



METRO HOLDINGS LIMITED

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

UNAUDITED RESULTS FOR THE THIRD QUARTER ENDED 31 DECEMBER 2016

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

	Group		%	Group		%
	3rd Qtr ended 31-Dec-2016 \$'000	3rd Qtr ended 31-Dec-2015 \$'000		9 months ended 31-Dec-2016 \$'000	9 months ended 31-Dec-2015 \$'000	
Revenue	37,300	41,006	(9.04)	97,508	122,027	(20.09)
Cost of revenue	(34,330)	(38,021)	(9.71)	(91,366)	(114,095)	(19.92)
Gross profit	2,970	2,985	(0.50)	6,142	7,932	(22.57)
Other income including interest income	14,745	3,990	269.55	27,411	24,872	10.21
Changes in fair value of short term investments	(4,017)	705	n.m.	(4,324)	(6,844)	(36.82)
General and administrative expenses	(6,005)	(11,908)	(49.57)	(16,908)	(30,074)	(43.78)
Interest on borrowings	(94)	(3)	n.m.	(100)	(557)	(82.05)
Share of associates' results, net of tax	9,029	57,648	(84.34)	22,379	67,703	(66.95)
Share of joint ventures' results, net of tax	5,050	5,961	(15.28)	15,452	58,061	(73.39)
Profit from operations before taxation	21,678	59,378	(63.49)	50,052	121,093	(58.67)
Taxation	(1,188)	(3,429)	(65.35)	(3,373)	(8,948)	(62.30)
Profit net of taxation	20,490	55,949	(63.38)	46,679	112,145	(58.38)
Attributable to:						
Owners of the Company	20,494	55,862	(63.31)	46,459	111,975	(58.51)
Non-controlling interests	(4)	87	n.m.	220	170	29.41
	20,490	55,949	(63.38)	46,679	112,145	(58.38)

n.m. - not meaningful

Statement of Comprehensive Income

	Group			Group		
	3rd Qtr ended 31-Dec-2016 \$'000	3rd Qtr ended 31-Dec-2015 \$'000	% Change	9 months ended 31-Dec-2016 \$'000	9 months ended 31-Dec-2015 \$'000	% Change
Profit net of taxation	20,490	55,949	(63.38)	46,679	112,145	(58.38)
Other comprehensive income/ (expense):						
<i>Items that may be reclassified subsequently to profit or loss:</i>						
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	23,734	(15,044)	n.m.	11,750	(621)	n.m.
Available-for-sale financial assets						
- net fair value changes	(6,872)	4,992	n.m.	(5,546)	9,820	n.m.
- net fair value changes reclassified to profit or loss	-	(1,474)	n.m.	(3,336)	(1,698)	96.47
Translation and other reserve of joint ventures transferred to profit or loss upon disposal (see note under 1(a)(v) on page 6)	-	-	n.m.	-	(12,329)	n.m.
Share of other comprehensive expense of associates and joint ventures	(4,535)	(9,670)	(53.10)	(11,419)	(14,559)	(21.57)
Other comprehensive income /(expense), net of tax:	12,327	(21,196)	n.m.	(8,551)	(19,387)	(55.89)
Total comprehensive income for the period	<u>32,817</u>	<u>34,753</u>	(5.57)	<u>38,128</u>	<u>92,758</u>	(58.90)
Total comprehensive income /(expense) attributable to:						
Owners of the Company	33,060	34,480	(4.12)	39,234	92,005	(57.36)
Non-controlling interests	(243)	273	n.m.	(1,106)	753	n.m.
	<u>32,817</u>	<u>34,753</u>	(5.57)	<u>38,128</u>	<u>92,758</u>	(58.90)

Note:

Currency translation adjustments on foreign subsidiaries, associates and joint ventures are mainly a result of the Group's exposure to the effects of fluctuations in foreign currency exchange rates in relation to Chinese Renminbi as the Group's investment properties and projects are situated in the People's Republic of China. There is also a small exposure to British pounds in respect of the projects in the United Kingdom. Whenever possible, the Group seeks to maintain a natural hedge through the matching of liabilities, including borrowings, against assets in the same currency. Share of other comprehensive income/(expense) of associates and joint ventures mainly relate to similar currency translation adjustments.

Changes in fair value of available-for-sale financial assets mainly relate to fluctuations in the fair value of the Group's investment in Shui On Land Ltd, which is classified under Investments (Non-current assets).

