of a financial asset measured at amortized cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows, discounted at the asset's original effective interest rate. Losses are recognized in profit or loss and reflected in an allowance account against loans and receivables. When the Group considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, then the previously recognized impairment loss is reversed through profit or loss.

Available-for-sale financial assets

Impairment losses on available-for-sale financial assets are recognized by reclassifying the losses accumulated in the fair value reserve in equity to profit or loss. The cumulative loss that is reclassified from equity to profit or loss is the difference between the acquisition cost, net of any principal repayment and amortization, and the current fair value, less any impairment loss recognized previously in profit or loss. Changes in cumulative impairment provisions attributable to application of the effective interest method are reflected as a component of interest income. If, in a subsequent period, the fair value of an impaired available-for-sale debt security increases and the increase can be related objectively to an event occurring after the impairment loss was recognized, then the impairment loss is reversed. The amount of the reversal is recognized in profit or loss. However, any subsequent recovery in the fair value of an impaired available-for-sale equity security is recognized in other comprehensive income.

Associate and joint venture

Any impairment loss in respect of an associate or joint venture is measured by comparing the recoverable amount of the investment with its carrying amount in accordance with Note 3.7(ii). An impairment loss is recognized in profit or loss. An impairment loss is reversed if there has been a favourable change in the estimate used to determine the recoverable amount.

(ii) Non-financial assets

The carrying amounts of the Group's non-financial assets, other than investment properties and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets' recoverable amount are estimated. For goodwill and intangible assets that have indefinite useful lives or that are not yet available for use, the recoverable amount is estimated each year at the same time. An impairment loss is recognized if the carrying amount of an asset or its cash-generating unit ("CGU") exceeds its estimated recoverable amount.

3 Significant accounting policies (continued)

3.7 Impairment (continued)

(ii) Non-financial assets (continued)

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Subject to an operating segment ceiling test, for the purposes of goodwill impairment testing, CGUs to which goodwill has been allocated are aggregated so that the level at which impairment is tested reflects the lowest level at which goodwill is monitored for internal reporting purposes. Goodwill acquired in a business combination is allocated to groups of CGUs that are expected to benefit from the synergies of the combination.

The Group's corporate assets do not generate separate cash inflows and are utilized by more than one CGU. Corporate assets are allocated to CGUs on a reasonable and consistent basis and tested for impairment as part of the testing of the CGU to which the corporate asset belongs.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the units, and then to reduce the carrying amounts of the other assets in the unit (group of units) on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

Goodwill that forms part of the carrying amount of an investment in joint ventures is not recognized separately, and therefore is not tested for impairment separately. Instead, the entire amount of the investment in joint ventures is tested for impairment as a single asset when there is objective evidence that the investment may be impaired.

3 Significant accounting policies (continued)

3.8 Non-current assets held for sale

Non-current assets, or disposal groups comprising assets and liabilities, that are highly probable to be recovered primarily through sale or distribution rather than through continuing use, are classified as held for sale. Immediately before classification as held for sale, the assets, or components of a disposal group, are remeasured in accordance with the Group's accounting policies. Thereafter, the assets, or disposal group, are generally measured at the lower of their carrying amount and fair value less costs to sell. Any impairment loss on a disposal group is first allocated to goodwill, and then to remaining assets and liabilities on pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets, investment property, which continue to be measured in accordance with the Group's accounting policies. Impairment losses on initial classification as held for sale and subsequent gains or losses on remeasurement are recognized in profit or loss. Gains are not recognized in excess of any cumulative impairment loss.

Intangible assets and plant and equipment once classified as held for sale are not amortized or depreciated. In addition, equity accounting of joint ventures and associates ceases once classified as held for sale.

3.9 Discontinued operations

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which:

- represents a separate major line of business or geographical area of operations;
- is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations; or
- is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs upon disposal or when the operation meets the criteria to be classified as held for sale, if earlier. When an operation is classified as a discontinued operation, the comparative statement of profit or loss is re-presented as if the operation had been discontinued from the start of the comparative year.

3.10 Deferred management costs

Costs that are directly attributable to securing a fund management agreement are deferred if they can be identified separately and measured reliably and it is probable that they will be recovered. Deferred management costs represent the costs incurred to secure the right to benefit from the provision of fund management services, and are amortized as the Group recognizes the related revenue over the tenure of the fund.

3 Significant accounting policies (continued)

3.11 Employee benefits

(i) Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognized as employee benefit expense in profit or loss in the periods during which services are rendered by employees.

(ii) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognized for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

(iii) Employee leave entitlement

Employee entitlements to annual leave are recognized when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the reporting date.

(iv) Share-based payment

For equity-settled share-based payment transactions, the fair value of the services received is recognized as an expense with a corresponding increase in equity over the vesting period during which the employees become unconditionally entitled to the equity instrument. The fair value of the services received is determined by reference to the fair value of the equity instrument granted at the date of the grant. At each reporting date, the number of equity instruments that are expected to be vested are estimated. The impact on the revision of original estimates is recognized as an expense and as a corresponding adjustment to equity over the remaining vesting period, unless the revision to original estimates is due to market conditions. No adjustment is made if the revision or actual outcome differs from the original estimate due to market conditions.

For cash-settled share-based payment transactions, the fair value of the goods or services received is recognized as an expense with a corresponding increase in liability. The fair value of the services received is determined by reference to the fair value of the liability. Until the liability is settled, the fair value of the liability is remeasured at each reporting date and at the date of settlement, with any changes in fair value recognized as an expense for the period.

The proceeds received from the exercise of the equity instruments, net of any directly attributable transaction costs, are credited to share capital when the equity instruments are exercised.

3 Significant accounting policies (continued)

3.12 Provision

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at the pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognized as finance cost.

3.13 Leases

When entities within the Group are lessees of an operating lease

Where the Group has the use of assets under operating leases, payments made under the leases are recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognized in profit or loss as an integral part of the total lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

When entities within the Group are lessors of an operating lease

Assets subject to operating leases are included in investment properties (see Note 4).

When entities within the Group are lessors of a finance lease

Leases where the Group has transferred substantially all risks and rewards incidental to ownership of the leased assets to the lessees, are classified as finance leases.

The leased asset is derecognized and the present value of the lease receivable (net of initial direct costs for negotiating and arranging the lease) is recognized on the statement of financial position and included in "trade and other receivables". The difference between the gross receivable and the present value of the lease receivable is recognized as unearned finance income.

Each lease payment received is applied against the gross investment in the finance lease receivable to reduce both the principal and the unearned finance income. The finance income is recognized in profit or loss on a basis that reflects a constant periodic rate of return on the net investment in the finance lease receivable.

Initial direct costs incurred by the Group in negotiating and arranging finance leases are added to finance lease receivables and recognized as an expense in profit or loss over the lease term on the same basis as the lease income.

3 Significant accounting policies (continued)

3.14 Revenue recognition

Rental income

Rental income receivable under operating leases is recognized in profit or loss on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives granted are recognized as an integral part of the total rental income to be received. Contingent rentals are recognized as income in the accounting period in which they are earned.

Management fee income

Management fee income is recognized in profit or loss as and when services are rendered.

Dividend income

Dividend income is recognized on the date that the Group's right to receive payment is established.

Financial services income

Financial services income is recognized in profit or loss upon the completion of the transaction.

3.15 Government grants

Grants that compensate the Group for expenses already incurred or for purpose of giving immediate financial support with no future related costs are recognized in profit or loss in the period in which they become receivable.

3.16 Finance income and expenses

Finance income comprises interest income on funds invested (including available-for-sale financial assets) and gains on hedging instruments that are recognized in profit or loss. Interest income is recognized as it accrues in profit or loss, using the effective interest method. Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions and contingent consideration, and losses on hedging instruments that are recognized in profit or loss.

Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

Foreign currency gains and losses are reported on a net basis as either finance income or finance costs depending on whether foreign currency movements are in a net gain or net loss position.

3 Significant accounting policies (continued)

3.17 Tax

Tax expense comprises current and deferred tax. Current tax and deferred tax is recognized in profit or loss except to the extent that it relates to a business combination, or items recognized directly in equity or in other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax is not recognized for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- temporary differences related to investments in subsidiaries and equity accounted investees to the extent that the Group is able to control the timing of the reversal of the temporary difference and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

The measurement of deferred taxes reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

A deferred tax asset is recognized for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgments about future events. New information may become available that causes the Group to change its judgment regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

3 Significant accounting policies (continued)

3.18 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. All operating segments' operating results are reviewed regularly by the Group's chief operating decision-makers ("CODM") to make decisions about resources to be allocated to the segment and to assess its performance and for which discrete financial information is available.

Segment results reported to the Group's CODM include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate assets (primarily the Company's headquarters), head office expenses, and tax assets and liabilities.

Segment capital expenditure is the total cost incurred during the year to acquire plant and equipment, and intangible assets other than goodwill.

4 Investment properties

		Group	
	Note	2018 US\$'000	2017 US\$'000
At 1 April		14,702,578	13,024,178
Additions		1,186,928	1,648,730
Disposals		(522,187)	(374,560)
Acquisition of subsidiaries	29(a)	422,622	256,102
Disposal of subsidiaries	29(b)	(257,103)	—
Borrowing cost capitalized	26	7,898	6,986
Changes in fair value		1,719,731	796,973
Reclassification to assets classified as held for sale		(241,831)	(33,650)
Effect of movements in exchange rates		1,478,793	(622,181)
At 31 March		<u>18,497,429</u>	<u>14,702,578</u>
Comprising:			
Completed investment properties		14,914,643	11,651,111
Investment properties under re-development		367,142	357,675
Properties under development		1,487,367	1,253,305
Land held for development		1,728,277	1,440,487
		<u>18,497,429</u>	<u>14,702,578</u>

4 Investment properties (continued)

During the year ended 31 March 2018, the Group reclassified certain investment properties of US\$241,831,000 to assets classified as held for sale following initiation of an active programme to sell (Note 15).

During the year ended 31 March 2017, the Group sold certain investment properties of US\$33,650,000 to GLP US Income Partners III, which are classified as assets classified as held for sale (Note 15).

Investment properties are held mainly for use by external customers under operating leases. Generally, the leases contain an initial non-cancellable period of one to twenty years. Subsequent renewals are negotiated with the lessees. There are no contingent rents arising from the lease of investment properties.

Investment properties with carrying value totaling approximately US\$10,920,404,000 as at 31 March 2018 (2017: US\$8,003,045,000) were mortgaged to banks and bondholders to secure credit facilities for the Group (Note 19). Interest capitalized as costs of investment properties amounted to approximately US\$7,898,000 (2017: US\$6,986,000) during the year.

Measurement of fair value

(i) Fair value hierarchy

The Group's investment property portfolio are valued by independent external valuers at the reporting date. The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction wherein the parties had each acted knowledgeably and without compulsion. In determining the fair value as at the reporting date, the independent external valuers have adopted a combination of valuation methods, including income capitalization, discounted cash flows and residual methods, which involve certain estimates. The key assumptions used to determine the fair value of investment properties include market-corroborated capitalization rate, discount rate and terminal yield rate.

The income capitalization method capitalizes an income stream into a present value using single-year capitalization rates, the income stream used is adjusted to market rentals currently being achieved within comparable investment properties and recent leasing transactions achieved within the investment property. The discounted cash flow method requires the valuer to assume a rental growth rate indicative of market and the selection of a target internal rate of return consistent with current market requirements. The residual method values properties under development and land held for development by reference to their development potential which involves deducting the estimated development costs to complete construction and developer's profit from the gross development value to arrive at the residual value of the property. The gross development value is the estimated value of the property assuming satisfactory completion of the development as at the date of valuation. The estimated cost to complete is determined based on the construction cost per square metre in the pertinent area.

In relying on the valuation reports, management has exercised its judgment and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

4 Investment properties (continued)

Measurement of fair value (continued)

(i) Fair value hierarchy (continued)

The fair value measurement for investment properties of US\$18,497,429,000 (2017: US\$14,702,578,000) has been categorized as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2.5) and was measured based on valuation by independent valuers who hold recognized and relevant professional qualifications and have recent experience in the location and category of the respective investment property being valued.

(ii) Reconciliation of Level 3 fair values

	Group	
	2018	2017
	US\$'000	US\$'000
Balance at 1 April	14,702,578	13,024,178
Capital expenditure incurred and borrowing costs capitalized	1,194,826	1,655,716
Disposal of investment properties	(522,187)	(374,560)
Acquisition of subsidiaries	422,622	256,102
Disposal of subsidiaries	(257,103)	–
Reclassification to assets classified as held for sale	(241,831)	(33,650)
Gains and losses for the year		
Changes in fair value of investment properties	1,719,731	796,973
Gains and losses recognized in other comprehensive income		
Effect of movements in exchange rates	1,478,793	(622,181)
Balance at 31 March	<u>18,497,429</u>	<u>14,702,578</u>

4 Investment properties (continued)

Measurement of fair value (continued)

(ii) Reconciliation of Level 3 fair values (continued)

Valuation technique and significant unobservable inputs

The following table shows the key unobservable inputs used in measuring the fair value of investment properties.

Valuation method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Income capitalization	Capitalization rate: PRC: 4.50% to 7.25% (2017: 5.75% to 7.25%) Japan: 4.40% to 6.40% (2017: 4.50% to 6.40%)	The estimated fair value varies inversely against the capitalization rate.
Discounted cash flow	Discount rate: PRC: 8.00% to 11.00% (2017: 9.00% to 11.00%) Japan: 4.40% to 6.40% (2017: 5.00% to 6.90%) Terminal yield rate: PRC: 4.50% to 7.25% (2017: 5.75% to 7.25%) Japan: 4.65% to 6.65% (2017: 4.75% to 6.65%)	The estimated fair value varies inversely against the discount rate. The estimated fair value varies inversely against the terminal yield rate.
Residual	Capitalization rate¹: PRC: 4.50% to 7.25% (2017: 5.75% to 7.25%) Estimated development costs to complete construction	The estimated fair value and gross development value vary inversely against the capitalization rate. The estimated fair value varies inversely against the development costs to complete construction.

¹ Income capitalization method is applied to derive the total gross development value under the residual approach.

5 Subsidiaries

	Company	
	2018	2017
	US\$'000	US\$'000
Unquoted equity shares, at cost	7,007,275	7,140,172
Less: Allowance for impairment loss	(115,189)	(94,370)
	<u>6,892,086</u>	<u>7,045,802</u>
Loans to subsidiaries (interest-free)	1,707,522	320,949
	<u>8,599,608</u>	<u>7,366,751</u>

During the year ended 31 March 2018, an impairment loss of US\$20,819,000 (2017: US\$94,370,000) was recognized in profit or loss for the Company's investment in certain subsidiaries which have underlying interests in joint ventures in Brazil, in view of the depreciation of the Brazilian Real which the investments are denominated in. The recoverable amount for the relevant joint ventures was estimated to be US\$796,668,000 (2017: US\$814,087,000) based on the higher of the value in use calculation using cash flows projection or the fair value of the net assets as at the reporting date. The fair value measurement was estimated based on net assets as the assets held by the subsidiaries comprise mainly investment properties measured at fair value and categorized as Level 3 on the fair value hierarchy.

The loans to subsidiaries are unsecured and the settlement of these amounts is neither planned nor likely to occur in the foreseeable future. As these amounts are, in substance, a part of the Company's net investment in subsidiaries, they are stated at cost less accumulated impairment losses.

Details of significant subsidiaries are set out in Note 35.

6 Associates and joint ventures

	Group	
	2018	2017
	US\$'000	US\$'000
Interests in associates	557,272	318,357
Interests in joint ventures	<u>2,694,477</u>	<u>2,163,746</u>
	<u>3,251,749</u>	<u>2,482,103</u>
Capital commitments in relation to interests in associates and joint ventures	<u>522,339</u>	<u>792,411</u>
Proportionate interest in associates' and joint ventures' commitments	<u>269,600</u>	<u>380,342</u>

6 Associates and joint ventures (continued)

The Group has Nil (2017: one) associate and three (2017: six) joint ventures that are material and a number of associates and joint ventures that are individually immaterial to the Group. All are equity accounted. The following are the material associates and joint ventures:

<u>Name of associate and joint ventures¹</u>	<u>Principal activity</u>	<u>Principal place of business</u>	<u>2018</u> %	<u>2017</u> %
Associate				
GLP US Income Partners II	Private equity fund focused on logistics properties	United States of America	9.85%	9.85%
Joint ventures				
GLP Japan Income Partners I	Private equity fund focused on logistics properties	Japan	33.33%	33.33%
GLP Japan Development Venture I	Private equity fund focused on logistics properties	Japan	50.00%	50.00%
GLP Brazil Development Partners I	Private equity fund focused on logistics properties	Brazil	40.00%	40.00%
GLP Brazil Income Partners I	Private equity fund focused on logistics properties	Brazil	34.20%	34.20%
GLP Brazil Income Partners II	Private equity fund focused on logistics properties	Brazil	39.98%	39.98%
GLP US Income Partners I	Private equity fund focused on logistics properties	United States of America	10.35%	10.35%

Notes:

¹ Relates to the commercial name of the joint ventures used under GLP's fund management platform.

6 Associates and joint ventures (continued)

Summary information for associates and joint ventures that are material to the Group

This summarized financial information is shown on a 100% basis. It represents the amounts shown in the associates and joint ventures' financial statements prepared in accordance with FRS under Group accounting policies.

