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**First Quarter Results \* Financial Statement And Related Announcement**

\* Asterisks denote mandatory information


Name of Announcer *	METRO HOLDINGS LIMITED
Company Registration No.	197301792W
Announcement submitted on behalf of	METRO HOLDINGS LIMITED
Announcement is submitted with respect to *	METRO HOLDINGS LIMITED
Announcement is submitted by *	Tan Ching Chek
Designation *	Company Secretary
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**>> Announcement Details**

The details of the announcement start here ...

For the Financial Period Ended *	30-06-2013
Description	Please refer to the attachment.

**Attachments**

 [MHLQ1ended300613.pdf](#)  
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## METRO HOLDINGS LIMITED

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

### UNAUDITED RESULTS FOR THE FIRST QUARTER ENDED 30 JUNE 2013

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		
	1st Qtr ended 30-Jun-2013 \$'000	1st Qtr ended 30-Jun-2012 \$'000	% Change
Revenue	44,211	44,179	0.07
Cost of revenue	<u>(33,883)</u>	<u>(31,434)</u>	7.79
Gross profit	10,328	12,745	(18.96)
Other income including interest income	6,237	6,645	(6.14)
Changes in fair value of short term investments	(4,642)	5,828	n.m.
General and administrative expenses	<u>(5,349)</u>	<u>(4,823)</u>	10.91
Profit from operating activities	6,574	20,395	(67.77)
Interest on borrowings	(1,106)	(1,319)	(16.15)
Share of associates' results, net of tax	272	(951)	n.m.
Profit from operations before taxation	5,740	18,125	(68.33)
Taxation	<u>(2,485)</u>	<u>(3,210)</u>	(22.59)
Profit net of taxation	<u>3,255</u>	<u>14,915</u>	(78.18)
Attributable to:			
Owners of the Company	3,214	14,792	(78.27)
Non-controlling interests	41	123	(66.67)
	<u>3,255</u>	<u>14,915</u>	(78.18)

*n.m.* - not meaningful

## Statement of Comprehensive Income

	Group		% Change
	1st Qtr ended 30-Jun-2013 \$'000	1st Qtr ended 30-Jun-2012 \$'000	
Profit net of taxation	3,255	14,915	(78.18)
Items that may be reclassified subsequently to profit or loss:			
Currency translation adjustments on foreign operations	16,589	1,662	898.13
Changes in fair value of available-for-sale financial assets	(7,230)	(6,918)	4.51
Share of other comprehensive income of associates	1,215	2	60,650.00
Other comprehensive income/(expense), net of tax	10,574	(5,254)	n.m.
Total comprehensive income for the period	<u>13,829</u>	<u>9,661</u>	43.14
Attributable to:			
Owners of the Company	14,334	9,528	50.44
Non-controlling interests	<u>(505)</u>	<u>133</u>	n.m.
	<u>13,829</u>	<u>9,661</u>	43.14

*n.m. - not meaningful*

Currency translation adjustments on foreign operations 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 are situated in the People's Republic of China. Whenever possible, the Group seeks to maintain a natural hedge through the matching of liabilities, including borrowings, against assets in the same currency.

Changes in fair value of available-for-sale investments mainly relate to fluctuations in the fair value of the Group's investments in Shui On Land Ltd and Top Spring International Holdings Ltd ("TSI") which are 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		
	1st Qtr ended 30-Jun-2013 \$'000	1st Qtr ended 30-Jun-2012 \$'000	% Change
Retail	45,725	47,473	(3.68)
Property	15,510	14,785	4.90
	<u>61,235</u>	<u>62,258</u>	(1.64)