1(a) (ii) Revenue

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

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

	Group			Group		
	3rd Qtr ended	3rd Qtr ended	%	9 months ended	9 months ended	%
	31-Dec-2016	31-Dec-2015	Change	31-Dec-2016	31-Dec-2015	Change
	\$'000	\$'000		\$'000	\$'000	
Retail	56,620	65,144	(13.08)	146,889	189,938	(22.66)
Property	<u>1,605</u>	<u>1,927</u>	(16.71)	<u>4,901</u>	<u>6,740</u>	(27.28)
	<u>58,225</u>	<u>67,071</u>	(13.19)	<u>151,790</u>	<u>196,678</u>	(22.82)

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

	Group			Group		
	3rd Qtr ended 31-Dec-2016 \$'000	3rd Qtr ended 31-Dec-2015 \$'000	% Change	9 months ended 31-Dec-2016 \$'000	9 months ended 31-Dec-2015 \$'000	% Change
Cost of revenue and general and administrative expenses includes:-						
Inventories recognised as an expense	(21,606)	(21,689)	(0.38)	(56,000)	(62,670)	(10.64)
Depreciation of plant and equipment	(386)	(629)	(38.63)	(1,262)	(2,277)	(44.58)
Write-back/(allowance for) of obsolete inventories	17	(12)	n.m.	(533)	93	n.m.
Inventories written down	(457)	(365)	25.21	(591)	(1,063)	(44.40)
Rental expense	(6,012)	(7,355)	(18.26)	(17,541)	(22,846)	(23.22)
Other income including interest income includes:-						
Interest income	3,591	4,597	(21.88)	8,047	8,724	(7.76)
Dividends from quoted investments	1,054	184	472.83	2,815	3,529	(20.23)
Gain on disposal of short term investments	-	370	n.m.	857	563	52.22
Gain on disposal of/distribution from available-for-sale investments	-	1,656	n.m.	3,336	1,953	70.81
Gain on disposal of an investment property *	-	133	n.m.	-	4,430	n.m.
Management fee income from associates	250	286	(12.59)	695	718	(3.20)
Foreign exchange gain/(loss)	9,294	(3,935)	n.m.	8,980	2,777	223.37
Foreign exchange gain realised on liquidation of an associate	-	-	n.m.	1,248	-	n.m.

n.m. - not meaningful

* In the previous 9 months ended 31 December 2015, the gain on disposal of an investment property refers to the gain arising on the sale of Frontier Koishikawa Building being net proceeds over and above the valuation as at 31 March 2015.

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

	Group			Group		
	3rd Qtr ended 31-Dec-2016 \$'000	3rd Qtr ended 31-Dec-2015 \$'000	% Change	9 months ended 31-Dec-2016 \$'000	9 months ended 31-Dec-2015 \$'000	% Change
The Group's share of associates' results consists of:						
- Operating results	22,601	95,777	(76.40)	31,994	86,940	(63.20)
- Fair value gain on investment properties	2,336	5,241	(55.43)	20,037	25,897	(22.63)
- Negative goodwill	-	-	n.m.	-	917	n.m.
- Taxation	(16,158)	(44,134)	(63.39)	(28,995)	(46,403)	(37.51)
- Others	250	764	(67.28)	(657)	352	n.m.
	<u>9,029</u>	<u>57,648</u>	<u>(84.34)</u>	<u>22,379</u>	<u>67,703</u>	<u>(66.95)</u>

n.m. - not meaningful

Note:

The Group, in 3QFY2017, equity accounted for Top Spring's latest available results, which were for the quarter ended 30 September 2016, after making adjustment for such gain or loss on properties under development for sale, already initially recognised in arriving at acquisition date fair value and for the effects of significant transactions or events that occur between 1 October 2016 and the reporting date of the Group.

1(a) (v) Share of Joint Ventures' results (net of tax)

	Group			Group		
	3rd Qtr ended		%	9 months ended		%
	31-Dec-2016	31-Dec-2015	Change	31-Dec-2016	31-Dec-2015	Change
	\$'000	\$'000		\$'000	\$'000	
The Group's share of joint ventures' results consists of:						
- Operating results	8,408	8,738	(3.78)	26,858	26,402	1.73
- Fair value loss on investment properties	(1,696)	(996)	70.28	(6,309)	(5,136)	22.84
- Non-operating results *	-	-	n.m.	-	53,747	n.m.
- Taxation *	(1,662)	(1,781)	(6.68)	(5,097)	(16,952)	(69.93)
	<u>5,050</u>	<u>5,961</u>	(15.28)	<u>15,452</u>	<u>58,061</u>	(73.39)

Note:

Revenue	12,581	23,364	(46.15)	56,590	64,165	(11.81)
Direct expenses	<u>(4,476)</u>	<u>(14,262)</u>	(68.62)	<u>(29,519)</u>	<u>(36,738)</u>	(19.65)
Gross profit	8,105	9,102	(10.95)	27,071	27,427	(1.30)
Other income including interest income	960	555	72.97	1,993	55,284	(96.39)
Fair value loss on investment properties	(1,696)	(996)	70.28	(6,309)	(5,136)	22.84
General and administrative expenses	<u>(657)</u>	<u>(917)</u>	(28.35)	<u>(2,206)</u>	<u>(2,556)</u>	(13.69)
Profit from operating activities	6,712	7,744	(13.33)	20,549	75,019	(72.61)
Interest on borrowings	-	(2)	n.m.	-	(6)	n.m.
Profit from operations before taxation	6,712	7,742	(13.30)	20,549	75,013	(72.61)
Taxation	<u>(1,662)</u>	<u>(1,781)</u>	(6.68)	<u>(5,097)</u>	<u>(16,952)</u>	(69.93)
Profit net of taxation	<u>5,050</u>	<u>5,961</u>	(15.28)	<u>15,452</u>	<u>58,061</u>	(73.39)

n.m. - not meaningful

Note:

Results of joint ventures include the results of Metro City, Metro Tower and The Crest.