	GLP Japan Development Venture I US\$'000	GLP Brazil Development Partners I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
2018					
Group's interests	50.00%	40.00%	10.35%		
<u>Results</u>					
Revenue	102,869	37,667	683,599	1,289,235	2,113,370
Expenses	(43,930)	(19,179)	(422,326)	(1,071,123)	(1,556,558)
Changes in fair value of investment properties	243,079	91,849	583,587	766,055	1,684,570
Income tax expense	(17,687)	(33,805)	(40,599)	(142,331)	(234,422)
Profit for the year	284,331	76,532	804,261	841,836	2,006,960
Non-controlling interests	—	—	—	(3,407)	(3,407)
Profit attributable to owners	284,331	76,532	804,261	838,429	2,003,553
Other comprehensive income	2,391	(539)	—	34,578	36,430
Total comprehensive income	286,722	75,993	804,261	873,007	2,039,983
<u>Profit after tax include:</u>					
Interest income	1	1,258	67	5,110	6,436
Depreciation and amortization	(5,578)	—	—	(33,291)	(38,869)
Interest expense	(6,027)	(13,534)	(182,786)	(272,153)	(474,500)
<u>Assets and liabilities</u>					
Non-current assets	2,756,818	892,832	8,807,211	15,067,478	27,524,339
Current assets	147,909	28,596	175,933	1,588,679	1,941,117
Total assets	2,904,727	921,428	8,983,144	16,656,157	29,465,456
Non-current liabilities	(1,214,217)	(203,539)	(4,565,263)	(7,230,430)	(13,213,449)
Current liabilities	(321,579)	(19,685)	(114,571)	(2,371,276)	(2,827,111)
Total liabilities	(1,535,796)	(223,224)	(4,679,834)	(9,601,706)	(16,040,560)
<u>Assets and liabilities include:</u>					
Cash and cash equivalents	114,550	11,080	147,745	990,883	1,264,258
Current financial liabilities (excluding trade and other payables)	(121,633)	(15,976)	—	(1,422,219)	(1,559,828)
Non-current financial liabilities (excluding trade and other payables)	(1,128,769)	(182,830)	(4,530,948)	(6,084,270)	(11,926,817)

6 Associates and joint ventures (continued)

Summary information for associates and joint ventures that are material to the Group (continued)

2017	GLP Japan Income Partners I US\$'000	GLP Japan Development Venture I US\$'000	GLP Brazil Development Partners I US\$'000	GLP Brazil Income Partners I US\$'000	GLP Brazil Income Partners II US\$'000	GLP US Income Partners I US\$'000	GLP US Income Partners II US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
Group's interests	33.33%	50.00%	40.00%	34.20%	39.98%	10.35%	9.85%		
Results									
Revenue	63,260	77,672	34,290	68,521	64,038	677,886	359,390	621,648	1,966,705
Expenses	(24,867)	(39,236)	(12,488)	(32,965)	(39,205)	(428,464)	(306,558)	(579,733)	(1,463,516)
Changes in fair value of investment properties	36,171	191,564	59,461	59,585	(29,420)	540,725	198,393	72,981	1,129,460
Income tax expense	(4,724)	(11,611)	(20,565)	(23,601)	(4,558)	(275,930)	(87,954)	(21,727)	(450,670)
Profit/(Loss) for the year	69,840	218,389	60,698	71,540	(9,145)	514,217	163,271	93,169	1,181,979
Non-controlling interests	—	—	—	—	—	—	—	(11,099)	(11,099)
Profit/(Loss) attributable to owners	69,840	218,389	60,698	71,540	(9,145)	514,217	163,271	82,070	1,170,880
Other comprehensive income	4,567	2,988	54,000	51,334	53,021	—	—	(1,057)	164,853
Total comprehensive income	74,407	221,377	114,698	122,874	43,876	514,217	163,271	81,013	1,335,733
Profit/(Loss) after tax include:									
Interest income	2	2	2,287	2,877	4,496	555	1	2,159	12,379
Depreciation and amortization	(2,262)	(3,923)	—	—	—	—	—	(5,432)	(11,617)
Interest expense	(6,949)	(4,302)	(14,739)	(32,635)	(32,177)	(196,723)	(165,619)	(28,301)	(481,445)
Assets and liabilities									
Non-current assets	1,156,504	2,231,930	753,946	919,228	823,089	8,156,528	4,716,823	1,855,097	20,613,145
Current assets	43,321	84,089	35,508	37,338	26,900	209,569	124,723	426,888	988,336
Total assets	1,199,825	2,316,019	789,454	956,566	849,989	8,366,097	4,841,546	2,281,985	21,601,481
Non-current liabilities	(594,634)	(895,818)	(156,263)	(353,557)	(287,857)	(4,229,851)	(3,072,341)	(524,096)	(10,114,417)
Current liabilities	(24,674)	(318,541)	(25,192)	(28,639)	(20,039)	(493,458)	(228,746)	(575,742)	(1,715,031)
Total liabilities	(619,308)	(1,214,359)	(181,455)	(382,196)	(307,896)	(4,723,309)	(3,301,087)	(1,099,838)	(11,829,448)
Assets and liabilities include:									
Cash and cash equivalents	36,675	57,834	19,434	24,397	9,375	183,747	106,751	145,921	584,134
Current financial liabilities (excluding trade and other payables)	(3,419)	(165,404)	(15,785)	(11,453)	(13,984)	(362,403)	(162,464)	(75,526)	(810,438)
Non-current financial liabilities (excluding trade and other payables)	(563,822)	(836,235)	(115,697)	(286,744)	(280,413)	(4,201,355)	(3,062,493)	(391,381)	(9,738,140)

6 Associates and joint ventures (continued)

Reconciliation of the above amounts to investment recognized in the consolidated statement of financial position

	GLP Japan Development Venture I US\$'000	GLP Brazil Development Partners I US\$'000	GLP US Income Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
2018					
Group's interests	50.00%	40.00%	10.35%		
Group's interest in net assets of associates and joint ventures at beginning of the year	555,464	249,353	379,410	1,297,876	2,482,103
Group's share of total comprehensive income	143,360	30,397	83,241	230,513	487,511
Dividends received from associates and joint ventures (the Group's share)	(33,374)	—	(20,407)	(15,651)	(69,432)
Group's share of total (distribution to)/contribution by owners (net)	(13,425)	21,091	—	268,707	276,373
Capitalization of loan to joint venture as equity contribution to joint venture	—	—	5,591	—	5,591
Reclassification from asset held for sale (Note 29(c))	—	—	—	30,477	30,477
Disposal of joint ventures	—	—	—	(32,731)	(32,731)
Effect of movements in exchange rates	36,963	(16,105)	—	50,999	71,857
Carrying amount of interest in associates and joint ventures at the end of the year	688,988	284,736	447,835	1,830,190	3,251,749

6 Associates and joint ventures (continued)

Reconciliation of the above amounts to investment recognized in the consolidated statement of financial position (continued)

	GLP Japan Partners I US\$'000	GLP Japan Development Venture I US\$'000	GLP Brazil Partners I US\$'000	GLP Brazil Partners I US\$'000	GLP Brazil Partners I US\$'000	GLP Brazil Partners I US\$'000	GLP US Partners I US\$'000	GLP US Partners I US\$'000	GLP US Partners I US\$'000	Immaterial associates and joint ventures US\$'000	Total US\$'000
2017											
Group's interests	33.33%	50.00%	40.00%	34.20%	39.98%	10.35%	9.85%				
Group's interest in net assets of associates and joint ventures at beginning of the year	201,940	462,482	173,845	146,180	171,818	340,434	—	—	—	456,987	1,953,686
Group's share of total comprehensive income	24,803	110,689	45,879	42,028	17,541	53,237	16,082	—	—	36,459	346,718
Dividends received from associates and joint ventures (the Group's share)	(9,654)	(22,767)	—	—	—	(14,261)	(4,186)	—	—	(57,004)	(107,872)
Group's share of total (distribution to)/contribution by owners (net)	(23,426)	4,698	19,310	4,463	15,181	—	—	—	—	14,115	34,341
Reclassification of joint ventures to subsidiaries (Note 29(a))	—	—	—	—	—	—	—	—	—	(26,338)	(26,338)
Acquisition of subsidiaries (Note 29(a))	—	—	—	—	—	—	—	—	—	124,612	124,612
Reclassification from asset held for sale (Note 29(c)) ¹	—	—	—	—	—	—	—	—	143,148	—	143,148
Effect of movements in exchange rates	1,868	362	10,319	8,521	11,948	—	—	—	—	(19,210)	13,808
Carrying amount of interest in associates and joint ventures at the end of the year	195,531	555,464	249,353	201,192	216,488	379,410	155,044	—	—	529,621	2,482,103

Notes:

¹ Including transaction cost capitalized of \$3,315,000.

7 Deferred tax

Movements in deferred tax assets and liabilities during the year are as follows:

Group	At 1 April US\$'000	Acquisition of subsidiaries (Note 29(a)) US\$'000	Disposal of subsidiaries (Note 29(b)) US\$'000	Effect of movements in exchange rates US\$'000	Recognized in other comprehensive income US\$'000	Recognized in profit or loss (Note 28) US\$'000	At 31 March US\$'000
2018							
Deferred tax assets							
Unutilized tax losses	29,073	68	—	3,083	—	4,295	36,519
Interest rate swaps	461	—	—	17	(185)	—	293
Others	13,206	—	—	549	—	(95)	13,660
	<u>42,740</u>	<u>68</u>	<u>—</u>	<u>3,649</u>	<u>(185)</u>	<u>4,200</u>	<u>50,472</u>
Deferred tax liabilities							
Investment properties	(1,165,917)	—	21,362	(141,300)	—	(488,859)	(1,774,714)
Available-for-sale financial investments	(24,384)	—	—	(2,551)	(2,990)	—	(29,925)
Others	(13,582)	—	—	(1,026)	—	4,072	(10,536)
	<u>(1,203,883)</u>	<u>—</u>	<u>21,362</u>	<u>(144,877)</u>	<u>(2,990)</u>	<u>(484,787)</u>	<u>(1,815,175)</u>
Total	<u>(1,161,143)</u>	<u>68</u>	<u>21,362</u>	<u>(141,228)</u>	<u>(3,175)</u>	<u>(480,587)</u>	<u>(1,764,703)</u>

7 Deferred tax (continued)

Group	At 1 April US\$'000	Acquisition of subsidiaries (Note 29(a)) US\$'000	Effect of movements in exchange rates US\$'000	Recognized in other comprehensive income US\$'000	Recognized in profit or loss (Note 28) US\$'000	Reclassification to assets and liabilities held for sale US\$'000	At 31 March US\$'000
2017							
Deferred tax assets							
Unutilized tax losses	26,429	1,400	(1,419)	-	2,663	-	29,073
Investment properties	771	-	34	-	(805)	-	-
Interest rate swaps	736	-	19	(294)	-	-	461
Others	10,100	-	(11)	-	3,186	(69)	13,206
	38,036	1,400	(1,377)	(294)	5,044	(69)	42,740
Deferred tax liabilities							
Investment properties	(994,025)	(6,304)	57,931	-	(223,519)	-	(1,165,917)
Available-for-sale financial investments	(18,025)	-	1,129	(7,488)	-	-	(24,384)
Others	(18,432)	-	620	-	(1,884)	6,114	(13,582)
	(1,030,482)	(6,304)	59,680	(7,488)	(225,403)	6,114	(1,203,883)
Total	(992,446)	(4,904)	58,303	(7,782)	(220,359)	6,045	(1,161,143)

7 Deferred tax (continued)

Deferred tax liabilities and assets are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes relate to the same tax authority. The amounts determined after appropriate offsetting are included in the statement of financial position as follows:

	Group	
	2018	2017
	US\$'000	US\$'000
Deferred tax assets	11,879	17,334
Deferred tax liabilities	(1,776,582)	(1,178,477)

As at reporting date, deferred tax liabilities have not been recognized in respect of taxes that would be payable on the undistributed earnings of certain subsidiaries of US\$20,132,000 (2017: US\$15,131,000) as the Group do not have plans to distribute these earnings in the foreseeable future.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which temporary differences can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. The Group has not recognized deferred tax assets in respect of the following:

	Group	
	2018	2017
	US\$'000	US\$'000
Tax losses	543,331	323,598

Deferred tax assets in respect of tax losses have not been recognized because it is not probable that future taxable profit will be available against which the Group can utilize the benefits. Tax losses are subject to agreement by the tax authorities and compliance with tax regulations in the respective countries in which the subsidiaries operate. Unrecognized tax losses will expire within one to five years.

8 Plant and equipment

Group	Furniture, fittings and equipment US\$'000	Software under development US\$'000	Total US\$'000
Cost			
At 1 April 2016	78,264	4,812	83,076
Additions	9,117	1,039	10,156
Disposals	(3,469)	—	(3,469)
Reclassifications	5,856	(5,856)	—
Effect of movements in exchange rates	(242)	5	(237)
At 31 March 2017	89,526	—	89,526

8 Plant and equipment (continued)

Group	Furniture, fittings and equipment US\$'000	Software under development US\$'000	Total US\$'000
Cost			
At 1 April 2017	89,526	—	89,526
Acquisition of subsidiaries	660	—	660
Additions	8,236	556	8,792
Disposals	(42,028)	—	(42,028)
Reclassifications	325	(325)	—
Effect of movements in exchange rates	3,214	—	3,214
At 31 March 2018	59,933	231	60,164
Accumulated depreciation			
At 1 April 2016	30,205	—	30,205
Depreciation charge for the year	10,669	—	10,669
Disposals	(154)	—	(154)
Effect of movements in exchange rates	(740)	—	(740)
At 31 March 2017	39,980	—	39,980
Depreciation charge for the year	8,898	—	8,898
Disposals	(10,578)	—	(10,578)
Effect of movements in exchange rates	2,632	—	2,632
At 31 March 2018	40,932	—	40,932
Carrying amounts			
At 1 April 2016	48,059	4,812	52,871
At 31 March 2017	49,546	—	49,546
At 31 March 2018	19,001	231	19,232
Company			
Cost			
At 1 April 2016	7,951	4,308	12,259
Additions	1,312	778	2,090
Reclassifications	5,086	(5,086)	—
At 31 March 2017	14,349	—	14,349
Additions	87	468	555
Reclassifications	325	(325)	—
At 31 March 2018	14,761	143	14,904
Accumulated depreciation			
At 1 April 2016	4,864	—	4,864
Depreciation charge for the year	3,382	—	3,382
At 31 March 2017	8,246	—	8,246
Depreciation charge for the year	2,433	—	2,433
At 31 March 2018	10,679	—	10,679
Carrying amounts			
At 1 April 2016	3,087	4,308	7,395
At 31 March 2017	6,103	—	6,103
At 31 March 2018	4,082	143	4,225

9 Intangible assets

Group	Goodwill US\$'000	Trademark US\$'000	Non- competition US\$'000	License rights US\$'000	Total US\$'000
Cost					
At 1 April 2016	437,423	39,064	6,831	747	484,065
Acquisitions of subsidiaries (Note 29(a))	—	—	—	217	217
Effect of movements in exchange rates	(16,133)	(1,357)	—	(41)	(17,531)
At 31 March 2017	421,290	37,707	6,831	923	466,751
Effect of movements in exchange rates	27,668	2,345	—	91	30,104
At 31 March 2018	448,958	40,052	6,831	1,014	496,855
Accumulated amortization					
At 1 April 2016	—	10,714	6,831	112	17,657
Amortization for the year	—	2,032	—	145	2,177
Effect of movements in exchange rates	—	(408)	—	(10)	(418)
At 31 March 2017	—	12,338	6,831	247	19,416
Amortization for the year	—	2,048	—	203	2,251
Effect of movements in exchange rates	—	849	—	36	885
At 31 March 2018	—	15,235	6,831	486	22,552
Carrying amounts					
At 1 April 2016	437,423	28,350	—	635	466,408
At 31 March 2017	421,290	25,369	—	676	447,335
At 31 March 2018	448,958	24,817	—	528	474,303

Impairment test for goodwill

For the purpose of goodwill impairment testing, the aggregate carrying amount of goodwill allocated to each cash-generating unit ("CGU") as at 31 March 2018 and the key assumptions used in the calculation of recoverable amounts in respect of discount rate and terminal growth rate are as follows:

Group	Carrying amount		Discount rate		Terminal growth rate	
	2018 US\$'000	2017 US\$'000	2018 %	2017 %	2018 %	2017 %
GLP China ¹	248,927	226,528	8.0	8.5	3.0	3.0
GLP Japan ²	141,467	141,467	5.0	5.0	1.0	1.0
Airport City Development Group ("ACL Group")	58,564	53,295	8.0	8.5	3.0	3.0
Total	448,958	421,290				

Notes:

¹ Relates to the leasing of logistic facilities and provision of asset management services in China and excludes the ACL Group.

² Relates to the leasing of logistic facilities and provision of asset management services in Japan.

9 Intangible assets (continued)

Impairment test for goodwill (continued)

The recoverable amount of the CGUs is determined based on value in use calculation. The value in use calculation is a discounted cash flow model using cash flow projections based on the most recent budgets and forecasts approved by management covering five years. Cash flows beyond these periods are extrapolated using the estimated terminal growth rates stated in the table above. The discount rate applied is the weighted average cost of capital from the relevant business segment.

The terminal growth rate used for each CGU does not exceed management's expectation of the long-term average growth rate of the respective industry and country in which the CGU operates.

The Group believes that any reasonably possible changes in the above key assumptions applied are not likely to materially cause the recoverable amount to be lower than its carrying amount.

10 Other investments

	Group	
	2018 US\$'000	2017 US\$'000
Available-for-sale financial investments:		
- Quoted equity securities, at fair value	1,106,739	1,044,886
- Unquoted equity securities, at cost	376,307	115,711
	1,483,046	1,160,597

Quoted equity securities mainly comprise:

- 11.5% (2017: 13.6%) interest in GLP J-REIT, which is listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange;
- 15.5% (2017: 15.5%) interest in CMST Development Co., Ltd. ("CMSTD"), which is listed on the Shanghai Stock Exchange;
- 19.9% (2017: 19.9%) interest in Shenzhen Chiwan Petroleum Supply Base Co., Ltd. ("SCPSB"), which is listed on the Shenzhen Stock Exchange; and
- 0.9% (2017: 0.9%) shareholdings in Shanghai Lingang Holdings Co., Ltd., which is listed on the Shanghai Stock Exchange.