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

	Group		
	1st Qtr ended 30-Jun-2013 \$'000	1st Qtr ended 30-Jun-2012 \$'000	% Change
Cost of revenue and general and administrative expenses includes:-			
Depreciation	(763)	(905)	(15.69)
Inventories recognised as an expense	(13,953)	(15,363)	(9.18)
Allowance for obsolete inventories	(15)	(14)	7.14
Inventories written down	(507)	(521)	(2.69)
Rental expense	(6,009)	(5,619)	6.94
Foreign exchange loss	(117)	(187)	(37.43)
Other income including interest income includes:-			
Interest income	992	899	10.34
Dividends from quoted and unquoted investments	2,799	4,068	(31.19)
Loss on disposal of short term investments	(384) *	-	n.m.
Management fee income from associates	205	457	(55.14)
Foreign exchange gain	514	624	(17.63)
Government grant for refurbishment work	1,483	-	n.m.

*n.m. - not meaningful*

\* The short term investments disposed of, had recorded a cumulative gain of \$7.5 million in the financial years up to 31 March 2013. This cumulative gain was reported as unrealised changes in fair value in the prior years' income statements, on a mark-to-market basis, but is now realised on disposal.

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

	Group		% Change
	1st Quarter ended		
	30-Jun-2013	30-Jun-2012	
	\$'000	\$'000	
The Group's share of associates' results consists of:-			
- Operating results	320	(956)	n.m.
- Taxation	(48)	5	n.m.
	<u>272</u>	<u>(951)</u>	n.m.

*n.m. - not meaningful*

1(a) (v) Taxation

	Group		% Change
	1st Quarter ended		
	30-Jun-2013	30-Jun-2012	
	\$'000	\$'000	
Current Year Tax	2,635	2,366	11.37
Overprovision for Prior Year	(3)	(916)	(99.67)
Deferred Tax	(147)	1,760	n.m.
	<u>2,485</u>	<u>3,210</u>	(22.59)

*n.m. - not meaningful*

The tax charge of the Group for the period ended 30 June 2013, excluding share of associates' results which is already stated net of tax and write back of overprovisions in respect of prior years, is higher than that derived by applying the Singapore statutory income tax rate of 17% applicable to company profits, mainly due to higher tax rates applied to overseas subsidiaries and jointly controlled entities, losses in certain group companies which are not available for set off against Group results for tax purposes 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	
	30-Jun-2013 \$'000	31-Mar-2013 \$'000	30-Jun-2013 \$'000	31-Mar-2013 \$'000
<b>Non-current assets</b>				
Property, plant and equipment	6,256	6,603	246	275
Investment properties	547,207	533,871	-	-
Subsidiaries	-	-	17,790	17,790
Amounts due from subsidiaries	-	-	586,798	593,409
Associates	58,435	57,338	500	500
Amounts due from associates	74,209	72,448	-	-
Amounts due from jointly controlled entities	2,721	2,555	-	-
Investments	93,514	90,002	-	-
Other receivable	77,251	29,981	-	-
	<u>859,593</u>	<u>792,798</u>	<u>605,334</u>	<u>611,974</u>
<b>Current assets</b>				
Development property	228,537	226,077	-	-
Inventories	15,316	14,977	-	-
Prepayments	1,204	721	71	14
Accounts and other receivables	17,849	16,354	187	181
Tax recoverable	269	269	-	-
Short term investments	62,952	99,291	-	-
Pledged fixed and bank deposits	35,935	34,982	-	-
Cash and cash equivalents	337,892	351,605	1,933	35,355
Asset held for sale	9,901	9,901	9,901	9,901
	<u>709,855</u>	<u>754,177</u>	<u>12,092</u>	<u>45,451</u>
<b>Current liabilities</b>				
Bank borrowings	35,674	41,865	-	-
Accounts and other payables	87,876	75,979	8,213	6,847
Provision for taxation	6,230	5,748	83	83
	<u>129,780</u>	<u>123,592</u>	<u>8,296</u>	<u>6,930</u>
<b>Net current assets</b>	580,075	630,585	3,796	38,521
<b>Non-current liabilities</b>				
Bank borrowings	194,355	194,983	-	-
Amounts due to subsidiaries	-	-	311,237	352,935
Other payables	2,082	779	-	-
Deferred taxation	80,872	79,091	339	319
	<u>(277,309)</u>	<u>(274,853)</u>	<u>(311,576)</u>	<u>(353,254)</u>
<b>Net assets</b>	<u>1,162,359</u>	<u>1,148,530</u>	<u>297,554</u>	<u>297,241</u>
<b>Equity attributable to owners of the Company</b>				
Share capital	169,717	169,717	169,717	169,717
Treasury shares	(1,768)	(1,768)	(1,768)	(1,768)
Reserves	982,184	967,850	120,486	120,173
Reserve of asset held for sale	9,119	9,119	9,119	9,119
	<u>1,159,252</u>	<u>1,144,918</u>	<u>297,554</u>	<u>297,241</u>
<b>Non-controlling interests</b>	3,107	3,612	-	-
<b>Total equity</b>	<u>1,162,359</u>	<u>1,148,530</u>	<u>297,554</u>	<u>297,241</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 30-Jun-2013		As at 31-Mar-2013	
Secured	Unsecured	Secured	Unsecured
35,674,330	-	41,865,320	-