* For the previous 9 months ended 31 December 2015, the non-operating results of joint ventures of \$53.7 million refer to a divestment gain from the disposal of the Group's effective interest of 50% in the joint ventures owning EC Mall, Beijing, People's Republic of China in 1QFY2016. This included exchange difference on translation and other reserves of the joint ventures, totaling \$12.3 million, transferred to profit or loss upon disposal. The taxation charge included a tax expense incurred in respect of this divestment gain of \$12.0 million.

Other expenses relating to this divestment, offset by realised exchange gains on repayment of shareholders' loans, totaling about \$3.6 million are classified under general and administrative expenses of the Group of \$30.1 million for the previous 9 months ended 31 December 2015.

The net gain on this divestment included for the 9 months ended 31 December 2015 was \$38.1 million.

1(a) (vi) Taxation

	Group			Group		
	3rd Qtr ended 31-Dec-2016 \$'000	3rd Qtr ended 31-Dec-2015 \$'000	% Change	9 months ended 31-Dec-2016 \$'000	9 months ended 31-Dec-2015 \$'000	% Change
Current Year Tax	232	383	(39.43)	1,102	6,137	(82.04)
Overprovision in respect of prior year	-	-	n.m.	(12)	(1)	n.m.
Deferred Tax	953	3,046	(68.71)	2,280	2,806	(18.75)
Withholding Tax	3	-	n.m.	3	6	(50.00)
	<u>1,188</u>	<u>3,429</u>	<u>(65.35)</u>	<u>3,373</u>	<u>8,948</u>	<u>(62.30)</u>

n.m. - not meaningful

The tax charge of the Group for the period ended 31 December 2016, excluding share of results of associates and joint ventures which is already stated net of tax, is higher than that derived by applying the Singapore statutory income tax rate of 17% applicable to company profits, mainly due to deferred tax expense being withholding tax provided on undistributed profits of joint ventures and an associate and expenditure not deductible for tax purposes.

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

Balance Sheets as at	Group		Company	
	31-Dec-2016 \$'000	31-Mar-2016 \$'000	31-Dec-2016 \$'000	31-Mar-2016 \$'000
Non-current assets				
Plant and equipment	4,564	4,872	80	58
Investment properties	106,173	106,653	-	-
Subsidiaries	-	-	17,790	17,790
Amounts due from subsidiaries	-	-	388,149	318,972
Associates	423,548	396,785	500	500
Amounts due from associates	112,741	70,266	-	-
Joint ventures	201,857	216,249	-	-
Amounts due from joint ventures	144,791	128,972	-	-
Investments	43,796	51,429	-	-
	<u>1,037,470</u>	<u>975,226</u>	<u>406,519</u>	<u>337,320</u>
Current assets				
Inventories	19,721	19,296	-	-
Prepayments	1,162	721	4	8
Accounts and other receivables	7,831	10,492	176	172
Tax recoverable	-	267	-	-
Short term investments	44,418	33,919	-	-
Pledged fixed bank deposits	64,278	-	-	-
Cash and cash equivalents	368,504	493,606	4,357	18,805
	<u>505,914</u>	<u>558,301</u>	<u>4,537</u>	<u>18,985</u>
Current liabilities				
Bank borrowings	34,632	-	-	-
Accounts and other payables	46,457	52,683	3,881	15,943
Amount due to an associate	69,109	69,050	-	-
Provision for taxation	5,160	4,813	56	75
	<u>155,358</u>	<u>126,546</u>	<u>3,937</u>	<u>16,018</u>
Net current assets	350,556	431,755	600	2,967
Non-current liabilities				
Amounts due to subsidiaries	-	-	172,712	46,065
Deferred income	11,903	12,010	-	-
Deferred taxation	16,466	15,479	7	9
	<u>(28,369)</u>	<u>(27,489)</u>	<u>(172,719)</u>	<u>(46,074)</u>
Net assets	<u>1,359,657</u>	<u>1,379,492</u>	<u>234,400</u>	<u>294,213</u>
Equity attributable to owners of the Company				
Share capital	169,717	169,717	169,717	169,717
Treasury shares	(1,768)	(1,768)	(1,768)	(1,768)
Reserves	1,188,969	1,207,698	66,451	126,264
	<u>1,356,918</u>	<u>1,375,647</u>	<u>234,400</u>	<u>294,213</u>
Non-controlling interests	2,739	3,845	-	-
Total equity	<u>1,359,657</u>	<u>1,379,492</u>	<u>234,400</u>	<u>294,213</u>

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

Amount repayable in one year or less, or on demand

As at 31-Dec-2016		As at 31-Mar-2016	
Secured	Unsecured	Secured	Unsecured
34,632,000	-	-	-

Amount repayable after one year

As at 31-Dec-2016		As at 31-Mar-2016	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

Details of any collateral for banking facilities

Subsidiaries:

Fixed deposits totaling S\$64.3 million have been mortgaged to banks for banking facilities of GBP33.0 million granted to certain subsidiaries. Total loans drawn on such facilities as at 31 December 2016 amounted to GBP19.5 million (equivalent to S\$34.6 million).