The quoted equity securities are stated at their fair values at the reporting date, determined by reference to their quoted closing bid price in an active market at the reporting date. The Group's exposure to market risks and fair value information related to other investments are disclosed in Notes 31 and 32.

During the year ended 31 March 2018, the Group also acquired unquoted equity securities in 17 companies in China (2017: six companies in China and three companies in Japan) at an aggregate consideration of US\$222,983,000 (2017: US\$95,446,000).

10 Other investments (continued)

Reconciliation of Level 3 fair values

	2018 US\$'000	2017 US\$'000
Balance at 1 April	115,711	29,924
Additions	222,983	95,446
Disposals	(13)	(5,000)
Effects of movements in exchange rates	37,626	(4,659)
Balance at 31 March	<u>376,307</u>	<u>115,711</u>

11 Other non-current assets

	Group 2018 US\$'000	2017 US\$'000
Trade receivables	41,842	33,810
Deposits	20,459	11,688
Prepayments	2,114	2,568
Amounts due from:		
- joint ventures	22,700	18,675
- an investee entity	85,443	60,252
Loans to associate and joint ventures	49,158	55,409
Loans to third parties	198,079	-
Finance lease receivables (Note 13)	71,475	36,467
Impairment losses	(1,431)	-
	70,044	36,467
Deferred management costs	18,286	12,616
Others	1,831	273
	<u>509,956</u>	<u>231,758</u>

Management has assessed that no allowance for impairment losses is required in respect of the Group's non-current trade receivables, none of which are past due.

Deposits include an amount of US\$16,773,000 (2017: US\$8,153,000) in relation to the acquisition of new investments.

The amounts due from joint ventures and an investee entity are attributed to the transfer of tenant security deposits to these entities.

The loans to associate and joint ventures are unsecured, bear fixed interest ranging from 5.39% to 10.00% (2017: 5.39% to 8.00%) per annum at the reporting date and are fully repayable by May 2025 (2017: May 2025).

Loan to a third party amounting to US\$12,742,000 is secured by ordinary shares of the third party, bear fixed interest at 10.00% per annum at the reporting date and are fully repayable by September 2019. Remaining loans to third parties of US\$185,337,000 primarily relate to loans extended in connection with acquisitions of new investments.

12 Trade and other receivables

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Trade receivables	116,265	99,798	—	—
Impairment losses	(2,767)	(288)	—	—
Net trade receivables	113,498	99,510	—	—
Amounts due from subsidiaries:				
- non-trade and interest-free	—	—	152,173	87,720
- non-trade and interest-bearing	—	—	1,971,104	1,668,599
Amounts due from associates and joint ventures:				
- trade	89,420	83,000	—	—
- non-trade and interest-free	108,677	7,765	300	283
Amounts due from an investee entity:				
- trade	16,878	15,179	—	—
- non-trade and interest-free	17,161	16,269	—	—
Amounts due from discontinued operation (trade)	—	954	—	—
Loans to non-controlling interests	7,213	14,212	—	—
Loans to associate and joint ventures	18,587	21,716	—	—
Loans to third parties:				
- in relation to acquisition of new investments	226,849	70,786	—	—
- others	69,237	2,913	—	—
	554,022	232,794	2,123,577	1,756,602
Finance lease receivables (Note 13)	220,598	53,474	—	—
Impairment losses	(8,031)	—	—	—
	212,567	53,474	—	—
Deposits	232,747	112,292	198	220
Other receivables	116,918	57,177	1,711	358
Impairment losses	(12)	(11)	—	—
	116,906	57,166	1,711	358
Loans and receivables	1,229,740	555,236	2,125,486	1,757,180
Other assets	27,213	5,836	—	—
Prepayments	119,235	88,327	5,904	1,135
	1,376,188	649,399	2,131,390	1,758,315

The non-trade amounts due from subsidiaries, associates, joint ventures and an investee entity are unsecured and are repayable on demand. The effective interest rates of non-trade interest-bearing amounts due from subsidiaries at the reporting date range from 3.95% to 5.61% (2017: 3.95% to 5.00%) per annum.

12 Trade and other receivables (continued)

The loans to non-controlling interests are unsecured, interest-free (2017: bears fixed interest of 2.00% per annum) at the reporting date and are repayable on demand. The loans to associate and joint ventures are unsecured, bear fixed interest at the reporting date ranging from 8.00% to 10.00% (2017: 4.35% to 8.00%) per annum and are repayable within the next 12 months.

The loans to third parties in relation to acquisition of new investments are secured, repayable within the next 12 months, and bear fixed interest ranging from 4.90% to 15.00% (2017: 4.90% to 10.00%) per annum, except for US\$23,732,000 which is interest-free until completion of the acquisition (2017: US\$50,730,000 was interest-free until completion of the acquisition). The other loans to third parties are unsecured, repayable within the next 12 months and bear fixed interest at the reporting date ranging from 9.50% to 12.00% (2017: 7.50%) per annum.

Deposits include an amount of US\$209,567,000 (2017: US\$84,091,000) in relation to acquisitions of new investments. Other receivables comprise value added tax receivables and other recoverables (2017: proceeds from sale of a property, value added tax receivables and other recoverables). Prepayments include prepaid construction costs of US\$42,621,000 (2017: US\$50,871,000) and prepaid purchase consideration for other assets of US\$42,846,000 (2017: US\$12,364,000).

- (a) The maximum exposure to credit risk for loans and receivables at the reporting date (by country) is:

	Gross 2018 US\$'000	Allowance for doubtful receivables 2018 US\$'000	Gross 2017 US\$'000	Allowance for doubtful receivables 2017 US\$'000
Group				
PRC	1,095,472	(10,810)	403,725	(291)
Japan	51,718	—	55,314	—
Singapore	57,505	—	54,403	—
US	27,588	—	37,817	(8)
Others	8,267	—	4,276	—
	<u>1,240,550</u>	<u>(10,810)</u>	<u>555,535</u>	<u>(299)</u>
Company				
Singapore	<u>2,125,486</u>	<u>—</u>	<u>1,757,180</u>	<u>—</u>

12 Trade and other receivables (continued)

(b) The ageing of loans and receivables at the reporting date is:

	Gross 2018 US\$'000	Allowance for doubtful receivables 2018 US\$'000	Gross 2017 US\$'000	Allowance for doubtful receivables 2017 US\$'000
Group				
Not past due	1,150,251	(8,031)	472,543	—
Past due 1 – 30 days	36,087	—	35,727	—
Past due 31 – 90 days	38,353	—	26,336	(8)
More than 90 days	15,859	(2,779)	20,929	(291)
	<u>1,240,550</u>	<u>(10,810)</u>	<u>555,535</u>	<u>(299)</u>
Company				
Not past due	2,125,486	—	1,757,180	—

The Group's historical experience in the collection of accounts receivables falls within the recorded allowances. Based on historical payment behaviors, and the security deposits, bankers' guarantees and other forms of collateral held, the Group believes that no additional allowance for impairment losses is required in respect of its loans and receivables.

The majority of the trade receivables are due from tenants that have good credit records with the Group. The Group monitors and considers credit risk based on trade and other receivables grouped by reportable business segments, and uses management's judgement in assessing the risk of default. The Group establishes an allowance for doubtful receivables that represents its estimate of incurred losses in respect of trade and other receivables. The main components of this allowance are a specific loss component that relates to individually significant exposures, and a collective loss component established for groups of similar assets in respect of losses that have been incurred but not yet identified. The collective loss allowance is determined based on historical data of payment statistics for similar financial assets. The allowance account in respect of trade receivables is used to record impairment losses unless the Group is satisfied that no recovery of the amount owing is possible; at that point the amounts are considered irrecoverable and are written off against the financial asset directly.

(c) The movement in allowances for impairment losses in respect of loans and receivables during the year is as follows:

	Group		Company	
	2018 US\$'000	2017 US\$'000	2018 US\$'000	2017 US\$'000
At 1 April	299	601	—	—
(Reversal)/Recognition of impairment losses	11,556	(232)	—	—
Amounts written-off	(1,628)	(44)	—	—
Effect of movements in exchange rates	583	(26)	—	—
At 31 March	<u>10,810</u>	<u>299</u>	<u>—</u>	<u>—</u>

13 Finance lease receivables

The Group leases vehicles and equipment to non-related parties under finance leases. The agreement expires between 2018 and 2021, and the non-related parties have options to extend these leases at the prevailing market rates.

	Group	
	2018	2017
	US\$'000	US\$'000
Gross receivables due:		
- Not later than one year	230,174	57,507
- Later than one year but within five years	74,933	38,517
	<u>305,107</u>	<u>96,024</u>
Less: Unearned finance income	(13,034)	(6,083)
Less: Impairment losses on finance lease receivables	(9,462)	–
Net investment in finance leases	<u>282,611</u>	<u>89,941</u>

The net investment in finance leases is analyzed as follows:

	Group	
	2018	2017
	US\$'000	US\$'000
Not later than one year (Note 12)	212,567	53,474
Later than one year but within five years (Note 11)	70,044	36,467
	<u>282,611</u>	<u>89,941</u>

14 Cash and cash equivalents

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Fixed deposits	53,511	283,099	15,000	95,132
Cash at bank	1,139,164	877,609	7,319	7,445
Restricted cash deposits	43,061	49,832	–	–
Cash and cash equivalents in the statement of financial position	<u>1,235,736</u>	<u>1,210,540</u>	<u>22,319</u>	<u>102,577</u>

The effective interest rates relating to fixed deposits and certain cash at bank balances at the reporting date for the Group and Company ranged from 0.01% to 2.10% (2017: 0.01% to 2.52%) per annum and 1.78% (2017: 1.05% to 1.60%) per annum respectively. Interest rates reprice at intervals of one to twelve months.

Restricted cash deposits represent bank balances of certain subsidiaries pledged as security for future investments.

15 Assets and liabilities classified as held for sale and discontinued operation

	Group	
	2018	2017
	US\$'000	US\$'000
Assets classified as held for sale	1,684,966	808,565
Liabilities classified as held for sale	—	(457,070)
	<u>1,684,966</u>	<u>351,495</u>

On 20 December 2017, the Group acquired 100% equity interests in a portfolio of investment properties located in Europe to form GLP Europe Income Partners I ("GLP EIP I") and GLP Europe Development Partners I ("GLP EDP I"), with a view to syndicate approximately 90% and 85% equity interest within 12 months from the date of acquisition. Subsequent to the acquisition, the Group syndicated 34.75% and 23.60% equity interests in GLP EIP I and GLP EDP I respectively. Pursuant to the syndication of 34.75% equity interest in GLP EIP I, the Group ceased to control GLP EIP I and the remaining equity interests of 55.25% to be syndicated was classified as investment in an associate within assets classified as held for sale.

At 31 March 2018, the assets classified as held for sale comprise 55.25% equity interest in GLP EIP I, the consolidated assets of GLP EDP I, and a portfolio of investment properties in Brazil (Note 4), all of which the Group expects to syndicate within the next 12 months. The assets classified as held for sale were stated at fair value less costs to sell at the reporting date, determined based on the estimated syndication consideration. The results of GLP EDP I were reported as discontinued operation in the consolidated income statement, while the Group equity accounts for only the results of the 10% equity interests in GLP EIP I to be retained and classified as an associate.

On 15 December 2016, the Group acquired 100% equity interests in a portfolio of investment properties located in the United States to form GLP US Income Partners III, with a view to syndicate approximately 90% equity interest within 12 months from date of acquisition. Accordingly, the assets and liabilities of GLP US Income Partners III were classified as held for sale and results presented as discontinued operation as at 31 March 2017. Certain investment properties of US\$33,650,000 were additionally transferred to GLP US Income Partners III (Note 4). Subsequent to 31 March 2017, the Group completed the syndication of 92% equity interest in GLP US Income Partners III to third party investors. This discontinued operation was stated at fair value less costs to sell of US\$344,487,000 as at 31 March 2017, determined based on the estimated syndication consideration.

As at 31 March 2017, the assets classified as held for sale also include 45.00% equity interest in New Dulles Asset LLC which was subsequently disposed to third party investors during the year ended 31 March 2018.

Results from the discontinued operations amounting to US\$1,450,000 (2017: US\$4,473,000) are presented in the income statement as profit from discontinued operations (net of tax). There are no changes in fair value less costs to sell and no cumulative income or expenses included in other comprehensive income relating to the discontinued operations.

16 Share capital, capital securities and capital management

(a) Share capital

	No. of shares	
	2018 '000	2017 '000
Fully paid ordinary shares, with no par value:		
At 1 April, including treasury shares	4,844,366	4,844,366
Less: Treasury shares held	—	(157,357)
Less: Treasury shares cancelled	(102,552)	—
At 31 March, excluding treasury shares	<u>4,741,814</u>	<u>4,687,009</u>

The holders of ordinary shares (excluding treasury shares) are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares (excluding treasury shares) rank equally with regard to the Company's residual assets.

(b) Movements in the Company's treasury shares were as follows:

	No. of shares	
	2018 '000	2017 '000
At 1 April	157,357	100,680
Purchase of treasury shares	—	64,201
Treasury shares transferred pursuant to the GLP Share Plans	(54,805)	(7,524)
Treasury shares cancelled	(102,552)	—
At 31 March	<u>—</u>	<u>157,357</u>

Following the GLP Privatization, all the remaining 102,552,000 treasury shares were cancelled by the Company.

(c) Capital securities

During the financial year ended 31 March 2012, the Company issued capital securities with a nominal amount of S\$750,000,000 (equivalent to US\$587,490,000) for cash. Transaction costs incurred in connection with the issuance of capital securities, which was recognized as a deduction from equity, amounted to US\$7,764,000. The capital securities were perpetual, subordinated and the distribution of 5.50% on the securities may be deferred at the sole discretion of the Company. As such, the capital securities were classified as equity instruments and recorded in equity in the statement of financial position.

16 Share capital, capital securities and capital management (continued)

(c) Capital securities (continued)

On 17 February 2017 (the “Reclassification Date”), the Company announced its intention to redeem the capital securities and made redemption in whole on the first call date on 7 April 2017 (the “Redemption Date”).

(d) Capital management

The Group’s objectives when managing capital are to build a strong capital base so as to sustain the future developments of its business and to maintain an optimal capital structure to maximize shareholders’ value. The Group defines “capital” as including all components of equity.

The Group’s capital structure is regularly reviewed. Adjustments are made to the capital structure in light of changes in economic conditions, regulatory requirements and business strategies affecting the Group.

The Group also monitors capital using a net debt to equity ratio, which is defined as net borrowings divided by total equity (including non-controlling interests).

	Group	
	2018	2017
	US\$’000	US\$’000
Gross borrowings (net of transaction costs)	7,892,528	5,599,418
Less: Cash and cash equivalents	(1,235,736)	(1,210,540)
Net debt	6,656,792	4,388,878
Total equity	16,387,482	13,214,890
Net debt to equity ratio	0.41	0.33

The Group seeks to strike a balance between the higher returns that might be possible with higher levels of borrowings and the liquidity and security afforded by a sound capital position.

Except for the requirement on the maintenance of statutory reserve fund by subsidiaries incorporated in the PRC, there were no externally imposed capital requirements.

17 Reserves

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Capital reserve	69,275	88,569	(20,064)	(2,037)
Equity compensation reserve	–	23,929	–	23,929
Hedging reserve	(15,419)	(31,197)	–	(10,566)
Fair value reserve	339,561	374,477	–	–
Other reserve	(699,778)	(699,778)	–	–
Reserve for own shares	–	(231,752)	–	(231,752)
Capital and other reserves	(306,361)	(475,752)	(20,064)	(220,426)
Currency translation reserve	(472,026)	(1,173,375)	–	–
Retained earnings	4,993,041	3,904,200	201,424	397,528
	<u>4,214,654</u>	<u>2,255,073</u>	<u>181,360</u>	<u>177,102</u>

Capital reserve comprises mainly capital contributions from shareholders, gains/losses in connection with changes in ownership interests in subsidiaries that do not result in loss of control and the Group's share of the statutory reserve of its PRC-incorporated subsidiaries. Subsidiaries incorporated in the PRC are required by the Foreign Enterprise Law to contribute and maintain a non-distributable statutory reserve fund whose utilization is subject to approval by the relevant PRC authorities.

Equity compensation reserve comprised the cumulative value of employee services received for the issue of shares under the Company's Performance Share Plan and Restricted Share Plan. These share plans have been terminated in connection with the GLP Privatization.

Hedging reserve comprises the effective portion of the cumulative net change in the fair value of cash flow hedging instruments related to hedged transactions that have not yet occurred.

Fair value reserve comprises the cumulative net change in the fair value of available-for-sale financial investments until the investments are derecognized or impaired.

Other reserve comprises the pre-acquisition reserves of those common control entities that were acquired in connection with the Group reorganization which occurred immediately prior to the initial public offering of the Company.

Reserve for the Company's own shares comprised the purchase consideration for issued shares of the Company acquired and held in as treasury shares. This reserve was fully reversed against share capital upon cancellation of the treasury shares held.

Currency translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations, as well as from the translation of foreign currency loans and bonds that hedge the Group's net investments in foreign operations.

18 Non-controlling interests

The following subsidiaries have non-controlling interests ("NCI") that are material to the Group:

<u>Name of Company</u>	<u>Principal place of business</u>	<u>Ownership interest held by NCI</u>	
		<u>2018</u>	<u>2017</u>
		<u>%</u>	<u>%</u>
Airport City Development Co., Ltd.	PRC	46.86	46.86
CLF Fund I, LP	PRC	44.12	44.12
CLF Fund II, LP	PRC	43.62	43.62
GLP China Holdings Limited (f.k.a. Iowa China Offshore Holdings (Hong Kong) Limited) ("China Holdco")	PRC	33.79	33.79

The following table summarizes the financial information of each of the Group's subsidiaries with material NCI, based on their respective (consolidated) financial statements prepared in accordance with FRS. See Note 35 for details of the significant subsidiaries of the Group.