Amount repayable after one year

As at 30-Jun-2013		As at 31-Mar-2013	
Secured	Unsecured	Secured	Unsecured
194,355,196	-	194,983,293	-

**Details of any collateral for banking facilities**

Subsidiaries:

An investment property with a fair value totaling S\$64.3 million as at 30 June 2013 and fixed deposits totaling S\$33.7 million have been mortgaged to banks for banking facilities granted to certain subsidiaries. Total loans drawn on such facilities as at 30 June 2013 amounted to JPY5.3 billion (equivalent to S\$68.2 million).

Short term loans of HK\$34.5 million (equivalent to S\$5.6 million) granted to a subsidiary were secured by marketable securities and shares of subsidiaries which own an investment property with a fair value of S\$100.0 million as at 30 June 2013.

Jointly-controlled entities:

Bank loans amounting to RMB231.3 million (equivalent to S\$47.6 million) were secured by an investment property with a fair value of S\$115.8 million as at 30 June 2013 and bank deposits totaling RMB10.7 million (equivalent to S\$2.2 million).

Bank loans amounting to S\$108.6 million are secured by a first legal mortgage over properties under development and assignment of all rights and benefits with respect to the properties.

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 year

	Group	
	1st Qtr ended 30-Jun-2013 \$'000	1st Qtr ended 30-Jun-2012 \$'000
<b>Cash flows from operating activities</b>		
Operating profit before reinvestment in working capital	8,339	11,008
Increase in development property	(2,460)	-
Increase in inventories	(861)	(213)
(Increase)/decrease in accounts and other receivables	(1,978)	2,683
Increase in accounts and other payables	13,200	1,115
Cash generated from operations	<u>16,240</u>	<u>14,593</u>
Interest expense paid	(1,106)	(1,319)
Interest income received	992	899
Income taxes paid	<u>(2,280)</u>	<u>(11,899)</u>
Net cash flows generated from operating activities	<u>13,846</u>	<u>2,274</u>
<b>Cash flows from investing activities</b>		
Purchase of property, plant & equipment	(416)	(312)
Subsequent expenditure on investment properties	(1,140)	(176)
(Increase)/decrease in investments	(9,078)	675
Loan to a joint venture partner	(45,764)	-
Purchase of short term investments	(65)	-
Proceeds from disposal of property, plant and equipment	156	13
Proceeds from disposal of short term investments	31,377	-
Decrease in amounts due from associates	(593)	(320)
Dividends received from quoted and unquoted investments	2,799	3,006
Changes in pledged fixed and bank deposits	(953)	605
Net cash flows (used in)/generated from investing activities	<u>(23,677)</u>	<u>3,491</u>
<b>Cash flows from financing activities</b>		
Repayment of bank borrowings	(6,751)	(1,862)
Net cash flows used in financing activities	<u>(6,751)</u>	<u>(1,862)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	(16,582)	3,903
<b>Effect of exchange rate changes in cash and cash equivalents</b>	2,869	526
<b>Cash &amp; cash equivalents at beginning of financial period</b>	<u>351,605</u>	<u>543,547</u>
<b>Cash &amp; cash equivalents at end of financial period</b>	<u><u>337,892</u></u>	<u><u>547,976</u></u>