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

Consolidated Statement of Cash Flows for the period ended

	Group		Group	
	3rd Qtr ended 31-Dec-2016 \$'000	3rd Qtr ended 31-Dec-2015 (restated) \$'000	9 months ended 31-Dec-2016 \$'000	9 months ended 31-Dec-2015 (restated) \$'000
Cash flows from operating activities				
Operating loss before reinvestment in working capital	(922)	(8,690)	(6,413)	(10,997)
Decrease/(increase) in inventories	575	2,240	(1,549)	4,967
Decrease in accounts and other receivables	14	3,089	2,489	1,915
Increase/(decrease) in accounts and other payables	3,397	7,454	(6,227)	(2,316)
Cash from/(used in) operations	3,064	4,093	(11,700)	(6,431)
Interest expense paid	(94)	(3)	(100)	(557)
Interest income received	2,107	2,181	5,397	6,308
Income taxes paid	(288)	(525)	(968)	(5,345)
Net cash flows from/(used in) operating activities	4,789	5,746	(7,371)	(6,025)
Cash flows from investing activities				
Purchase of plant & equipment	(551)	(118)	(1,019)	(371)
Decrease/(increase) in investments	249	(813)	2,142	488
Purchase of short term investments	-	-	(19,999)	(2,321)
Proceeds from liquidation of associates	-	-	128	-
Proceeds from disposal of an investment property	-	131	-	60,233
Proceeds from disposal of plant and equipment	-	-	41	217
Proceeds from disposal of short term investments	3	370	6,034	8,727
Proceeds from disposal of/distribution from available-for-sale investments	-	3,630	3,336	4,438
Investment in associates	(6,530)	-	(15,442)	(30,908)
Increase/(decrease) in amount due to an associate	206	(26,185)	389	(37,276)
(Increase)/decrease in amounts due from associates	(52,034)	(138)	(42,597)	11,955
(Increase)/decrease in amounts due from joint ventures	(6,726)	(1,543)	(15,473)	75,237
Dividends received from quoted investments	1,054	184	2,815	3,529
Dividends received from an associate	619	-	13,642	24,151
Dividends received from joint ventures	3,480	1,414	27,804	136,919
Changes in pledged fixed bank deposits	(29,178)	28,951	(64,278)	28,849
Currency realignment	1,952	(109)	811	1,817
Net cash flows (used in)/generated from investing activities	(87,456)	5,774	(101,666)	285,684
Cash flows from financing activities				
Drawdown of bank borrowings	24,930	-	34,588	-
Repayment of bank borrowings	-	(29,244)	-	(60,357)
Dividend paid	-	-	(57,963)	(49,682)
Currency realignment	44	(681)	44	918
Net cash flows generated from/(used in) financing activities	24,974	(29,925)	(23,331)	(109,121)
Net (decrease)/increase in cash and cash equivalents	(57,693)	(18,405)	(132,368)	170,538
Effect of exchange rate changes in cash and cash equivalents	8,234	(4,582)	7,266	(2,268)
Cash & cash equivalents at beginning of financial period	417,963	541,244	493,606	349,987
Cash & cash equivalents at end of financial period	368,504	518,257	368,504	518,257

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

	Group		Group	
	3rd Qtr ended 31-Dec-2016 \$'000	3rd Qtr ended 31-Dec-2015 (restated) \$'000	9 months ended 31-Dec-2016 \$'000	9 months ended 31-Dec-2015 (restated) \$'000
Reconciliation between profit from operations before taxation and operating cash flows before changes in working capital:				
Profit from operations before taxation	21,678	59,378	50,052	121,093
Adjustments for:				
Interest expense	94	3	100	557
Depreciation of plant and equipment	386	629	1,262	2,277
Share of results of associates	(9,029)	(57,648)	(22,379)	(67,703)
Share of results of joint ventures	(5,050)	(5,961)	(15,452)	(58,061)
Interest and investment income	(4,645)	(4,781)	(10,862)	(12,253)
Inventories written down	457	365	591	1,063
(Write-back of)/allowance for obsolete inventories	(17)	12	533	(93)
Write-back of doubtful debts	-	-	(2)	-
Plant and equipment written off	64	24	65	118
Gain on disposal of an investment property	-	(133)	-	(4,430)
Gain on disposal of plant and equipment	-	-	(41)	(217)
Changes in fair value of short term investments	4,017	(705)	4,324	6,844
Gain on disposal of short term investments	-	(370)	(857)	(563)
Gain on disposal of/distribution from available-for-sale investments	-	(1,656)	(3,336)	(1,953)
Foreign exchange adjustments	(8,877)	2,153	(10,411)	2,324
Operating loss before reinvestment in working capital	<u>(922)</u>	<u>(8,690)</u>	<u>(6,413)</u>	<u>(10,997)</u>