	<u>ACL Group</u>	<u>CLF Fund I, LP</u>	<u>CLF Fund II, LP</u>	<u>China Holdco Group</u>	<u>Other individually immaterial subsidiaries</u>	<u>Total</u>
	<u>US\$'000</u>	<u>US\$'000</u>	<u>US\$'000</u>	<u>US\$'000</u>	<u>US\$'000</u>	<u>US\$'000</u>
2018 Results						
Revenue	62,804	106,601	401	896,558	171,427	
Profit for the year	52,118	345,053	54,698	1,649,320	338,947	
Other comprehensive income	70,939	162,987	22,156	1,040,848	34,480	
Total comprehensive income	123,057	508,040	76,854	2,690,168	373,427	
Attributable to:						
- NCI	-	-	-	507,878	-	
- Owners of the Company	123,057	508,040	76,854	2,182,290	373,427	
Attributable to NCI:						
- Profit for the year	24,422	152,237	23,859	451,162	116,196	767,876
- Other comprehensive income	33,243	71,910	9,664	286,234	92,687	493,738
- Total comprehensive income	57,665	224,147	33,523	737,396	208,883	1,261,614
Assets and liabilities						
Non-current assets	1,466,921	2,965,508	653,572	19,011,728	4,115,852	
Current assets	42,347	170,420	158,797	2,329,477	1,188,016	
Total assets	1,509,268	3,135,928	812,369	21,341,205	5,303,868	
Non-current liabilities	(497,279)	(831,641)	(47,841)	(6,201,051)	(868,830)	
Current liabilities	(200,886)	(298,382)	(417,039)	(2,911,888)	(322,818)	
Total liabilities	(698,165)	(1,130,023)	(464,880)	(9,112,939)	(1,191,648)	
NCI	-	-	-	(2,294,006)	-	
Net assets attributable to owners of the Company	811,103	2,005,905	347,489	9,934,260	4,112,220	
Net assets attributable to NCI	380,095	884,957	151,589	3,356,787	1,094,134	5,867,562

18 Non-controlling interests (continued)

	ACL Group US\$'000	CLF Fund I, LP US\$'000	CLF Fund II, LP US\$'000	China Holdco Group US\$'000	Other individually immaterial subsidiaries US\$'000	Total US\$'000
2018						
Cash flows from/(used in) operating activities	15,186	53,437	(678)			
Cash flows used in investing activities	(9,068)	(191,708)	(298,960)			
Cash flows (used in)/from financing activities (dividends to NCI: Nil)	(6,670)	144,850	377,616			
Net increase/(decrease) in cash and cash equivalents	(552)	6,579	77,978			
2017						
Results						
Revenue	55,656	56,440	—	588,276	224,463	
Profit/(Loss) for the year	37,764	83,048	(11,267)	580,688	35,326	
Other comprehensive income	(38,509)	(77,172)	(126)	(464,237)	126	
Total comprehensive income	(745)	5,876	(11,393)	116,451	35,452	
Attributable to:						
- NCI	—	—	—	5,851	—	
- Owners of the Company	(745)	5,876	(11,393)	110,600	35,452	
Attributable to NCI:						
- Profit/(Loss) for the year	17,696	36,641	(4,915)	163,133	50,095	262,650
- Other comprehensive income	(18,045)	(34,048)	(55)	(125,761)	(37,628)	(215,537)
- Total comprehensive income	(349)	2,593	(4,970)	37,372	12,467	47,113
Assets and liabilities						
Non-current assets	1,283,944	2,125,401	217,561	13,997,638	3,989,586	
Current assets	39,258	143,848	63,286	1,289,427	338,818	
Total assets	1,323,202	2,269,249	280,847	15,287,065	4,328,404	
Non-current liabilities	(451,952)	(627,542)	(950)	(4,454,988)	(1,045,384)	
Current liabilities	(183,204)	(198,843)	(220,652)	(1,376,503)	(374,776)	
Total liabilities	(635,156)	(826,385)	(221,602)	(5,831,491)	(1,420,160)	
NCI	—	—	—	(1,715,873)	—	
Net assets attributable to owners of the Company	688,046	1,442,864	59,245	7,739,701	2,908,244	
Net assets attributable to NCI	322,429	636,556	25,845	2,615,245	903,439	4,503,514
Cash flows from operating activities	26,529	15,463	3,429	224,667		
Cash flows used in investing activities	(3,154)	(338,790)	(185,929)	(1,580,965)		
Cash flows (used in)/from financing activities (dividends to NCI: Nil)	(22,551)	226,171	162,571	1,251,454		
Net increase/(decrease) in cash and cash equivalents	824	(97,156)	(19,929)	(104,844)		

19 Loans and borrowings

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities				
Secured bank loans	1,969,156	1,666,888	—	—
Secured bonds	482,554	531,702	—	—
Unsecured bank loans	29,241	711,164	—	711,078
Unsecured bonds	1,903,496	1,384,954	1,127,140	1,168,456
	<u>4,384,447</u>	<u>4,294,708</u>	<u>1,127,140</u>	<u>1,879,534</u>
Current liabilities				
Secured bank loans	343,599	123,904	—	—
Secured bonds	121,881	175,659	—	—
Unsecured bank loans	3,004,517	468,340	1,447,191	64,000
Unsecured bonds	6,854	—	6,854	—
Bank overdrafts	31,230	—	31,230	—
Capital securities	—	536,807	—	536,807
	<u>3,508,081</u>	<u>1,304,710</u>	<u>1,485,275</u>	<u>600,807</u>

(a) Secured and unsecured bank loans

The secured bank loans are secured by mortgages on the borrowing subsidiaries' investment properties with a carrying amount of US\$9,559,195,000 (2017: US\$6,326,577,000) (Note 4).

The effective interest rates for bank borrowings for the Group and Company (taking into account the effects of interest rate swaps) ranged from 0.56% to 6.86% (2017: 0.14% to 5.93%) per annum and 0.70% to 2.51% (2017: 1.01% to 1.70%) per annum.

Maturity of bank loans:

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Within 1 year	3,348,116	592,244	1,447,191	64,000
From 1 to 5 years	1,291,543	1,411,670	—	356,973
After 5 years	706,854	966,382	—	354,105
After 1 year	1,998,397	2,378,052	—	711,078
	<u>5,346,513</u>	<u>2,970,296</u>	<u>1,447,191</u>	<u>775,078</u>

Analysis of bank loans by geographic regions:

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
PRC	3,483,345	1,771,234	—	—
Japan	415,977	423,984	—	—
Singapore	1,447,191	775,078	1,447,191	775,078
	<u>5,346,513</u>	<u>2,970,296</u>	<u>1,447,191</u>	<u>775,078</u>

19 Loans and borrowings (continued)

(b) Secured bonds

The bonds are issued by certain subsidiaries in Japan and are fully secured by investment properties with carrying amounts of US\$1,361,209,000 (2017: US\$1,676,468,000) (Note 4) owned by these subsidiaries.

The effective interest rates as at 31 March 2018 for secured bonds (taking into account the effects of interest rate swaps) ranged from 0.25% to 1.33% (2017: 0.11% to 1.70%) per annum.

Maturity of secured bonds:

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Within 1 year	121,881	175,659	—	—
From 1 to 5 years	482,554	531,702	—	—
After 5 years	—	—	—	—
After 1 year	482,554	531,702	—	—
	604,435	707,361	—	—

(c) Unsecured bonds

The bonds issued by the Group and the Company bear fixed interest rates (taking into account the effects of interest rate swaps) ranging from 2.70% to 3.88% (2017: 2.70% to 3.88%) per annum.

Maturity of unsecured bonds:

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Within 1 year	6,854	—	6,854	—
From 1 to 5 years	585,227	267,273	—	50,775
After 5 years	1,318,269	1,117,681	1,127,140	1,117,681
After 1 year	1,903,496	1,384,954	1,127,140	1,168,456
	1,910,350	1,384,954	1,133,994	1,168,456

19 Loans and borrowings (continued)

Reconciliation of movements of liabilities to cash flows arising from financing activities

	Liabilities			Derivative liabilities held to hedge borrowings	
	Loans from non-			Financial derivative liabilities	Total
	Loans and borrowings	controlling interests	Interest payable	(Note 20)	
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Balance at 1 April 2017	5,599,418	33,332	41,319	26,805	5,700,874
Changes from financing cash flows					
Proceeds from bank loans	4,240,157	—	—	—	4,240,157
Repayment of bank loans	(1,048,045)	—	—	—	(1,048,045)
Proceeds from issue of bonds, net of transaction costs	638,713	—	—	—	638,713
Redemption of bonds	(296,345)	—	—	—	(296,345)
Settlement of financial derivative liabilities	—	—	—	(835)	(835)
Interest paid	—	—	(200,580)	—	(200,580)
Capital securities distribution	(537,363)	—	—	—	(537,363)
Repayments of loans from non-controlling interests	—	(42,233)	—	—	(42,233)
Total changes from financing cash flows	2,997,117	(42,233)	(200,580)	(835)	2,753,469
Changes arising from obtaining or losing control of subsidiaries or other business	(56,497)	50,086	—	—	(6,411)
The effect of changes in foreign exchange rates	335,668	776	1,265	330	338,039
Change in fair value	—	—	—	(6,209)	(6,209)
Other changes					
Amortization of transaction costs of bonds and bank loans	14,982	—	—	—	14,982
Interest expense	—	1,923	204,542	—	206,465
Effective portion of changes in fair value of cash flow hedges	—	—	—	(14,082)	(14,082)
Payment on behalf by immediate holding company	(998,160)	—	(10,804)	—	(1,008,964)
Other changes	(983,178)	1,923	195,661	(14,082)	(799,676)
Balance at 31 March 2018	7,892,528	43,884	35,742	6,009	7,978,163

20 Financial derivative liabilities

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities				
Forward foreign exchange contracts	–	7,013	–	7,013
Interest rate swaps	3,901	17,181	–	10,567
	3,901	24,194	–	17,580
Current liabilities				
Forward foreign exchange contracts	140	–	140	–
Interest rate swaps	1,968	2,611	–	–
	2,108	2,611	140	–
	<u>6,009</u>	<u>26,805</u>	<u>140</u>	<u>17,580</u>

Forward foreign exchange contracts and interest rate swaps are valued using valuation techniques with market observable inputs. The most frequently applied valuation techniques include forwards pricing and swap models, using present value calculations. The models incorporate various inputs including the credit quality of counterparties, foreign exchange spot and forward rates, interest rates and forward rate curves.

21 Other non-current liabilities

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Security deposits received	197,230	152,034	–	–
Payables for acquisition of investment properties	56,818	12,209	–	–
Provision for reinstatement costs	924	524	100	100
Advance rental received	4,341	5,470	–	–
Other payables	673	668	–	–
	<u>259,986</u>	<u>170,905</u>	<u>100</u>	<u>100</u>

22 Trade and other payables

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Trade payables	8,737	8,082	—	—
Accrued development expenditure	453,971	429,290	—	—
Accrued operating expenses	92,452	84,328	15,125	20,202
Advance rental received	49,503	31,688	—	—
Security deposits received	89,323	104,164	—	—
Amounts due to:				
- immediate holding company (non-trade)	988,376	—	988,376	—
- subsidiaries (non-trade)	—	—	631,608	44,939
- joint ventures and associates (trade)	4,817	—	—	—
- joint ventures and associates (non-trade)	5,896	2,041	—	—
- non-controlling interests (trade)	2,366	1,815	—	—
Loans from non-controlling interests:				
- interest-free	1,281	1,740	—	—
- interest-bearing	42,603	31,592	—	—
Interest payable	35,742	41,319	13,708	29,924
Consideration payable for acquisition of associate and subsidiaries	136,820	147,945	—	—
Consideration payable for acquisition of investment properties	134,161	63,488	—	—
Deposits received and accrued expenses for disposal of investment properties	61,221	55,712	—	—
Other payables	83,810	57,779	7,473	3,634
	2,191,079	1,060,983	1,656,290	98,699

The non-trade amounts due to immediate holding company, subsidiaries, joint ventures and associates are unsecured, interest-free and are repayable on demand.

The loans from non-controlling interests are unsecured and are repayable on demand. The interest-bearing loans from non-controlling interests bear fixed interests ranging from 4.00% to 6.00% (2017: 4.00% to 18.00%) per annum.

Other payables relate principally to retention sums, advance payments received and amounts payable in connection with capital expenditure incurred.

Interest payable include Nil (2017: US\$14,236,000) accrued distribution on the capital securities (Note 16(c)).

23 Equity compensation benefits

GLP Share Plans

Prior to the GLP Privatization, the Company has share-based incentive plans, comprising the GLP Performance Share Plan ("GLP PSP") and the GLP Restricted Share Plan ("GLP RSP", together with GLP PSP, hereinafter referred to as the "GLP Share Plans"), whereby performance shares have been conditionally awarded to the employees of the Group. The GLP Share Plans were administered by the Company's then Human Resource and Compensation Committee (the "HRCC") comprising Dr. Seek Ngee Huat, Dr. Dipak Chand Jain and Steven Lim Kok Hoong.

The fair value of GLP PSP and GLP RSP was measured using Monte Carlo simulation. Measurement inputs included the share price on grant date, expected volatility (based on an evaluation of the historic volatility of the Company's share price), expected term of the instruments (based on historical experience and general option holder behavior), expected dividends, and the risk-free interest rate (based on government bonds). Service and non-market performance conditions attached to the transactions were not taken into account in determining fair value.

In connection with the GLP Privatization, the vesting of all outstanding GLP Share Plans were accelerated and fully released on 2 January 2018. Accordingly, the Group recognized share-based expenses in relation to the accelerated vesting of GLP Plans of US\$25,732,000 in its profit or loss during the year.

GLP PSP

This relates to compensation costs of the GLP PSP reflecting the benefits accruing to certain employees of the Group. Awards under the GLP PSP represent the right of a participant to receive fully paid shares free of charge, upon the achievement of prescribed performance conditions within the time period prescribed by the HRCC. Awards were released once the performance conditions specified on the date on which the award is to be granted have been achieved or due to accelerated vesting by HRCC in connection with the GLP Privatization. There was no vesting period beyond the performance achievement periods.

Details of the share awards under the GLP PSP are as follows:

	Group	
	2018	2017
	'000	'000
At 1 April	19,284	10,680
Granted during the year	15,180	11,301
Vested and released during the year:		
- Equity settled	(31,342)	(2,697)
- Cash settled	(2,326)	—
Lapsed during the year	(796)	—
Balance at 31 March	<u>—</u>	<u>19,284</u>

23 Equity compensation benefits (continued)

GLP PSP (continued)

The fair value of shares was determined using a Monte Carlo simulation at the measurement date which projects future share price assuming a log normal distribution based on Geometric Brownian Motion Theory. The fair value and assumptions are set out below:

Year of Award	2018	Group 2017
Weighted average fair value at measurement date	S\$1.42	S\$0.71 - S\$0.91
Volatility based on three-year historical share price from grant date	15.71%	14.67% - 15.08%
Weighted average share price at grant date	S\$2.92	S\$1.79 - S\$2.06
Risk-free interest rate equal to the implied yield on zero-coupon Singapore Government bond with a term equal to the length of vesting period	1.41%	1.15% - 1.39%
Expected dividend yield	2.26%	3.10% - 3.52%

GLP RSP

This relates to compensation costs of the GLP RSP reflecting the benefits accruing to certain employees of the Group and Directors of the Company over the service period to which the performance criteria relate. Awards under the GLP RSP represent the right of a participant to receive fully paid shares free of charge. Awards granted under the GLP RSP were subject to vesting periods unless accelerated by the HRCC but, unlike awards granted under the performance share plan, were not subject to performance targets.

Details of the share awards under the GLP RSP are as follows:

	2018 '000	Group 2017 '000
At 1 April	16,775	9,534
Granted during the year	8,307	12,638
Vested and released during the year:		
- Equity settled	(23,463)	(4,827)
- Cash settled	(471)	-
Lapsed during the year	(1,148)	(570)
Balance at 31 March	-	16,775

23 Equity compensation benefits (continued)

GLP RSP (continued)

The fair value of shares was determined using a Monte Carlo simulation at the measurement date which projects future share price assuming a log normal distribution based on Geometric Brownian Motion Theory. The fair value and assumptions are set out below:

Year of Award	2018	Group 2017
Weighted average fair value at measurement date	S\$2.73 - S\$2.86	S\$1.67 - S\$1.97
Volatility based on three-year historical share price from grant date	21.62% - 26.21%	24.51% - 29.86%
Weighted average share price at grant date	S\$2.92	S\$1.79 - S\$2.06
Risk-free interest rate equal to the implied yield on zero-coupon Singapore Government bond with a term equal to the length of vesting period	1.05% - 1.41%	0.85% - 1.12%
Expected dividend yield	2.23% - 2.28%	3.01% - 3.40%

The Group recognized total expenses of US\$45,826,000 (2017: US\$16,694,000) related to equity and cash settled share-based payment transactions during the year.