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

	Group	
	1st Qtr ended 30-Jun-2013 \$'000	1st Qtr ended 30-Jun-2012 \$'000
Reconciliation between profit before taxation and operating cash flows before changes in working capital:		
Profit before taxation	5,740	18,125
Adjustments for:		
Interest expense	1,106	1,319
Depreciation of property, plant and equipment	763	905
Share of results of associates	(272)	951
Interest and investment income	(3,791)	(4,967)
Inventories written down	507	521
Gain on disposal of property, plant and equipment	(156)	(3)
Allowance for obsolete inventories	15	14
Changes in fair value of short term investments	4,642	(5,828)
Loss on disposal of short term investments	384	-
Foreign exchange adjustments	(599)	(29)
Operating profit before reinvestment in working capital	<u>8,339</u>	<u>11,008</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

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Revaluation Reserve \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Revenue Reserve \$'000	Reserve of Asset/ Disposal Entity classified as Held for Sale \$'000	<b>Total</b> \$'000	Non- controlling Interests \$'000	<b>Total Equity</b> \$'000
<b>At 1 April 2013</b>	169,717	(1,768)	9,954	21,988	(27,176)	963,084	9,119	<b>1,144,918</b>	3,612	<b>1,148,530</b>
Total comprehensive (expense)/income for the period	-	-	-	(6,624)	17,744	3,214	-	<b>14,334</b>	(505)	<b>13,829</b>
<b>At 30 June 2013</b>	<b>169,717</b>	<b>(1,768)</b>	<b>9,954</b>	<b>15,364</b>	<b>(9,432)</b>	<b>966,298</b>	<b>9,119</b>	<b>1,159,252</b>	<b>3,107</b>	<b>1,162,359</b>
<b>At 1 April 2012</b>	169,717	(1,768)	19,073	6,039	(26,733)	947,953	-	<b>1,114,281</b>	3,338	<b>1,117,619</b>
Total comprehensive (expense)/income for the period	-	-	-	(6,880)	1,616	14,792	-	<b>9,528</b>	133	<b>9,661</b>
<b>At 30 June 2012</b>	<b>169,717</b>	<b>(1,768)</b>	<b>19,073</b>	<b>(841)</b>	<b>(25,117)</b>	<b>962,745</b>	<b>-</b>	<b>1,123,809</b>	<b>3,471</b>	<b>1,127,280</b>

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

<u>Company</u>	Share Capital	Treasury Shares	Revaluation Reserve	Revenue Reserve	Reserve of Asset classified as Held for Sale	Total Equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>At 1 April 2013</b>	169,717	(1,768)	-	120,173	9,119	<b>297,241</b>
Total comprehensive income for the period	-	-	-	313	-	<b>313</b>
<b>At 30 June 2013</b>	<b>169,717</b>	<b>(1,768)</b>	<b>-</b>	<b>120,486</b>	<b>9,119</b>	<b>297,554</b>
<b>At 1 April 2012</b>	169,717	(1,768)	9,119	160,351	-	<b>337,419</b>
Total comprehensive expense for the period	-	-	-	(196)	-	<b>(196)</b>
<b>At 30 June 2012</b>	<b>169,717</b>	<b>(1,768)</b>	<b>9,119</b>	<b>160,155</b>	<b>-</b>	<b>337,223</b>

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 30 June 2013, there were 3,512,800 treasury shares (as at 30 June 2012: 3,512,800).