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

Statement of Changes in Shareholders' Equity

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	Total \$'000	Non- controlling Interests \$'000	Total Equity \$'000
At 1 April 2016	169,717	(1,768)	12,555	(8,144)	10,144	682	1,192,461	1,375,647	3,845	1,379,492
Profit for the period	-	-	-	-	-	-	25,965	25,965	224	26,189
<u>Other comprehensive income/(expense)</u>										
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	-	(11,018)	-	-	-	(11,018)	(966)	(11,984)
Available-for-sale financial assets										
- net fair value changes	-	-	1,247	-	-	-	-	1,247	79	1,326
- net fair value changes reclassified to profit or loss	-	-	(3,136)	-	-	-	-	(3,136)	(200)	(3,336)
Share of other comprehensive (expense)/ income of associates and joint ventures	-	-	-	(7,389)	-	505	-	(6,884)	-	(6,884)
Other comprehensive expense/(income) for the financial period, net of tax	-	-	(1,889)	(18,407)	-	505	-	(19,791)	(1,087)	(20,878)
Total comprehensive (expense)/income for the financial period	-	-	(1,889)	(18,407)	-	505	25,965	6,174	(863)	5,311
<u>Contributions by and distributions</u> <u>to owners</u>										
Dividends paid	-	-	-	-	-	-	(57,963)	(57,963)	-	(57,963)
Total contributions by and distributions to owners	-	-	-	-	-	-	(57,963)	(57,963)	-	(57,963)
<u>Others</u>										
Transfer to statutory reserve fund	-	-	-	-	103	-	(103)	-	-	-
At 30 September 2016	169,717	(1,768)	10,666	(26,551)	10,247	1,187	1,160,360	1,323,858	2,982	1,326,840

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

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	Total \$'000	Non- controlling Interests \$'000	Total Equity \$'000
At 30 September 2016	169,717	(1,768)	10,666	(26,551)	10,247	1,187	1,160,360	1,323,858	2,982	1,326,840
Profit/(loss) for the period	-	-	-	-	-	-	20,494	20,494	(4)	20,490
<u>Other comprehensive income/(expense)</u>										
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	-	23,561	-	-	-	23,561	173	23,734
Available-for-sale financial assets - net fair value changes	-	-	(6,460)	-	-	-	-	(6,460)	(412)	(6,872)
Share of other comprehensive expense of associates and joint ventures	-	-	-	(4,535)	-	-	-	(4,535)	-	(4,535)
Other comprehensive expense/(income) for the financial period, net of tax	-	-	(6,460)	19,026	-	-	-	12,566	(239)	12,327
Total comprehensive (expense)/income for the financial period	-	-	(6,460)	19,026	-	-	20,494	33,060	(243)	32,817
<u>Others</u>										
Transfer to statutory reserve fund	-	-	-	-	31	-	(31)	-	-	-
At 31 December 2016	169,717	(1,768)	4,206	(7,525)	10,278	1,187	1,180,823	1,356,918	2,739	1,359,657

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

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Capital Reserve \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	Total \$'000	Non- controlling Interests \$'000	Total Equity \$'000
At 1 April 2015	169,717	(1,768)	9,954	6,319	50,314	3,395	315	1,135,721	1,373,967	3,350	1,377,317
Profit for the period	-	-	-	-	-	-	-	56,113	56,113	83	56,196
<u>Other comprehensive income/(expense)</u>											
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	-	-	14,302	-	-	-	14,302	121	14,423
Available-for-sale financial assets											
- net fair value changes	-	-	-	4,539	-	-	-	-	4,539	289	4,828
- net fair value changes reclassified to profit or loss	-	-	-	(211)	-	-	-	-	(211)	(13)	(224)
Translation and other reserve of joint ventures transferred to profit or loss upon disposal	-	-	(9,954)	-	(2,375)	-	-	-	(12,329)	-	(12,329)
Share of other comprehensive expense of associates and joint ventures	-	-	-	-	(4,572)	-	(317)	-	(4,889)	-	(4,889)
Other comprehensive (expense)/income for the financial period, net of tax	-	-	(9,954)	4,328	7,355	-	(317)	-	1,412	397	1,809
Total comprehensive (expense)/income for the financial period	-	-	(9,954)	4,328	7,355	-	(317)	56,113	57,525	480	58,005
<u>Contributions by and distributions</u> <u>to owners</u>											
Dividends paid	-	-	-	-	-	-	-	(49,682)	(49,682)	-	(49,682)
Total contributions by and distributions to owners	-	-	-	-	-	-	-	(49,682)	(49,682)	-	(49,682)
<u>Others</u>											
Transfer to statutory reserve fund	-	-	-	-	-	239	-	(239)	-	-	-
At 30 September 2015	169,717	(1,768)	-	10,647	57,669	3,634	(2)	1,141,913	1,381,810	3,830	1,385,640