24 Revenue

	2018 US\$'000	Group 2017 US\$'000
Rental and related income	803,971	670,599
Fund management fee	181,893	162,488
Dividend income from other investments	19,545	18,464
Financial services	172,313	22,857
Others	2,211	5,179
	1,179,933	879,587

25 Other income

	2018 US\$'000	Group 2017 US\$'000
Government grant	5,421	4,520
Utility income	3,700	2,198
Others	343	515
	9,464	7,233

26 Net finance costs

	Note	Group 2018 US\$'000	2017 US\$'000
Interest income on:			
- fixed deposits and cash at bank		3,816	6,692
- loans to non-controlling interests		60	488
- loans to associate and joint ventures		6,001	11,729
- others		2,791	994
		<u>12,668</u>	<u>19,903</u>
Amortization of transaction costs of bonds and bank loans		(14,982)	(8,782)
Interest expenses on:			
- bonds		(64,448)	(57,313)
- bank loans		(139,608)	(76,749)
- loans from non-controlling interests		(1,923)	(1,932)
- capital securities ¹		(486)	(3,394)
Total borrowing costs		(221,447)	(148,170)
Less: Borrowing costs capitalized in investment properties	4	7,898	6,986
Net borrowing costs		(213,549)	(141,184)
Foreign exchange gain/(loss)		143,305	(92,809)
Changes in fair value of financial derivatives		6,209	(9,510)
Net finance costs recognized in profit or loss		<u>(51,367)</u>	<u>(223,600)</u>

Note:

¹ Relates to interest expense for the period from 1 April to Redemption Date (2017: Reclassification Date to 31 March 2017).

27 Profit before tax

The following items have been included in arriving at profit before tax:

	Group 2018 US\$'000	2017 US\$'000
(a) Non-operating income		
Gain/(Loss) on disposal of joint venture and subsidiaries	10,566	(43)
Loss on disposal of investment properties	(50)	(116)
Gain/(Loss) on disposal of plant and equipment	17,441	(291)
(Loss)/Gain on disposal of assets and liabilities classified as held for sale ¹	(944)	13,074
Negative goodwill on acquisition of associate, joint ventures and subsidiaries	—	3,592
Others	22	(65)
	<u>27,035</u>	<u>16,151</u>

27 Profit before tax (continued)

	Group	
	2018	2017
	US\$'000	US\$'000
(b) Staff costs included in other expenses		
Wages and salaries (excluding contributions to defined contribution plans)	(147,692)	(88,444)
Contributions to defined contribution plans	(5,483)	(4,299)
Share-based expenses:		
- Equity settled	(38,760)	(16,694)
- Cash settled	(7,067)	—
(c) Other expenses include:		
Depreciation of plant and equipment	(8,898)	(10,669)
Amortization of intangible assets and deferred management costs	(3,922)	(3,308)
(Recognition)/Reversal of impairment losses on trade and other receivables	(12,987)	232
Operating lease expenses	(12,393)	(10,679)
Asset management fees	(3,029)	(2,903)
Cost of goods and other financial services costs	(149,147)	(18,988)
(d) Other information		
Operating expenses arising from investment properties that generate rental income ²	(313,085)	(238,138)

Notes:

¹ Loss on disposal of assets held for sale for the year ended 31 March 2018 comprise US\$1,510,000 gain from disposal of 45.00% equity interest in New Dulles Asset LLC, US\$1,048,000 loss on syndication of 92% equity interest in GLP US Income Partners III and US\$1,406,000 loss on final settlement from syndication of 90.15% interests in GLP US Income Partners II.

Gain on disposal of assets held for sale for the year ended 31 March 2017 comprises gain of US\$8,730,000 arising from the syndication of 90.15% interests in GLP US Income Partners II (Note 29(c)) and additional gain of US\$4,344,000 arising from the final proceeds from the syndication of 44.65% interests in GLP US Income Partners I (Note 29(c)).

² Comprise property-related expenses, staff costs and asset management fees.

28 Tax expense

	Group	
	2018	2017
	US\$'000	US\$'000
Current tax		
Current year	58,799	51,807
Withholding tax on foreign-sourced income	29,848	23,136
Underprovision of prior years' tax	175	402
	<u>88,822</u>	<u>75,345</u>
Deferred tax		
Origination and reversal of temporary differences	480,587	220,359
	<u>569,409</u>	<u>295,704</u>
Reconciliation of expected to actual tax		
Profit before tax	2,648,111	1,347,599
Less: Share of results of associates and joint ventures	<u>(480,138)</u>	<u>(283,120)</u>
Profit before share of results of associates and joint ventures and tax expense	<u>2,167,973</u>	<u>1,064,479</u>
Tax expense using Singapore tax rate of 17%	368,555	180,961
Effect of tax rates in foreign jurisdictions	142,309	36,833
Net income not subjected to tax	(74,552)	(3,524)
Non-deductible expenses	41,196	41,505
Deferred tax assets not recognized	65,791	16,775
Recognition of previously unrecognized tax losses	(8,496)	(572)
Withholding tax on foreign-sourced income	29,748	23,136
Underprovision of prior years' tax	175	402
Others	4,683	188
	<u>569,409</u>	<u>295,704</u>

29 Notes to the statement of cash flows

The primary reason for the Group's acquisitions of subsidiaries is to expand its portfolio of investment properties. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the property. Typically, the Group assesses the acquisition as a purchase of business when the strategic management function and the associated processes were purchased along with the underlying properties.

(a) Acquisition of subsidiaries

The primary reason for the Group's acquisitions of subsidiaries is to expand its portfolio of investment properties in different geographical locations.

29 Notes to the statement of cash flows (continued)

(a) Acquisition of subsidiaries (continued)

(i) The list of subsidiaries acquired during the year ended 31 March 2018 is as follows:

Name of subsidiaries	Date acquired	Equity interest acquired %
Tisheng Sky (HK) Offshore Limited	May 2017	75
Minshang No.6 Network Industry Development Limited	June 2017	95
Minshang(Chengdu Qingbaijiang) Internet of Things Technology Development Co., Ltd.	June 2017	100
Ever Gain Dongguan Investments Limited	June 2017	100
Dongguan Even Profit Logistics Co., Ltd.	June 2017	100
Tianxi Sky (HK) Offshore Limited	June 2017	85
Minshang No.4 Network Industry Development Limited	July 2017	95
Minshang (Wuhan Dongxihu) Internet of Things Technology Development Co., Ltd.	July 2017	95
Hallmark International Investment Limited	July 2017	56
Kunshan Huacheng Weaving & Dyeing Co., Ltd.	July 2017	56
Mengxi Fastener (Kunshan) Co., Ltd.	July 2017	100
Shanghai Zhuorui Packing Co., Ltd	September 2017	100
Kunshan Huaqing Furniture Co., Ltd	September 2017	75
Minshang No.9 Network Industry Development Limited	December 2017	95
Minxi (Hubei) Internet of Things Technology Co., Ltd.	December 2017	95
Wuxi Guolian Logistic Facilities Co., Ltd.	December 2017	60
Shandong Zhenhua Logistics Co., Ltd.	January 2018	56
Shenyang Bangsong Logistics Co., Ltd.	January 2018	100
Xi'an Bailixing Logistics Co., Ltd.	February 2018	56
Nice Up Corporation Limited	March 2018	56
Lide Logistics (Wuhan) Co., Ltd.	March 2018	56
Beijing Jinqiao Jiashen Technology Co., Ltd.	March 2018	100
Changchun Huarun Logistics Co., Ltd.	March 2018	90

29 Notes to the statement of cash flows (continued)

(a) Acquisition of subsidiaries (continued)

Effects of acquisitions

The cash flow and the net assets of subsidiaries acquired during the year ended 31 March 2018 are provided below:

	Recognized values on acquisition US\$'000
Investment properties	422,622
Deferred tax assets	68
Plant and equipment	660
Trade and other receivables	2,598
Cash and cash equivalents	41,485
Trade and other payables	(76,124)
Loans and borrowings	(17,287)
Current tax payable	(338)
Non-controlling interests	(10,930)
Net assets acquired	362,754
Negative goodwill on acquisition of subsidiaries	—
Total purchase consideration	(362,754)
Purchase consideration payable	77,983
Purchase consideration satisfied in cash	(284,771)
Cash of subsidiaries acquired	41,485
Purchase consideration satisfied in cash in relation to subsidiaries acquired in prior year	(88,668)
Cash outflow on acquisition of subsidiaries	(331,954)

The total related acquisition costs for the above-mentioned subsidiaries amounted to US\$362,754,000. From the dates of acquisitions to 31 March 2018, the above-mentioned acquisitions contributed net profit after tax of US\$24,235,000 to the Group's results for the year, before accounting for financing costs attributable to the acquisitions. If the acquisitions had occurred on 1 April 2017, management estimates that consolidated revenue would have been US\$1,194,048,000 and consolidated profit after tax for the year would have been US\$2,089,844,000.

29 Notes to the statement of cash flows (continued)

(a) Acquisition of subsidiaries (continued)

(ii) The list of subsidiaries acquired during the year ended 31 March 2017 is as follows:

Name of subsidiaries	Date acquired	Equity interest acquired %
Minshang No.5 Network Industry Development Limited	June 2016	95
Minshang No.7 Network Industry Development Limited	June 2016	95
Uni-top Aviation Logistics (Wuxi) Co., Ltd.	June 2016	95
Uni-top Aviation Logistics (XianYang) Co., Ltd.	June 2016	95
Beijing Youshan Hengrong Yanong Investment Management Limited Partnership	June 2016	89
Beijing Youshan Hengrong Shengyue Investment Management Limited Partnership	June 2016	89
Baodeyang Technology (Beijing) Co., Ltd.	July 2016	100
Minshang No.3 Network Industry Development Limited	September 2016	95
Minshang (Nanning) Internet of Things Technology Development Co., Ltd.	September 2016	95
Guangzhou Pufu Warehousing Service Co., Ltd.	January 2017	80
Fujian Keletong Cold Chain Logistics Co., Ltd.	January 2017	100
Shanghai Jingxi Investment Co., Ltd.	February 2017	100
Kunshan Qifa Supply Chain Management Co., Ltd.	March 2017	100
Zenith Stone Investment Limited	March 2017	100
Wuhan Gaoqiao Xindi Logistics Co., Ltd.	March 2017	100
Dalian Meituo Network Technology Co., Ltd.	March 2017	100
Jiangsu Nanhua Logistics Co., Ltd.	March 2017	70
Xiamen Zhongma Supply Chain Management Co., Ltd.	March 2017	90
GLP-MC Tianjin Logistics Property Development Limited	March 2017	100
Tianjin Puling Warehousing Service Co., Ltd.	March 2017	100
GLP-MC Wuhan Logistics Property Development Pte. Ltd.	March 2017	100
Wuhan Puling Warehousing Service Co., Ltd.	March 2017	100
CLH Chongqing Logistics Property Limited	March 2017	100
Chongqing Puqing Warehousing Service Co., Ltd.	March 2017	100
Yoshimi Logistic Special Purpose Company	March 2017	100

29 Notes to the statement of cash flows (continued)

(a) Acquisition of subsidiaries (continued)

Effects of acquisitions

The cash flow and the net assets of subsidiaries acquired during the year ended 31 March 2017 are provided below:

	Recognized values on acquisition US\$'000
Investment properties	256,102
Intangible assets	217
Associates	124,612
Deferred tax assets	1,400
Other assets	216
Trade and other receivables	4,698
Cash and cash equivalents	8,395
Trade and other payables	(53,455)
Current tax payable	(352)
Deferred tax liabilities	(6,304)
Non-controlling interests	(18,205)
Net assets acquired	317,324
Negative goodwill on acquisition of subsidiaries	(3,503)
Total purchase consideration	(313,821)
Purchase consideration payable	89,411
Paid by carrying amount of previously held equity interest	26,338
Purchase consideration satisfied in cash	(198,072)
Cash of subsidiaries acquired	8,395
Purchase consideration satisfied in cash in relation to subsidiaries acquired in prior year	(36,681)
Cash outflow on acquisition of subsidiaries	(226,358)

The total related acquisition costs for the above-mentioned subsidiaries amounted to US\$313,821,000. From the dates of acquisitions to 31 March 2017, the above-mentioned acquisitions contributed net loss of US\$2,568,000 to the Group's results for the year, before accounting for financing costs attributable to the acquisitions. If the acquisitions had occurred on 1 April 2016, management estimates that consolidated revenue would have been US\$885,857,000 and consolidated profit for the year would have been US\$1,047,317,000.

29 Notes to the statement of cash flows (continued)

(b) Disposal of subsidiaries

- (i) The list of subsidiaries disposed during the year ended 31 March 2018 is as follows:

Name of subsidiaries	Date disposed	Equity interest disposed %
Hangzhou Transfar Lixin Logistics Bas Investment Development Co., Ltd.	August 2017	60
Qingdao Transfar Logistics Base Co., Ltd	August 2017	60
Tianjin Transfar Logistics Base Co., Ltd.	August 2017	60
GLP E Participações S.A.	December 2017	100
Beijing Dream Land Industrial Development Co., Ltd	March 2018	100
Weilong Storage Service (Shanghai) Co., Ltd	March 2018	100

Effects of disposals

The cash flow and the net assets of subsidiaries disposed during the year ended 31 March 2018 are provided below:

	Recognized values on disposal US\$'000
Investment properties	257,103
Trade and other receivables	7,734
Cash and cash equivalents	6,536
Other assets	183
Trade and other payables	(15,062)
Loans and borrowings	(73,784)
Current tax payable	(77)
Deferred tax liabilities	(21,362)
Other non-current liabilities	(1,559)
Non-controlling interests	(20,137)
Net assets disposed	139,575
Gain on disposal of subsidiaries	10,566
Paid by carrying amount of previously held equity interest	2,379
Disposal consideration	152,520
Disposal consideration receivable	(107,471)
Disposal consideration satisfied in shares of a subsidiary held by non-controlling interests	(30,206)
Cash of subsidiaries disposed	(6,536)
Cash inflow on disposal of subsidiaries	8,307

From 1 April 2017 to the dates of disposal, the above-mentioned subsidiaries contributed US\$4,799,999 and US\$8,710,000 to the Group's revenue and net profit after tax for the year ended 31 March 2018 respectively.

- (ii) There was no disposal of subsidiaries during the year ended 31 March 2017.

29 Notes to the statement of cash flows (continued)

(c) Disposal of assets and liabilities classified as held for sale

- (i) Details of the disposal of assets and liabilities classified as held for sale during the year ended 31 March 2018 are as follows:

During the year ended 31 March 2018, the Group completed the syndication of 92% equity interest in GLP US Income Partners III and the disposal of 45.00% equity interest in New Dulles Asset LLC to third party investors.

Effects of disposals

	Recognized values on disposal US\$'000
Investment properties	806,059
Trade and other receivables	12,362
Cash and cash equivalents	15,456
Other assets	4,174
Trade and other payables	(13,882)
Loans and borrowings	(446,228)
Other non-current liabilities	(509)
Non-controlling interests	(256,432)
Net assets disposed	121,000
Equity interest retained as investment in associate and joint venture	(30,477)
Gain on disposal of assets and liabilities classified as held for sale	462
Cash of subsidiaries disposed	(15,456)
Cash inflow on disposals of assets and liabilities classified as held for sale	<u>75,529</u>

- (ii) Details of the disposal of assets and liabilities classified as held for sale during the year ended 31 March 2017 are as follows:

As at 31 March 2016, assets classified as held for sale primarily comprised 100% equity interest in GLP US Income Partners II acquired on 4 November 2015 which the Group intended to syndicate within 12 months from date of acquisition. The syndication of 90.15% equity interest was completed on 7 September 2016 for an aggregate consideration of US\$1,785,000,000 and the Group recognized gain on disposal of assets classified as held for sale of US\$8,730,000. The remaining 9.85% equity interest retained was reclassified as investment in associate.

During the year ended 31 March 2017, the Group received final proceeds of US\$58,489,000 in relation to the sale of the 44.65% equity interest in GLP US Income Partners I, and recognized additional gain on disposal of assets classified as held for sale of US\$4,344,000.

29 Notes to the statement of cash flows (continued)

(c) Disposal of assets and liabilities classified as held for sale (continued)

Effects of disposals

The cash flows relating to assets and liabilities classified as held for sale disposed during the year ended 31 March 2017 are provided below:

<i>GLP US Income Partners II</i>	Recognized values on disposal US\$'000
Investment properties	4,644,660
Joint venture	17,959
Plant and equipment	507
Trade and other receivables	16,119
Cash and cash equivalents	164,686
Other assets	12,889
Trade and other payables	(65,975)
Loans and borrowings	(2,809,254)
Other non-current liabilities	(13,566)
Net assets disposed	1,968,025
Equity interest retained as investment in associate	(143,148)
Reclassified to loans to associate	(50,702)
	<u>1,774,175</u>
Gain on disposal of assets and liabilities classified as held for sale	8,730
Excess consideration over net assets disposed not yet recognized as gain ¹	2,095
Cash inflow on disposals of assets and liabilities of GLP US Income Partners II classified as held for sale	<u>1,785,000</u>

Note:

¹ The excess of consideration over net assets disposed have not been recognized as gain on disposal as the disposal consideration has not been finalized as of 31 March 2017.

<i>GLP US Income Partners I</i>	US\$'000
Cash inflow on final receipt of disposal consideration	58,489
Disposal consideration receivable recognized in prior year	(54,145)
Gain on disposal of assets and liabilities classified as held for sale	4,344
Total cash inflow on disposal of assets and liabilities classified as held for sale	<u>1,843,489</u>

30 Operating segments

The Group has five reportable geographical segments, representing its operations in the PRC, Japan, US, Brazil and Europe, which are managed separately due to the different geographical locations. The Group also has two reportable business segments, representing its real estate business and financial services business. The Group's CODM review internal management reports on these segments on a quarterly basis, at a minimum, for strategic decisions making, performance assessment and resources allocation purposes.

Performance of each reportable segment is measured based on segment revenue and segment earnings before net interest expense, tax expense, and excluding changes in fair value of investment properties held by subsidiaries, associates and joint ventures (net of tax) ("EBIT excluding revaluation"). EBIT excluding revaluation is used to measure performance as management believes that such information is the most relevant in evaluating the results of these segments relative to other entities that operate within the logistics industry. Segment assets and liabilities are presented net of inter-segment balances.

Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. There are no transactions between reportable segments.

Segment assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

30

Operating segments (continued)

Information regarding the Group's reportable geographical segments is presented in the tables below.

Information about reportable geographical segments

Group	PRC		Japan		US		Brazil		Europe		Others		Total	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
Revenue and expenses	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
External revenue	892,767	586,386	189,609	205,396	82,630	77,096	12,616	10,709	2,311	-	-	-	1,179,933	879,587
Changes in fair value of investment properties held by subsidiaries	1,680,791	655,426	40,607	139,368	-	-	(1,667)	2,179	-	-	-	-	1,719,731	796,973
Share of changes in fair value of investment properties (net of tax) held by associates and joint ventures	60,841	23,965	173,881	102,931	83,897	49,090	56,895	19,075	1,043	-	-	-	376,557	195,061
Net finance income/(costs)	105,186	(137,143)	(9,494)	(10,841)	4,217	9,512	(240)	746	-	-	(151,036)	(85,874)	(51,367)	(223,600)
Tax expense	(552,456)	(258,122)	(10,632)	(25,822)	(2,869)	(8,598)	(974)	(1,536)	-	-	(2,478)	(1,626)	(569,409)	(295,704)
Profit/(Loss) from continuing operations	1,757,150	640,654	374,627	393,136	119,550	99,433	73,459	40,736	(1,826)	-	(244,258)	(122,064)	2,078,702	1,051,895
Profit from discontinued operation	-	-	-	-	7,943	4,473	-	-	(6,493)	-	-	-	1,450	4,473
Profit/(Loss) after tax	1,757,150	640,654	374,627	393,136	127,493	103,906	73,459	40,736	(8,319)	-	(244,258)	(122,064)	2,080,152	1,056,368
EBIT	2,204,420	1,035,919	394,753	429,799	131,684	107,657	74,673	41,526	(8,319)	-	(90,744)	(34,564)	2,706,467	1,580,337
EBIT excluding revaluation	462,788	356,528	180,265	187,500	47,787	58,567	19,445	20,272	(9,362)	-	(90,744)	(34,564)	610,179	588,303
Profit attributable to:														
- Owners of the Company ("PATMI")	991,862	379,618	374,627	393,136	123,365	102,292	73,459	40,736	(6,779)	-	(244,258)	(122,064)	1,312,276	793,718
- NCI	765,288	261,036	-	-	4,128	1,614	-	-	(1,540)	-	-	-	767,876	262,650
PATMI excluding revaluation	295,240	96,467	162,169	157,805	39,468	53,202	17,664	20,223	(7,821)	-	(244,258)	(122,064)	262,462	205,633

30

Operating segments (continued)

Information about reportable geographical segments (continued)

Group	PRC			Japan			US			Brazil			Europe			Others			Total		
	2018	2017	2018	2018	2017	2018	2018	2017	2018	2018	2017	2018	2018	2017	2018	2018	2017	2018	2018	2017	2018
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Assets and liabilities																					
Investment properties	16,605,068	12,406,581	1,848,524	2,159,046	43,837	46,732	90,219	—	—	—	—	—	—	—	—	—	—	—	18,497,429	14,702,578	—
Associates and joint ventures	702,866	497,293	1,040,722	781,708	675,506	536,068	729,835	667,034	102,820	—	—	—	—	—	—	—	—	—	3,251,749	2,482,103	—
Other segment assets	4,025,687	2,380,151	813,652	1,036,096	92,567	965,415	254,348	16,491	1,500,151	—	—	—	—	—	—	—	—	—	6,795,306	4,575,074	—
Reportable segment assets	21,333,621	15,284,025	3,702,898	3,976,850	811,910	1,548,215	984,183	773,744	1,602,971	—	—	—	—	—	—	—	—	—	28,544,484	21,759,755	—
Loans and borrowings	(4,259,700)	(1,987,732)	(1,020,413)	(1,131,344)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(2,480,142)	(7,892,528)	(5,599,418)
Other segment liabilities	(2,839,071)	(2,147,599)	(207,184)	(209,401)	(13,562)	(469,768)	(164,752)	(33,401)	(6,659)	—	—	—	—	—	—	—	—	—	(1,033,246)	(85,278)	(4,264,474)
Reportable segment liabilities	(7,098,771)	(4,135,331)	(1,227,597)	(1,340,745)	(13,562)	(469,768)	(164,752)	(33,401)	(6,659)	—	—	—	—	—	—	—	—	—	(3,643,661)	(2,565,620)	(12,157,002)
Other information																					
Depreciation and amortization	(4,701)	(4,472)	(3,181)	(4,129)	(156)	(140)	(677)	(723)	(1)	—	—	—	—	—	—	—	—	—	(4,104)	(4,513)	(13,977)
Interest income	6,887	6,831	8	1	4,217	9,512	1,123	531	—	—	—	—	—	—	—	—	—	—	433	3,028	12,668
NCT's share of EBITDA excluding revaluation ¹	207,699	162,022	—	—	6,996	3,687	—	—	1,541	—	—	—	—	—	—	—	—	—	—	216,236	165,709
Capital expenditure ²	971,169	1,092,143	12,327	406,900	6,204	80,681	212,817	84,059	546	—	—	—	—	—	—	—	—	—	555	2,089	1,203,618
																					1,665,872

Notes:

¹ EBITDA refers to EBIT excluding depreciation and amortization.

² Capital expenditure includes acquisition, borrowing costs and development expenditure of investment properties and acquisition of plant and equipment.

30 Operating segments (continued)

Information about reportable business segments (continued)

Group	Real estate		Financial services		Total	
	2018 US\$'000	2017 US\$'000	2018 US\$'000	2017 US\$'000	2018 US\$'000	2017 US\$'000
Continuing operations						
<i>Revenue and expenses</i>						
External revenue	1,007,610	856,730	172,313	22,857	1,179,933	879,587
Cost of goods sold	–	–	(149,147)	(18,988)	(149,147)	(18,988)
Net finance costs	(48,863)	(223,347)	(2,504)	(253)	(51,367)	(223,600)
Tax expense	(568,989)	(295,704)	(420)	–	(569,409)	(295,704)
Profit/(Loss) from continuing operations	2,083,507	1,052,475	(4,805)	(580)	2,078,702	1,051,895
Profit from discontinued operation	1,450	4,473	–	–	1,450	4,473
Profit/(Loss) after tax	2,084,957	1,056,948	(4,805)	(580)	2,080,152	1,056,368

31 Financial risk management

The Group has exposure to the following risks from its use of financial instruments:

- credit risk
- liquidity risk
- market risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these financial statements.

(a) Risk management framework

The Group adopts the risk management policies and guidelines of the ultimate holding entity, GLP Holdings, L.P., which has a system of controls in place to create an acceptable balance between the costs of risks occurring and the cost of managing the risks. Risk management policies and guidelines are reviewed regularly to reflect changes in market conditions and the Group's activities.

31 Financial risk management (continued)

(b) Credit risk

Credit risk is the risk of financial loss resulting from the failure of a customer or counterparty to meet its contractual obligations. Financial transactions are restricted to counterparties that meet appropriate credit criteria that are approved by the Group and are being reviewed on a regular basis. In respect of trade receivables, the Group has guidelines governing the process of granting credit and outstanding balances are monitored on an ongoing basis. Concentration of credit risk relating to trade receivables is limited due to the Group's many varied customers. These customers are engaged in a wide spectrum of activities and operate in a variety of markets.

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Loans and receivables (non-current and current)	1,711,226	771,810	2,125,486	1,757,180
Cash and cash equivalents	1,235,736	1,210,540	22,319	102,577
	<u>2,946,962</u>	<u>1,982,350</u>	<u>2,147,805</u>	<u>1,859,757</u>

The maximum exposure to credit risk for financial assets at the reporting date by geographic region is as follows:

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
PRC	2,502,772	1,272,802	—	—
Japan	219,565	389,872	—	—
Singapore	80,215	157,038	2,147,805	1,859,757
US	86,665	149,220	—	—
Europe	47,899	—	—	—
Others	9,846	13,418	—	—
	<u>2,946,962</u>	<u>1,982,350</u>	<u>2,147,805</u>	<u>1,859,757</u>

(c) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group actively manages its debt maturity profile, operating cash flows and the availability of funding so as to ensure that all refinancing, repayment and funding needs are met. The Group maintains a level of cash and cash equivalents deemed adequate by management to meet the Group's working capital requirement. In addition, the Group strives to maintain available banking facilities at a reasonable level to its overall debt position.

31 Financial risk management (continued)

(c) Liquidity risk (continued)

As far as possible, the Group will raise medium and long-term funding from both capital markets and financial institutions and prudently balance its portfolio with some short-term funding so as to achieve overall cost effectiveness.

As at 31 March 2018, the Group has unutilized credit and loan facilities amounting to US\$1,329,261,000 (2017: US\$2,452,903,000), of which US\$36,020,000 (2017: US\$634,250,000) are committed credit facilities.

As at 31 March 2018, the Company has unutilized credit and loan facilities amounting to US\$192,559,000 (2017: US\$1,538,178,000).

The following are the contractual maturities of financial liabilities, including interest payments and excluding the impact of netting agreements:

Group	Carrying amount US\$'000	Contractual cash flows US\$'000	Cash flows		
			Within 1 year US\$'000	From 1 to 5 years US\$'000	After 5 years US\$'000
2018					
Non-derivative financial liabilities					
Bank loans	5,346,513	5,811,591	3,482,784	1,547,653	781,154
Bonds	2,514,785	3,058,001	210,866	1,356,451	1,490,684
Bank overdraft	31,230	31,230	31,230	—	—
Trade and other payables ¹	2,397,221	2,398,138	2,142,493	221,844	33,801
	10,289,749	11,298,960	5,867,373	3,125,948	2,305,639
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	140				
- Outflow		7,040	7,040	—	—
- Inflow		(6,900)	(6,900)	—	—
Interest rate swaps (net-settled)	5,869	6,727	2,521	4,206	—
	10,295,758	11,305,827	5,870,034	3,130,154	2,305,639

Note:

¹ Excludes advance rental received.

31 Financial risk management (continued)

(c) Liquidity risk (continued)

Group	Carrying amount US\$'000	Contractual cash flows US\$'000	Cash flows		
			Within 1 year US\$'000	From 1 to 5 years US\$'000	After 5 years US\$'000
2017					
Non-derivative financial liabilities					
Bank loans	2,970,296	3,357,809	679,912	1,647,546	1,030,351
Bonds	2,092,315	2,519,496	230,718	998,795	1,289,983
Capital securities	536,807	537,292	537,292	—	—
Trade and other payables ¹	1,194,730	1,195,983	1,030,549	126,204	39,230
	<u>6,794,148</u>	<u>7,610,580</u>	<u>2,478,471</u>	<u>2,772,545</u>	<u>2,359,564</u>
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	7,013				
- Outflow		59,478	1,643	57,835	—
- Inflow		(52,434)	(2,012)	(50,422)	—
Interest rate swaps (net-settled)	19,792	20,515	5,834	14,275	406
	<u>6,820,953</u>	<u>7,638,139</u>	<u>2,483,936</u>	<u>2,794,233</u>	<u>2,359,970</u>
Company					
2018					
Non-derivative financial liabilities					
Bank loans	1,447,191	1,451,951	1,451,951	—	—
Bonds	1,133,994	1,476,245	49,590	170,353	1,256,302
Bank overdraft	31,230	31,230	31,230	—	—
Trade and other payables	1,656,390	1,656,390	1,656,290	100	—
	<u>4,268,805</u>	<u>4,615,816</u>	<u>3,189,061</u>	<u>170,453</u>	<u>1,256,302</u>
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	140				
- Outflow		7,040	7,040	—	—
- Inflow		(6,900)	(6,900)	—	—
	<u>4,268,945</u>	<u>4,615,956</u>	<u>3,189,201</u>	<u>170,453</u>	<u>1,256,302</u>

Note:

¹ Excludes advance rental received.

31 Financial risk management (continued)

(c) Liquidity risk (continued)

Company	Carrying amount US\$'000	Contractual cash flows US\$'000	Cash flows		
			Within 1 year US\$'000	From 1 to 5 years US\$'000	After 5 years US\$'000
2017					
Non-derivative financial liabilities					
Bank loans	775,078	812,312	71,234	380,716	360,362
Bonds	1,168,456	1,555,796	44,414	221,399	1,289,983
Capital securities	536,807	537,292	537,292	—	—
Trade and other payables	98,799	98,799	98,699	100	—
	<u>2,579,140</u>	<u>3,004,199</u>	<u>751,639</u>	<u>602,215</u>	<u>1,650,345</u>
Derivative financial liabilities					
Forward foreign exchange contracts (gross-settled):	7,013				
- Outflow		59,478	1,643	57,835	—
- Inflow		(52,434)	(2,012)	(50,422)	—
Interest rate swaps (net-settled)	10,567	10,238	2,650	7,182	406
	<u>2,596,720</u>	<u>3,021,481</u>	<u>753,920</u>	<u>616,810</u>	<u>1,650,751</u>

(d) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices, will affect the Group's income. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Currency risk

The Group operates mainly in the PRC, Japan, US, Brazil and Europe. Other than the respective functional currency of the Group's subsidiaries, the foreign currency which the Group has exposure to at the reporting date is the US Dollar.

The Group maintains a natural hedge, wherever possible, by borrowing in the currency of the country in which the investment is located. Foreign exchange exposures in transactional currencies other than the functional currencies of the operating entities are kept to an acceptable level.

The Group also monitors any surplus cash held in currencies other than the functional currency of the respective companies and uses sensitivity analysis to measure the foreign exchange risk exposure. Where necessary, the Group will use foreign exchange contracts to hedge and minimize net foreign exchange risk exposures. In relation to its overseas investments in foreign subsidiaries whose net assets are exposed to currency translation risk and which are held for long-term investment purposes, the differences arising from such translation are captured under the foreign currency translation reserve. These translation differences are reviewed and monitored on a regular basis.

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

The Group's and Company's exposures to foreign currencies (financial assets and liabilities not denominated in the respective entities' functional currencies) as at 31 March 2018 and 31 March 2017 are as follows:

Group	United States Dollar US\$'000	Japanese Yen US\$'000	Singapore Dollar US\$'000	Hong Kong Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
2018							
Financial assets							
Cash and cash equivalents	254,318	651	663	2,534	11	9,991	31,466
Trade and other receivables	—	26,547	670	—	68,693	2,031	8,070
Available-for-sale financial investments	—	—	—	145,046	—	—	—
	<u>254,318</u>	<u>27,198</u>	<u>1,333</u>	<u>147,580</u>	<u>68,704</u>	<u>12,022</u>	<u>39,536</u>
Financial liabilities							
Bank loans	(882,580)	(948)	—	(445,125)	—	(1,351,195)	—
Bonds	—	(141,415)	—	—	(6,854)	—	—
Bank overdraft	—	—	—	—	—	—	(31,230)
Trade and other payables	(1,902,417)	(626,958)	(27)	—	(115)	(420)	—
	<u>(2,784,997)</u>	<u>(769,321)</u>	<u>(27)</u>	<u>(445,125)</u>	<u>(6,969)</u>	<u>(1,351,615)</u>	<u>(31,230)</u>
Net financial (liabilities)/assets	<u>(2,530,679)</u>	<u>(742,123)</u>	<u>1,306</u>	<u>(297,545)</u>	<u>61,735</u>	<u>(1,339,593)</u>	<u>8,306</u>
Add: Forward foreign exchange contracts	—	—	—	—	6,854	—	31,192
Add: Loans designated for net investment hedge	—	141,415	—	—	—	1,347,190	—
Currency exposure of net financial (liabilities)/assets	<u>(2,530,679)</u>	<u>(600,708)</u>	<u>1,306</u>	<u>(297,545)</u>	<u>68,589</u>	<u>7,597</u>	<u>39,498</u>

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Group	United States Dollar US\$'000	Japanese Yen US\$'000	Singapore Dollar US\$'000	Hong Kong Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
2017							
Financial assets							
Cash and cash equivalents	299,234	1,509	79	1,465	12	-	-
Trade and other receivables	-	20,943	69	46	64,316	-	-
Available-for-sale financial investments	-	-	-	137,588	-	-	-
	<u>299,234</u>	<u>22,452</u>	<u>148</u>	<u>139,099</u>	<u>64,328</u>	-	-
Financial liabilities							
Bank loans	(411,550)	(711,078)	-	-	-	-	-
Bonds	-	(133,635)	-	-	(50,775)	-	-
Capital securities	-	-	(536,807)	-	-	-	-
Trade and other payables	(1,608,628)	(39,528)	(15,463)	-	(3,822)	-	-
	<u>(2,020,178)</u>	<u>(884,241)</u>	<u>(552,270)</u>	-	<u>(54,597)</u>	-	-
Net financial (liabilities)/assets	<u>(1,720,944)</u>	<u>(861,789)</u>	<u>(552,122)</u>	<u>139,099</u>	<u>9,731</u>	-	-
Add: Forward foreign exchange contracts	-	-	-	-	50,775	-	-
Add: Loans designated for net investment hedge	-	844,713	-	-	-	-	-
Currency exposure of net financial (liabilities)/assets	<u>(1,720,944)</u>	<u>(17,076)</u>	<u>(552,122)</u>	<u>139,099</u>	<u>60,506</u>	-	-

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Company	Japanese Yen US\$'000	Singapore Dollar US\$'000	Chinese Renminbi US\$'000	European Dollar US\$'000	Great British Pound US\$'000
2018					
Financial assets					
Cash and cash equivalents	5	543	11	1	–
Trade and other receivables	25,224	656	68,693	74	–
	<u>25,229</u>	<u>1,199</u>	<u>68,704</u>	<u>75</u>	<u>–</u>
Financial liabilities					
Bank loans	–	–	–	(1,347,190)	–
Bonds	(141,415)	–	(6,854)	–	–
Bank overdraft	–	–	–	–	(31,230)
Trade and other payables	(626,811)	–	(104)	(420)	–
	<u>(768,226)</u>	<u>–</u>	<u>(6,958)</u>	<u>(1,347,610)</u>	<u>(31,230)</u>
Net financial (liabilities)/assets	(742,997)	1,199	61,746	(1,347,535)	(31,230)
Add: Forward foreign exchange contracts	–	–	6,854	–	31,192
Currency exposure of net financial (liabilities)/assets	(742,997)	1,199	68,600	(1,347,535)	(38)
2017					
Financial assets					
Cash and cash equivalents	1,508	64	12	–	–
Trade and other receivables	1,691	69	59,975	–	–
	<u>3,199</u>	<u>133</u>	<u>59,987</u>	<u>–</u>	<u>–</u>
Financial liabilities					
Bank loans	(711,078)	–	–	–	–
Bonds	(133,635)	–	(50,775)	–	–
Capital securities	–	(536,807)	–	–	–
Trade and other payables	(39,528)	(14,380)	(784)	–	–
	<u>(884,241)</u>	<u>(551,187)</u>	<u>(51,559)</u>	<u>–</u>	<u>–</u>
Net financial (liabilities)/assets	(881,042)	(551,054)	8,428	–	–
Add: Forward foreign exchange contracts	–	–	50,775	–	–
Currency exposure of net financial (liabilities)/assets	(881,042)	(551,054)	59,203	–	–

31 Financial risk management (continued)

(d) Market risk (continued)

Currency risk (continued)

Sensitivity analysis

A 10% strengthening of foreign currency against the respective functional currencies of the subsidiaries at the reporting date would have increased/(decreased) profit before tax by the amounts shown below. The Group's outstanding forward foreign exchange contracts have been included in this calculation. The analysis assumes that all other variables, in particular interest rates, remain constant.