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

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Capital Reserve \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	Total \$'000	Non- controlling Interests \$'000	Total Equity \$'000
At 30 September 2015	169,717	(1,768)	-	10,647	57,669	3,634	(2)	1,141,913	1,381,810	3,830	1,385,640
Profit for the period	-	-	-	-	-	-	-	55,862	55,862	87	55,949
<u>Other comprehensive income/(expense)</u>											
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	-	-	(15,019)	-	-	-	(15,019)	(25)	(15,044)
Available-for-sale financial assets											
- net fair value changes	-	-	-	4,693	-	-	-	-	4,693	299	4,992
- net fair value changes reclassified to profit or loss	-	-	-	(1,386)	-	-	-	-	(1,386)	(88)	(1,474)
Share of other comprehensive expense of associates and joint ventures	-	-	-	-	(9,670)	-	-	-	(9,670)	-	(9,670)
Other comprehensive income/(expense) for the financial period, net of tax	-	-	-	3,307	(24,689)	-	-	-	(21,382)	186	(21,196)
Total comprehensive income/(expense) for the financial period	-	-	-	3,307	(24,689)	-	-	55,862	34,480	273	34,753
<u>Others</u>											
Transfer to statutory reserve fund	-	-	-	-	-	6,754	-	(6,754)	-	-	-
At 31 December 2015	169,717	(1,768)	-	13,954	32,980	10,388	(2)	1,191,021	1,416,290	4,103	1,420,393

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

<u>Company</u>	Share Capital \$'000	Treasury Shares \$'000	Revenue Reserve \$'000	Total Equity \$'000
At 1 April 2016	169,717	(1,768)	126,264	294,213
Loss for the period, representing total comprehensive expense for the financial period	-	-	(1,703)	(1,703)
<u>Contributions by and distributions to owners</u>				
Dividends paid	-	-	(57,963)	(57,963)
At 30 September 2016	169,717	(1,768)	66,598	234,547
Loss for the period, representing total comprehensive expense for the financial period	-	-	(147)	(147)
At 31 December 2016	169,717	(1,768)	66,451	234,400
At 1 April 2015	169,717	(1,768)	103,720	271,669
Profit for the period, representing total comprehensive income for the financial period	-	-	149,118	149,118
<u>Contributions by and distributions to owners</u>				
Dividends paid	-	-	(49,682)	(49,682)
At 30 September 2015	169,717	(1,768)	203,156	371,105
Loss for the period, representing total comprehensive expense for the financial period	-	-	(80,251)	(80,251)
At 31 December 2015	169,717	(1,768)	122,905	290,854

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

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

As at 31 December 2016, there were 3,512,800 treasury shares (as at 31 December 2015: 3,512,800).

The Company did not issue any shares during the 3 months ended 31 December 2016.

There were no convertible instruments outstanding as at 31 December 2016 (31 December 2015: Nil).

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

	As at 31 December 2016 (end of current financial period)	As at 31 March 2016 (end of immediately preceding year)
Total number of issued shares (excluding treasury shares)	828,035,874	828,035,874

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

The Company did not sell, transfer, dispose, cancel or use any treasury shares in the 3rd Quarter period ended 31 December 2016.

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

The figures have not been audited or reviewed by the Company's auditors.

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

Not applicable.

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

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and method of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 March 2016.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with those of the audited financial statements for the year ended 31 March 2016, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 April 2016.

Financial Reporting Standards ("FRS") which became effective for the Group's financial period beginning 1 April 2016 are:

Amendments to FRS 16 Property, Plant and Equipment and FRS 38 Intangibles

Amendments to FRS 27 Separate Financial Statements

Amendments to FRS 111 Joint Arrangements

Amendments to FRS 110 Consolidated Financial Statements, FRS 112 Disclosures of Interests in Other Entities and FRS 28 Investments in Associates and Joint Ventures

Improvements to FRSs (November 2014)

Amendments to FRS 1 Presentation of Financial Statements

The Group has adopted all the new and revised standards which are effective for annual financial periods beginning on or after 1 April 2016. The adoption of these standards did not have any effect on the financial performance or position of the Group.

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

Earnings Per Share

	Group Figures	
	Latest Period	Previous corresponding period
Earnings per ordinary share based on net profit attributable to shareholders and after deducting any provision for preference dividends		
(a) Based on existing issued share capital	2.5 cents	6.7 cents
(b) On a fully diluted basis	2.5 cents	6.7 cents

Earnings per share is calculated on the Group's profit attributable to shareholders of the Company of \$20,494,000 (period ended 31 December 2015: \$55,862,000) divided by the weighted average number of ordinary shares of 828,035,874 for the period ended 31 December 2016 (period ended 31 December 2015: 828,035,874).

Diluted earnings per ordinary share is computed based on the same basis as earnings per share by applying the weighted average number of ordinary shares in issuance during the periods under review and adjusted to include all potential dilutive ordinary shares up to 31 December 2016.

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

Net Asset Value

	Group	Company
Net asset value per ordinary share based on issued share capital at end of the period reported on		
(a) Current Period - 31 December 2016	\$1.64	\$0.28
(b) 31 March 2016	\$1.66	\$0.36

Net asset value for the Group is calculated on the equity attributable to owners of the Company as at 31 December 2016 of \$1,356,918,000 (31 March 2016: \$1,375,647,000) divided by the total number of issued shares excluding treasury shares as at 31 December 2016 of 828,035,874 (31 March 2016: 828,035,874).

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

8(a) Review of Group Results for 3rd Quarter ended 31 December 2016 against 3rd Quarter ended 31 December 2015

The Group's turnover of \$37.3 million for the third financial quarter to 31 December 2016 ("3QFY2017") decreased by 9.0% over 3QFY2016's \$41.0 million as the Metro City Square department store had been closed by the retail division in mid 3QFY2016. Gross profit for 3QFY2017 was maintained at \$3.0 million as compared to 3QFY2016 because the contribution from higher sales of continuing stores offset the absence of contribution from Metro City Square.

Other income increased to \$14.7 million for 3QFY2017 from \$4.0 million for 3QFY2016 mainly because of unrealised exchange gains on bank balances of \$9.3 million as compared to unrealised exchange losses of \$3.9 million in 3QFY2016.

Changes in fair value of short term investments relate to an unrealised fair value loss of \$4.0 million in 3QFY2017 and an unrealised fair value gain of \$0.7 million in 3QFY2016, of the Group's portfolio of short term equity investments in REITs held by the property division.

General and administrative expenses decreased to \$6.0 million in 3QFY2017 from \$11.9 million in 3QFY2016 mainly due to absence of overhead costs incurred in the previous 3QFY2016.

Share of results of associates decreased to \$9.0 million in 3QFY2017 from \$57.6 million in 3QFY2016 mainly due to decreased contribution from the recognition on handover, of sales of properties, of the Nanchang project of \$37.8 million. The Group's share of Top Spring's results also declined by \$10.1 million as Top Spring also handed over, and recognised, significantly less properties as compared with the previous corresponding quarter.

As a result of the foregoing, profit before taxation decreased to \$21.7 million in 3QFY2017 from \$59.4 million in 3QFY2016.

Segmental Results for 3rd Quarter ended 31 December

Business segment

2016

	Property \$'000	Retail \$'000	Group \$'000
Segment revenue	<u>1,605</u>	<u>35,695</u>	<u>37,300</u>
Segment results	11,615	95	11,710
Changes in fair value of short term investments	(4,017)	-	(4,017)
Interest on borrowings	(94)	-	(94)
Share of associates' results, net of tax	7,822	1,207	9,029
Share of joint ventures' results, net of tax (Note)	<u>5,050</u>	-	<u>5,050</u>
Profit from operations before taxation	<u>20,376</u>	<u>1,302</u>	<u>21,678</u>
Taxation			<u>(1,188)</u>
Profit net of taxation			<u>20,490</u>
Attributable to:			
Owners of the Company			20,494
Non-controlling interests			<u>(4)</u>
			<u>20,490</u>

Note:

Share of joint ventures' results, net of tax

	\$'000
Segment revenue	<u>12,581</u>
Segment results	8,408
Fair value loss on investment properties	<u>(1,696)</u>
Profit from operations before taxation	6,712
Taxation	<u>(1,662)</u>
Profit net of taxation	<u>5,050</u>

Segmental Results for 3rd Quarter ended 31 December (Cont'd)

Business segment

2015

	Property \$'000	Retail \$'000	Group \$'000
Segment revenue	<u>1,927</u>	<u>39,079</u>	<u>41,006</u>
Segment results	(4,586)	(347)	(4,933)
Changes in fair value of short term investments	705	-	705
Interest on borrowings	(3)	-	(3)
Share of associates' results, net of tax	56,712	936	57,648
Share of joint ventures' results, net of tax (Note)	<u>5,961</u>	<u>-</u>	<u>5,961</u>
Profit from operations before taxation	<u>58,789</u>	<u>589</u>	<u>59,378</u>
Taxation			<u>(3,429)</u>
Profit net of taxation			<u>55,949</u>
Attributable to:			
Owners of the Company			55,862
Non-controlling interests			<u>87</u>
			<u>55,949</u>

Note:

Share of joint ventures' results, net of tax

	\$'000
Segment revenue	<u>23,364</u>
Segment results	8,740
Fair value loss on investment properties	(996)
Interest on borrowings	<u>(2)</u>
Profit from operations before taxation	7,742
Taxation	<u>(1,781)</u>
Profit net of taxation	<u>5,961</u>

Geographical Segments

	Asean \$'000	People's Republic of China \$'000	Japan \$'000	Group \$'000
Segment revenue				
2016	<u>35,695</u>	<u>1,605</u>	<u>-</u>	<u>37,300</u>
2015	<u>39,079</u>	<u>1,922</u>	<u>5</u>	<u>41,006</u>

Segmental Results - Property Division

Turnover of the property division, comprising the 100% directly held GIE Tower, for 3QFY2017 decreased to \$1.6 million from 3QFY2016's \$1.9 million due to a weakening of the Renminbi of 5.9%. Segment results of the property division, excluding associates and joint ventures, reported a gain of \$11.6 million in 3QFY2017 against a loss of \$4.6 million in 3QFY2016 mainly due to the unrealised exchange gains on bank balances of \$9.3 million as compared to unrealised exchange losses of \$3.9 million recorded in the previous 3QFY2016 and the absence of overhead costs incurred in the previous corresponding 3QFY2016.