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
US Dollar	(253,068)	(172,094)	–	–
Japanese Yen	60,071	1,708	74,300	88,104
Singapore Dollar	(131)	55,212	(120)	55,105
Hong Kong Dollar	29,755	(13,910)	–	(5)
Chinese Renminbi	(6,859)	(6,051)	(6,860)	(5,920)
European Dollar	(760)	–	134,754	–
Great British Pound	(3,950)	–	4	–

A 10% weakening of foreign currency against the respective functional currencies of the subsidiaries at the reporting date would have the equal but opposite effect on the above currencies to the amounts shown above, on the basis that all other variables remain constant.

Interest rate risk

The Group's interest rate risk arises primarily from the interest-earning financial assets and interest-bearing financial liabilities.

The Group manages its interest rate exposure by maintaining a mix of fixed and variable rate borrowings. Where necessary, the Group hedges a portion of its interest rate exposure within the short to medium term by using interest rate derivatives.

At 31 March 2018, the Group and Company has interest rate swaps with an aggregate notional contract amount of US\$444,002,000 (2017: US\$1,331,972,000) and Nil (2017: US\$716,800,000) as cash flow hedges. After taking into account the effects of the interest rate swaps, the Group and Company pays fixed interest rates ranging from 0.42% to 1.33% (2017: 0.42% to 1.60%) per annum and Nil% (2017: 0.83% to 1.09%) per annum and receives a variable rate equal to the Swap Offer Rate on the notional amounts. The aggregate fair value of interest rate swaps held by the Group and Company as at 31 March 2018 is a net liability of US\$5,869,000 (2017: US\$19,792,000) and Nil (2017: US\$10,567,000) which are designated as cash flow hedges.

During the years ended 31 March 2018 and 2017, there was no ineffectiveness of cash flow hedges recognized in profit or loss.

31 Financial risk management (continued)

(d) Market risk (continued)

Interest rate risk (continued)

At the reporting date, the interest rate profile of interest-bearing financial liabilities (after taking into account the effects of the interest rate swaps) are as follows:

	Group		Company	
	Carrying amount US\$'000	Principal/ notional amount US\$'000	Carrying amount US\$'000	Principal/ notional amount US\$'000
2018				
Fixed rate instruments				
Loans and borrowings	3,570,995	3,588,345	2,151,086	2,166,111
Variable rate instruments				
Loans and borrowings	4,364,136	4,334,257	461,329	430,099
2017				
Fixed rate instruments				
Loans and borrowings	3,363,343	3,389,479	2,480,341	2,502,874
Variable rate instruments				
Loans and borrowings	2,267,667	2,269,296	—	—

Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through the profit or loss. Therefore a change in interest rates at the reporting date would not affect profit or loss.

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates at the reporting date would have increased/(decreased) profit before tax by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

	Group		Company	
	100 bp Increase US\$'000	100 bp Decrease US\$'000	100 bp Increase US\$'000	100 bp Decrease US\$'000
2018				
Loans and borrowings	(43,343)	43,343	(4,301)	4,301
2017				
Loans and borrowings	(22,693)	22,693	—	—

31 Financial risk management (continued)

(d) Market risk (continued)

Other market price risk

Equity price risk arises from quoted available-for-sale equity securities measured at fair value held by the Group. Management of the Group monitors the equity securities in its investment portfolio based on market indices. Material investments within the portfolio are managed on an individual basis and all buy and sell decisions are approved by the Group's Investment Committee.

An increase/(decrease) in 5% of the equity price of available-for-sale equity securities held by the Group at the reporting date would have increased/(decreased) fair value reserve by US\$55.3 million (2017: US\$52.2 million). This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

(e) Offsetting financial assets and financial liabilities

The disclosures set out in the tables below include financial assets and financial liabilities that:

- are offset in the Group's and Company's statement of financial position; or
- are subject to an enforceable master netting arrangement, irrespective of whether they are offset in the statement of financial position.

Financial instruments such as trade receivables and trade payables are not disclosed in the tables below unless they are offset in the statement of financial position.

The Group's derivative transactions that are not transacted on an exchange are entered into under International Swaps and Derivatives Association (ISDA) Master Netting Agreements. In general, under such agreements, the amounts owed by each counterparty that are due on a single day in respect of all transactions outstanding in the same currency under the agreement are aggregated into a single net amount being payable by one party to the other. In certain circumstances, for example when a credit event such as a default occurs, all outstanding transactions under the agreement are terminated, the termination value is assessed and only a single net amount is due or payable in settlement of all transactions.

The above ISDA agreements do not meet the criteria for offsetting in the statement of financial position. This is because they create a right of set-off of recognized amounts that is enforceable only following an event of default, insolvency or bankruptcy of the Group or the counterparties. In addition, the Group and its counterparties do not intend to settle on a net basis or to realize the assets and settle the liabilities simultaneously.

31 Financial risk management (continued)

(e) Offsetting financial assets and financial liabilities (continued)

Financial assets and financial liabilities subject to offsetting and enforceable master netting arrangements

Group	Gross amounts of recognized financial assets/ (liabilities) US\$'000	Gross amounts of recognized financial assets/ (liabilities) offset in the statement of financial position US\$'000	Net amounts of financial assets/ (liabilities) presented in the statement of financial position US\$'000	Related amounts not offset in the statement of financial position US\$'000	Net amount US\$'000
2018					
Financial liabilities					
Forward foreign exchange contracts	(140)	—	(140)	—	(140)
Interest rate swaps	(5,869)	—	(5,869)	—	(5,869)
	<u>(6,009)</u>	<u>—</u>	<u>(6,009)</u>	<u>—</u>	<u>(6,009)</u>
2017					
Financial liabilities					
Forward foreign exchange contracts	(7,013)	—	(7,013)	—	(7,013)
Interest rate swaps	(19,792)	—	(19,792)	—	(19,792)
	<u>(26,805)</u>	<u>—</u>	<u>(26,805)</u>	<u>—</u>	<u>(26,805)</u>
Company					
2018					
Financial liabilities					
Forward foreign exchange contracts	(140)	—	(140)	—	(140)
Interest rate swaps	—	—	—	—	—
	<u>(140)</u>	<u>—</u>	<u>(140)</u>	<u>—</u>	<u>(140)</u>
2017					
Financial liabilities					
Forward foreign exchange contracts	(7,013)	—	(7,013)	—	(7,013)
Interest rate swaps	(10,567)	—	(10,567)	—	(10,567)
	<u>(17,580)</u>	<u>—</u>	<u>(17,580)</u>	<u>—</u>	<u>(17,580)</u>

The gross amounts of financial assets and financial liabilities and their net amounts as presented in the statement of financial position that are disclosed in the above tables are measured in the statement of financial position at fair value.

32 Fair value of financial assets and liabilities

(a) Accounting classifications and fair values

The carrying amounts and fair values of financial assets and liabilities, including their levels in the fair value hierarchy, are as follows. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

Group	Note	Carrying amount			Fair value			
		Fair value – hedging instruments US\$'000	Loans and receivables US\$'000	Available -for-sale US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000
2018								
Available-for-sale financial investments								
Other non-current assets ¹	10	–	–	1,483,046	–	1,483,046	1,106,739	–
Trade and other receivables ²	11	–	481,486	–	–	481,486	–	–
Cash and cash equivalents	12	–	1,229,740	–	–	1,229,740	–	–
	14	–	1,235,736	–	–	1,235,736	–	–
		–	2,946,962	1,483,046	–	4,430,008	–	–
Secured bank loans	19	–	–	–	(2,312,755)	(2,312,755)	–	(2,312,755)
Secured bonds	19	–	–	–	(604,435)	(604,435)	–	(604,435)
Unsecured bank loans	19	–	–	–	(3,033,758)	(3,033,758)	–	(3,033,758)
Unsecured bonds	19	–	–	–	(1,910,350)	(1,910,350)	–	(1,904,218)
Bank overdrafts	19	–	–	–	(31,230)	(31,230)	–	(31,230)
Forward foreign exchange contracts	20	(140)	–	–	–	(140)	–	(140)
Interest rate swaps	21	(5,869)	–	–	–	(5,869)	–	(5,869)
Other non-current liabilities ³	21	–	–	–	(255,645)	(255,645)	–	–
Trade and other payables ³	22	–	–	–	(2,141,576)	(2,141,576)	–	–
		(6,009)	–	–	(10,289,749)	(10,295,758)	(247,896)	(247,896)

Notes:

¹ Excludes prepayments and deferred management costs.

² Excludes other assets and prepayments.

³ Excludes advance rental received.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Group	Note	Fair value-- hedging instruments US\$'000	Carrying amount			Fair value				
			Loans and receivables US\$'000	Available -for-sale US\$'000	Other financial liabilities US\$'000	Total carrying amount US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
2017										
Available-for-sale financial investments	10	-	-	1,160,597	-	1,160,597	1,044,886	-	115,711	1,160,597
	11	-	216,574	-	-	216,574	-	-	228,637	228,637
	12	-	555,236	-	-	555,236	-	-	-	-
	14	-	1,210,540	-	-	1,210,540	-	-	-	-
		-	1,982,350	1,160,597	-	3,142,947				
Secured bank loans	19	-	-	-	(1,790,792)	(1,790,792)	-	(1,790,792)	-	(1,790,792)
	19	-	-	-	(707,361)	(707,361)	-	(707,361)	-	(707,361)
	19	-	-	-	(1,179,504)	(1,179,504)	-	(1,179,504)	-	(1,179,504)
	19	-	-	-	(1,384,954)	(1,384,954)	-	(1,374,154)	-	(1,374,154)
	19	-	-	-	(536,807)	(536,807)	-	(536,807)	-	(536,807)
	20	(7,013)	-	-	-	(7,013)	-	(7,013)	-	(7,013)
	20	(19,792)	-	-	-	(19,792)	-	(19,792)	-	(19,792)
	21	-	-	-	(165,435)	(165,435)	-	-	-	(165,435)
	21	-	-	-	(1,029,295)	(1,029,295)	-	-	(158,001)	(158,001)
	22	-	-	-	-	-	-	-	-	-
Trade and other payables ³		(26,805)	-	-	(6,794,148)	(6,820,953)				

Notes:

1 Excludes prepayments and deferred management costs.

2 Excludes other assets and prepayments.

3 Excludes advance rental received.

32 Fair value of financial assets and liabilities (continued)

(a) Accounting classifications and fair values (continued)

Company	Note	Carrying amount			Fair value		
		Fair value – hedging instruments US\$'000	Loans and receivables US\$'000	Other financial liabilities US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000
2018							Total US\$'000
Trade and other receivables ¹	12	-	2,125,486	-	-	(1,447,191)	(1,447,191)
Cash and cash equivalents	14	-	22,319	-	-	(1,127,863)	(1,127,863)
		-	2,147,805	-	-	(31,230)	(31,230)
						(140)	(140)
Unsecured bank loans	19	-	-	(1,447,191)	-	-	-
Unsecured bonds	19	-	-	(1,133,994)	-	-	-
Bank overdraft	19	-	-	(31,230)	-	-	-
Forward foreign exchange contracts	20	(140)	-	-	-	-	-
Other non-current liabilities	21	-	-	(100)	-	-	-
Trade and other payables	22	-	-	(1,656,290)	-	-	-
		(140)	-	(4,268,805)	-	(100)	(100)
2017							(1,447,191)
Trade and other receivables ¹	12	-	1,757,180	-	-	-	(1,157,656)
Cash and cash equivalents	14	-	102,577	-	-	-	(536,807)
		-	1,859,757	-	-	-	(7,013)
						-	(10,567)
Unsecured bank loans	19	-	-	(775,078)	-	(775,078)	(775,078)
Unsecured bonds	19	-	-	(1,168,456)	-	(1,157,656)	(1,157,656)
Capital securities	19	-	-	(536,807)	-	(536,807)	(536,807)
Forward foreign exchange contracts	20	(7,013)	-	-	-	(7,013)	(7,013)
Interest rate swaps	20	(10,567)	-	-	-	(10,567)	(10,567)
Other non-current liabilities	21	-	-	(100)	-	-	-
Trade and other payables	22	-	-	(98,699)	-	-	(100)
		(17,580)	-	(2,579,140)	-	-	(100)
							(775,078)
							(1,157,656)
							(536,807)
							(7,013)
							(10,567)
							(100)
							(100)

Note:

¹ Excludes prepayments.

32 Fair value of financial assets and liabilities (continued)

(b) Level 3 fair value measurements

(i) Reconciliation of Level 3 fair value

The reconciliation from the beginning balance to the ending balance for Level 3 fair value measurements for investment properties and available-for-sale financial instruments are presented in Note 4 and Note 10 respectively.

(ii) Valuation techniques and significant unobservable inputs

The following tables show the valuation techniques used in measuring Level 2 and Level 3 fair values, as well as the significant unobservable inputs used.

Financial instruments measured at fair value

Type	Valuation technique
Available-for-sale financial investments	<i>Net asset value:</i> The fair value of the underlying assets and liabilities of the entity to which the financial instrument relates. The assets held by the relevant entities comprise mainly investment properties whose fair values were determined by independent external valuers. The fair values of the properties were based on market values determined using the discounted cash flow, direct comparison and residual approaches.
Financial derivative instruments: - Interest rate swaps - Forward foreign exchange contracts	<i>Market comparison technique:</i> The fair values are based on broker quotes. Similar contracts are traded in an active market and the quotes reflect the actual transactions in similar instruments.

Financial instruments not measured at fair value

Type	Valuation technique	Inputs used in determining fair value
Loans to associate and joint ventures, security deposits and loans and borrowings	Discounted cash flows	Government yield curve at the reporting date plus an adequate credit spread.

(iii) Transfer between Level 1 and 2

During the years ended 31 March 2018 and 2017, there were no transfers between Level 1 and 2 of the fair value hierarchy.

33 Commitments and contingent liabilities

The Group had the following commitments and contingent liabilities as at the reporting date:

(a) Operating lease commitments

(i) Operating lease rental payable

The Group leases mainly office premises from non-related parties under non-cancellable operating leases. Future minimum lease payments for the Group are as follows:

	Group		Company	
	2018	2017	2018	2017
	US\$'000	US\$'000	US\$'000	US\$'000
Lease payments payable:				
- Within 1 year	12,598	11,850	745	698
- After 1 year but within 5 years	13,840	23,087	675	1,331
	<u>26,438</u>	<u>34,937</u>	<u>1,420</u>	<u>2,029</u>

(ii) Operating lease rental receivable

Future minimum lease rental receivable for the Group on non-cancellable operating leases from investment properties are as follows:

	Group	
	2018	2017
	US\$'000	US\$'000
Lease rentals receivable:		
- Within 1 year	788,552	619,207
- After 1 year but within 5 years	1,356,047	1,181,295
- After 5 years	491,097	515,122
	<u>2,635,696</u>	<u>2,315,624</u>

(b) Other commitments

	Group	
	2018	2017
	US\$'000	US\$'000
Development expenditure contracted but not provided for	<u>522,751</u>	<u>602,252</u>

34 Significant related party transactions

Remuneration of key management personnel

In accordance with FRS 24 *Related Party Disclosures*, key management personnel of the Group are those persons having the authority and responsibility for planning, directing and controlling the activities of the Group, directly or indirectly. For purposes of FRS 24 *Related Party Disclosures*, the executive directors are considered key management personnel of the Group.