Share of joint ventures' results declined from \$6.0 million in 3QFY2016 to \$5.1 million in 3QFY2017 due to a weakening of the Renminbi as well as a higher fair value loss on investment properties.

The average occupancy of the Group's three investment properties held by a subsidiary and joint ventures as at 31 December 2016 was 91.1%.

The portfolio summary of the Group's Investment Properties as at 31 December 2016 was as follows:

	<i>Percentage Owned</i>	<i>Tenure</i>	<i>No. of Tenants</i>	<i>Occupancy Rate (%)</i>
<i>Owned by a Subsidiary</i>				
GIE Tower, Guangzhou	100%	50 year term from 1994	32	83.3%
<i>Owned by Joint Ventures</i>				
Metro City, Shanghai	60%	36 year term from 1993	169	94.0%
Metro Tower, Shanghai	60%	50 year term from 1993	29	96.1%

Our Nanchang associate commenced handing over, and recognising the presales, of office space in 3QFY2017. Previously it handed over and recognised presales of residential space, a significant portion of which was recognised in the previous corresponding 3QFY2016.

Segmental Results - Retail Division

Turnover of the Singapore operations of the retail division for 3QFY2017 decreased to \$35.7 million from 3QFY2016's \$39.1 million mainly because sales of Metro City Square ceased with its closure in mid 3QFY2016. Sales of the continuing department stores improved slightly and together with containment of operating and overhead costs assisted in turning the segmental loss of the retail division's Singapore operations into a small profit in 3QFY2017.

The retail division's associated company in Indonesia operated in an economy with weakening growth and keen competition. Overall profitability however improved marginally due to cost cutting measures.

8(b) Cash Flow, Working Capital, Assets and Liabilities of the group during the current financial period reported on

Associates (Non-current assets) increased from \$397.8 million as at 30 September 2016 to \$423.5 million as at 31 December 2016 mainly due to a further capital contribution into InfraRed NF China Real Estate Fund II (A), L.P. of \$6.5 million.

Amounts due from associates (Non-current assets) increased from \$58.8 million as at 30 September 2016 to \$112.7 million as at 31 December 2016 with the extension of a shareholders loan of \$40.5 million to recently incorporated associate, South Bright Investment Limited (“South Bright”), as the Group’s share of funding for a mezzanine loan investment made by South Bright and an amount of \$18.8 million advanced to a United Kingdom associate during 3QFY2017. These were partially offset by a \$7.3 million repayment of shareholder loans from proceeds of the disposal of properties in Shama Century Park, Shanghai.

Amounts due from joint ventures (Non-current assets) increased from \$137.5 million as at 30 September 2016 to \$144.8 million as at 31 December 2016 mainly due to an amount of \$6.1 million advanced to a United Kingdom joint venture during 3QFY2017.

Bank borrowings (Current liabilities) increased from \$9.7 million as at 30 September 2016 to \$34.6 million as at 31 December 2016 mainly due to loans drawn on banking facilities for amounts advanced to an associate and a joint venture in the United Kingdom. Pledged fixed bank deposits rose accordingly.

Consequently, Cash and cash equivalents fell from \$418.0 million as at 30 September 2016 to \$368.5 million as at 31 December 2016.

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

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

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

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

Rental income of the GIE Tower investment property of the property division is expected to remain steady.

At the joint ventures’ level, rental income of Metro City, Shanghai and Metro Tower is expected to remain stable. Sales of the residential project, The Crest at Prince Charles Crescent in Singapore, remains slow. Market sentiment of the residential property sector in Singapore continues to be weak.

With about two thirds of its property inventory completed and handed over including almost all its residential property inventory, the future contribution from our associate in Nanchang will be principally from the recognition of the presales of office and retail space. Gross margins of the office component are significantly below those previously achieved for Nanchang’s residential properties.

The Group’s portfolio of quoted equity investments will continue to be subject to fluctuations in their fair value due to volatile market conditions.

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

The Group will continue to be subject to significant currency translation adjustments on foreign operations which will affect the results and other comprehensive income and the balance sheet, due to volatility in foreign currency exchange rates, as a major portion of its net assets which mainly represent investment properties and projects situated in the People's Republic of China, are denominated in the Chinese Renminbi. A small proportion of the Group's net assets are also denominated in British pounds.

The retail division continues to operate in a competitive trading environment, amidst a slower domestic economy and high operating costs.

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

- (a) Whether an final ordinary dividend has been declared (recommended);

None

- (b) (i) Amount per share - None

(ii) Previous corresponding period - None

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

Not applicable

- (d) The date the dividend is payable.

Not applicable

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

Not applicable

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

No interim dividend has been declared for the quarter ended 31 December 2016.

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

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

14. Negative confirmation pursuant to Rule 705(5)

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

15. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

The Company hereby confirms that it has procured undertakings from all its directors and executive officers under Rule 720(1) of the Listing Manual.

BY ORDER OF THE BOARD

Tan Ching Chek and Lee Chin Yin
Joint Company Secretaries
Date 13 February 2017