The key management personnel compensation included as part of staff costs for those key management personnel employed by the Group are as follows:

	Group	
	2018	2017
	US\$'000	US\$'000
Wages and salaries (excluding contributions to defined contribution plans)	7,806	18,584
Contributions to defined contribution plans	26	106
Share-based expenses, equity settled	1,964	8,720
	<u>9,796</u>	<u>27,410</u>

In addition to the related party information disclosed elsewhere in the financial statements, there were the following significant related party transactions which were carried out in the normal course of business on terms agreed between the parties during the financial year:

	Group	
	2018	2017
	US\$'000	US\$'000
Associates and joint ventures		
Asset and investment management fee income from associates and joint venture funds	111,920	99,473
Development and other management fee income from associates and joint venture funds	35,085	35,913
Asset and investment management fee income from other associates and joint ventures	3,023	2,927
Development and other management fee income from other associates and joint ventures	<u>1,057</u>	<u>1,550</u>
Subsidiaries of a substantial shareholder		
Operating lease expenses paid/payable	<u>(6,430)</u>	<u>(5,120)</u>
A company in which a Director of the Company have substantial financial interests		
Reimbursement of office expenses and allocation of expenses	<u>(108)</u>	<u>(111)</u>

35 Significant subsidiaries

Details of significant subsidiaries are as follows:

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>	
			<u>2018</u> %	<u>2017</u> %
GLP Japan Investment Holdings Pte. Ltd.	Investment holding	Singapore	100	100
Japan Logistic Properties 1 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100
Osaka Logistic SPC	Property investment	Japan	100	100
Yokohama Logistic SPC	Property investment	Japan	100	100
Japan Logistic Properties 2 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100
Japan Logistic Properties 3 Pte. Ltd. and its subsidiary:	Investment holding	Singapore	100	100
Azalea SPC	Property investment	Japan	100	100
Japan Logistic Properties 4 Pte. Ltd. and its subsidiaries	Investment holding	Singapore	100	100
GLP Capital Japan 2 Pte. Ltd. and its subsidiary	Investment holding	Singapore	100	100
GLP Japan Development Investors Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
GLP Japan Development Investors 2 Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
GLP Light Year Investment Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100
GLP Brazil Investment Holdings Pte. Ltd.	Investment holding	Singapore	100	100 ²
BLH (1) Pte. Ltd. and its joint venture¹	Investment holding	Singapore	100	100

35 Significant subsidiaries (continued)

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>	
			<u>2018</u> %	<u>2017</u> %
BLH (2) Pte. Ltd. and its joint venture ¹	Investment holding	Singapore	100	100
BLH (3) Pte. Ltd. and its joint venture ¹	Investment holding	Singapore	100	100
BLH (4) Pte. Ltd.	Investment holding	Singapore	100	100
GLP Investment Holdings ³	Investment holding	Cayman Islands	100	100
New GLP Holdings, LLC and its joint venture ¹	Investment holding	US	100	100
New Western Holdings, LLC and its associate ¹	Investment holding	US	100	100
New Harvest Holdings, LLC and its subsidiaries	Investment holding	US	100	100
CLH Limited and its significant subsidiaries ³	Investment holding	Cayman Islands	100	100
GLP China Holdings Limited (f.k.a. Iowa China Offshore Holdings (Hong Kong) Limited) and its significant subsidiaries:	Investment holding	Hong Kong	66.21	66.21
Beijing Lihao Science & Technology Co., Ltd.	Property investment	PRC	58.26	56.28
Suzhou Industrial Park Genway Factory Building Industrial Development Co., Ltd.	Property investment	PRC	46.35	46.35
GLP Suzhou Development Co., Ltd.	Property investment	PRC	52.97	52.97
Airport City Development Co., Ltd.	Property investment	PRC	35.18	35.18
GLP Investment (Shanghai) Co., Ltd.	Property management	PRC	66.21	66.21
GLP I-Park Xi'an Science & Technology Industrial Development Co., Ltd.	Property investment	PRC	30.90	30.90

35 Significant subsidiaries (continued)

<u>Name of company</u>	<u>Principal activities</u>	<u>Country of incorporation and place of business</u>	<u>Effective interest held by the Group</u>	
			<u>2018</u> %	<u>2017</u> %
Global Logistic Properties Holdings Limited and its subsidiaries ³ :	Investment holding and property management	Cayman Islands	100	100
Global Logistic Properties Inc.	Property management	Japan	100	100
GLP Japan Advisors Inc.	Property management	Japan	100	100
GLP Investment Management Pte. Ltd. and its subsidiaries:	Investment holding and fund management	Singapore	100	100
GLP Brasil Gestão de Recursos e Administração Imobiliária Ltda	Property management	Brazil	100	100
GLP US Management LLC	Property management	US	99	99
GLP UK Management Limited ⁵	Property management	UK	100 ⁴	—

KPMG LLP is the auditor of all Singapore-incorporated subsidiaries. Other member firms of KPMG International are auditors of significant foreign-incorporated subsidiaries unless otherwise indicated.

Notes:

- ¹ Significant associates and joint ventures of the Group are disclosed in Note 6 to the financial statements.
- ² Incorporated during the year ended 31 March 2017.
- ³ Not required to be audited by laws of country of incorporation.
- ⁴ Incorporated during the year ended 31 March 2018.
- ⁵ Audited by Deloitte LLP UK.

36 Subsequent events

Subsequent to 31 March 2018, the following events occurred:

- (i) On 9 April 2018, the Group issued RMB4 billion (equivalent to approximately US\$637,000,000) of RMB denominated Bond (the "OBOR Panda Bond") on the Shenzhen Stock Exchange. The OBOR Panda Bond is due on 9 April 2027 and bears fixed interest rate of 5.45% per annum, with a coupon reset and option to redeem on 9 April 2021 and 9 April 2024.
- (ii) On 13 April 2018, the Group issued RMB1.2 billion (equivalent to approximately US\$191,000,000) of RMB denominated Bond (the "Panda Bond") on the National Association of Financial Market Institutional Investors ("NAFMII"). The Panda Bond is due on 13 April 2021 and bears fixed interest rate of 5.15% per annum.

FS100

36 Subsequent events (continued)

- (iii) On 2 May 2018, the Group issued RMB1.5 billion (equivalent to approximately US\$236,000,000) of OBOR Panda Bond on the Shenzhen Stock Exchange. The OBOR Panda Bond is due on 2 May 2027 and bears fixed interest rate of 5.09% per annum, with a coupon reset and an option to redeem on 2 May 2021 and 2 May 2024.
- (iv) On 3 May 2018, the Group issued EUR365 million (equivalent to approximately US\$435,000,000) of Senior Notes (the "Euro Bond") under the US\$2 billion Euro Medium Term Note Programme. The Euro Bond is due on 3 May 2023 and bears fixed interest rate of 3.00% per annum.
- (v) On 16 April 2018, the Group received proceeds of GBP400 million (equivalent to approximately US\$566,000,000) in relation to the final syndication of 61% equity interest of GLP Europe Development Partners I. The remaining 15% equity interest held by the Group was reclassified as investment in associate.
- (vi) On 18 May 2018, the Group received proceeds of EUR172 million (equivalent to approximately US\$213,000,000) in relation to the partial syndication of 22% equity interest of GLP Europe Income Partners I.

37 Convergence with International Financial Reporting Standards (IFRS) and adoption of new standards

In December 2017, the Accounting Standards Council (ASC) issued the Singapore Financial Reporting Standards (International) (SFRS(I)). SFRS(I) comprises standards and interpretations that are equivalent to IFRS as issued by the International Accounting Standards Board (IASB) at 31 December 2017 that are applicable for annual period beginning on 1 January 2018. Singapore-incorporated companies that have issued, or are in the process of issuing, equity or debt instruments for trading in a public market in Singapore, will apply SFRS(I) with effect from annual periods beginning on or after 1 January 2018.

The Group's financial statements for the financial year ending 31 December 2018 will be prepared in accordance with SFRS(I). As a result, this will be the last set of financial statements prepared under the current FRS.

In adopting the new framework, the Group will be required to apply the specific transition requirements in SFRS(I) 1 First-time Adoption of Singapore Financial Reporting Standards (International).

37 **Convergence with International Financial Reporting Standards (IFRS) and adoption of new standards (continued)**

In addition to the adoption of the new framework, the Group will also concurrently apply the following SFRS(I)s, interpretations of SFRS(I)s and requirements of SFRS(I)s which are mandatorily effective from the same date.

- SFRS(I) 15 Revenue from Contracts with Customers which includes the clarifications to IFRS 15 Revenue from Contracts with Customers issued by the IASB in April 2016;
- SFRS(I) 9 Financial Instruments which includes the amendments to IFRS 4 Insurance Contracts – Applying IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts issued by the IASB in September 2016;
- requirements in SFRS(I) 2 Share-based Payment arising from the amendments to IFRS 2 – Classification and Measurement of Share-based Payment Transactions issued by the IASB in June 2016;
- requirements in SFRS(I) 1-40 Investment Property arising from the amendments to IAS 40 – Transfers of Investment Property issued by the IASB in December 2016;
- requirements in SFRS(I) 1 arising from the amendments to IFRS 1 – Deletion of short-term exemptions for first-time adopters issued by the IASB in December 2016;
- requirements in SFRS(I) 1-28 Investments in Associates and Joint Ventures arising from the amendments to IAS 28 – Measuring an associate or joint venture at fair value issued by the IASB in December 2016; and
- SFRS(I) INT 22 Foreign Currency Transactions and Advance Consideration.

The Group does not expect the application of the above standards and interpretations to have a significant impact on the financial statements.

Summary of quantitative impact

The Group is currently finalizing the transition adjustments. The following reconciliations provide an estimate of the expected impacts on initial application of SFRS(I) 1 on the Group's and the Company's financial position as at 31 March 2018 and 1 April 2018 and the Group's profit or loss and other comprehensive income for the year ended 31 March 2018.

Consolidated statement of financial position

	----- 31 March 2018 -----		
	Current framework US\$'000	SFRS(I) 1 US\$'000	SFRS(I) framework US\$'000
Currency translation reserve	(472,026)	1,173,375	701,349
Retained earnings	4,993,041	(1,173,375)	3,819,666

37 Convergence with International Financial Reporting Standards (IFRS) and adoption of new standards (continued)

SFRS(I) 1

When the Group adopts SFRS(I) in financial year ending 31 March 2019, the Group will apply SFRS(I) 1 with 1 April 2017 as the date of transition for the Group and the Company. SFRS(I) 1 generally requires that the Group applies SFRS(I) on a retrospective basis, as if such accounting policy had always been applied. If there are changes to accounting policies arising from new or amended standards effective in 2018, restatement of comparatives may be required because SFRS(I) 1 requires both the opening balance sheet and comparative information to be prepared using the most current accounting policies. SFRS(I) 1 provides mandatory exceptions and optional exemptions from retrospective application, but these are often different from those specific transition provisions in individual FRSs applied to the FRS financial statements. Except as described below, the Group does not expect the application of the mandatory exceptions and the optional exemptions in SFRS(I) 1 to have any significant impact on the financial statements.

Foreign currency translation reserve (FCTR)

The Group considers that restating FCTR to comply with current IAS 21 *The Effects of Changes in Foreign Exchange Rates* may not be practicable as certain acquisitions and disposals were transacted at dates that preceded the statutory record keeping periods.

The Group plans to elect the optional exemption in SFRS(I) 1 to reset its cumulative FCTR for all foreign operations to nil at the date of transition, and reclassify the cumulative FCTR of US\$1,173,375,000 as at 1 April 2017 determined in accordance with FRS at that date to retained earnings.

After the date of transition, any gain or loss on disposal of any foreign operations will exclude translation differences that arose before the date of transition.

The Group expects the cumulative FCTR to increase by US\$1,173,375,000 and retained earnings to decrease by the same amount as at 31 March 2018.

SFRS(I) 15

SFRS(I) 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognized. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognized as separate assets when specified criteria are met.

The Group plans to adopt SFRS(I) 15 in its financial statements for the year ending 31 March 2019, using the retrospective approach.

As a result, the Group will apply all of the requirements of SFRS(I) 15 retrospectively, except as described below, and the comparative period presented in the financial statements for the year ending 31 March 2019 will be restated.

37 **Convergence with International Financial Reporting Standards (IFRS) and adoption of new standards (continued)**

SFRS(I) 9

SFRS(I) 9 introduces new requirements for classification and measurement of financial instruments, a new expected credit loss model for calculating impairment of financial assets, and new general hedge accounting requirements.

Overall, the Group does not expect a significant change in the measurement basis arising from adopting the new classification and measurement model under SFRS(I) 9. For the Group's investment in equity securities classified as "available for sale" financial assets ("AFS"), the Group expects to designate certain AFS equity investments at fair value through other comprehensive income. The fair value changes of the remaining AFS equity investments will be recognised in profit or loss as they arise. Loans and receivables currently accounted for at amortised cost will continue to be accounted for using amortised cost model under SFRS(I) 9. Financial assets will be classified according to their contractual cash flow characteristics and the business model under which they are held. The impairment requirements in SFRS(I) 9 will be based on an expected credit loss model to replace the FRS 39 incurred loss model.

The Group expects that all its existing hedges that are designated in effective hedging relationships will continue to qualify for hedge accounting under SFRS(I) 9. The new general hedge accounting requirements is likely to present more opportunities for the Group to adopt hedge accounting.

The Group expects to apply the simplified approach and record lifetime expected losses on all trade receivables. The Group does not expect the impairment calculated using the new expected credit loss model to have a significant impact on the financial statements.

The Group plans to adopt the new standard on the required effective date without restating prior periods' information and recognises any difference between the previous carrying amount and the carrying amount at the beginning of the annual reporting period at the date of initial application in the opening retained earnings.

The Group has performed a preliminary assessment of adopting SFRS(I) 9 based on currently available information and the Group does not expect the adoption of SFRS(I) 9 to have any significant impact on the financial statements. This assessment may be subject to changes arising from ongoing analysis, until the Group adopts SFRS(I) 9 for the year ending 31 March 2019.

Applicable to financial statements for the year ending 31 March 2020 and thereafter

The following new SFRS(I), amendments to and interpretations of SFRS(I) are effective for annual periods beginning after 1 April 2018:

- SFRS(I) 16 *Leases*
- SFRS(I) INT 23 *Uncertainty over Income Tax Treatments*
- *Long-term Interests in Associates and Joint Ventures* (Amendments to SFRS(I) 1-28)
- *Prepayment Features with Negative Compensation* (Amendments to SFRS(I) 9)

37 Convergence with International Financial Reporting Standards (IFRS) and adoption of new standards (continued)

The Group is still in the process of assessing the impact of the new SFRS(I)s, amendments to and interpretations of SFRS(I)s on the financial statements. The Group's preliminary assessment of SFRS(I) 16, which is expected to have a more significant impact on the Group, is as described below.

SFRS(I) 16

SFRS(I) 16 replaces existing lease accounting guidance. SFRS(I) 16 is effective for annual periods beginning on or after 1 April 2019, with early adoption permitted if SFRS(I) 15 is also applied. SFRS(I) 16 eliminates the lessee's classification of leases as either operating leases or finance leases and introduces a single lessee accounting model. Applying the new model, a lessee is required to recognise right-of-use (ROU) assets and lease liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value.

The Group plans to adopt the standard when it becomes effective in financial year 2019. The Group has performed a preliminary assessment of the new standard on its existing operating lease arrangements as a lessee. The Group has several non-cancellable operating lease agreements in which the Group is a lessee and the undiscounted lease commitments as at 31 March 2018 amount to US\$26,438,000. The Group expects these operating leases to be recognized as ROU assets with corresponding lease liabilities under the new standard.

The Group plans to adopt the new standard on the required effective date by applying SFRS(I) 16 retrospectively using the modified retrospective approach as an adjustment to the opening balance of retained earnings.

The Group is currently in the process of analysing the transitional approaches and practical expedients to be elected on transition to SFRS(I) 16 and assessing the possible impact of adoption.

THE ISSUER

GLP PTE. LTD.

50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623

ARRANGERS

Citigroup Global Markets Singapore Pte. Ltd.

8 Marina View, #21-00
Asia Square Tower 1
Singapore 018960

Goldman Sachs (Singapore) Pte.

1 Raffles Link
#07-01 South Lobby
Singapore 039393

Mizuho Securities (Singapore) Pte. Ltd.

12 Marina View #10-01A
Asia Square Tower 2
Singapore 018961

DEALERS

Citigroup Global Markets Singapore Pte. Ltd.

8 Marina View, #21-00
Asia Square Tower 1
Singapore 018960

Goldman Sachs (Singapore) Pte.

1 Raffles Link
#07-01 South Lobby
Singapore 039393

Mizuho Securities Asia Limited

14-15/F., K11 Atelier
18 Salisbury Road
Tsim Sha Tsui, Kowloon
Hong Kong

Mizuho Securities (Singapore) Pte. Ltd.

12 Marina View #10-01A
Asia Square Tower 2
Singapore 018961

FISCAL AGENT

Citicorp International Limited

39/F, Champion Tower
3 Garden Road Central, Hong Kong

REGISTRAR

Citigroup Global Markets Europe AG

Reuterweg 16
60323 Frankfurt Germany

PAYING AGENT AND TRANSFER AGENT

Citibank, N.A., London Branch

c/o Citibank N.A., Dublin Branch
1 North Wall Quay
Dublin 1 Ireland

HONG KONG PAYING AGENT AND LODGING AGENT

Citicorp International Limited

9th Floor, Citi Tower
One Bay East
83 Hoi Bun Road

Kwun Tong
Kowloon, Hong Kong

AUDITORS

KPMG LLP
16 Raffles Quay
#22-00 Hong Leong Building
Singapore 048581

LEGAL ADVISERS

To the Issuer as to English law

Shearman & Sterling (London) LLP
9 Appold Street
London EC2A 2AP
United Kingdom

To the Issuer as to PRC law

AllBright Law Offices
Shanghai Tower, 12/F
No. 501, Yincheng Middle Rd
Pudong New Area, Shanghai 200120
The People's Republic of China

To the Issuer as to Singapore Law

Allen & Gledhill LLP
One Marina Boulevard #28-00
Singapore 018989

To the Arrangers and Dealers as to English law

Sidley Austin LLP
70 St Mary Axe
London EC3A 8BE
United Kingdom

Sidley Austin
Level 39
Two International Finance Centre
8 Finance Street
Central
Hong Kong