The Company did not issue any shares during the 3 months ended 30 June 2013.

There were no convertible instruments outstanding as at 30 June 2013 (30 June 2012: 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 30 June 2013 (end of current financial period)	As at 31 March 2013 (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 1st Quarter period ended 30 June 2013.

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 2013.

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

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 2013, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 April 2013.

Financial Reporting Standards ("FRS") which became effective for the Group's financial period beginning 1 April 2013 are:

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

The adoption of the new and revised Financial Reporting Standards (FRS) that are mandatory for financial years beginning on or after 1 April 2013 has no significant impact on 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	0.4 cents	1.8 cents
(b) On a fully diluted basis	0.4 cents	1.8 cents

Earnings per share is calculated on the Group's profit attributable to shareholders of the Company of \$3,214,000 (period ended 30 June 2012: \$14,792,000) divided by the weighted average number of ordinary shares of 828,035,874 for the period ended 30 June 2013 (period ended 30 June 2012: 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 30 June 2013.

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	140.0 cents	35.9 cents
(b) 31 March 2013	138.3 cents	35.9 cents

Net asset value for the Group is calculated on the equity attributable to owners of the Company as at 30 June 2013 of \$1,159,252,000 (31 March 2013: \$1,144,918,000) divided by the total number of issued shares excluding treasury shares as at 30 June 2013 of 828,035,874 (31 March 2013: 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 1st Quarter ended 30 June 2013 against 1st Quarter ended 30 June 2012

The Group's turnover for the first financial quarter to 30 June 2013 ("1QFY2014") held steady at \$44.2 million against 1QFY2013's. Higher rental income at the property division was offset by lower sales of the retail division in Singapore. Gross profit for 1QFY2014 of \$10.3 million was lower than 1QFY2013's \$12.7 million because of refurbishment costs of the property division's Metro City Shanghai of about \$2.8 million.

A decline of \$1.3 million in dividends from quoted and unquoted investments included in other income was offset by a government grant received of \$1.5 million in respect of refurbishment costs incurred by Metro City Shanghai.

Changes in fair value of short term investments relate to unrealised fair value losses of \$4.6 million in 1QFY2014 and a gain of \$5.8 million in 1QFY2013 of the Group's portfolio of short term equity investments in REITs held by the property division. In view of continued volatile market conditions, the Group has reduced its portfolio of short term equity investments. The disposals incurred a loss for 1QFY2014 of \$0.4 million. The equity investments disposed of, had recorded a cumulative gain of \$7.5 million in the financial years up to 31 March 2013. This cumulative gain was reported as unrealised changes in fair value in the prior years' income statements, on a mark-to-market basis, but is now realised on disposal.

Share of associates' results was a profit of \$0.3 million in 1QFY2014 against a loss of \$1.0 million in 1QFY2013, mainly due to improved results of the retail division's Indonesian operations.

Profit before taxation declined to \$5.7 million in 1QFY2014 from \$18.1 million in 1QFY2013 mainly because of fluctuations in the fair value of the Group's portfolio of short term equity investments.

## Segmental Results for 1st Quarter ended 30 June

### Business segment

	Property \$'000	Retail \$'000	Inter-segment Elimination \$'000	Group \$'000
2013				
Sales to external customers	15,510	28,701	-	44,211
Inter-segment sales	32	-	(32)	-
Segment revenue	<u>15,542</u>	<u>28,701</u>	<u>(32)</u>	<u>44,211</u>
Segment results	11,697	(481)	-	11,216
Interest on borrowings	(1,106)	-	-	(1,106)
Changes in fair value of short term investments	(4,642)	-	-	(4,642)
Share of associates' results (net of tax)	(127)	399	-	272
Profit/(loss) from operations before taxation	<u>5,822</u>	<u>(82)</u>	<u>-</u>	<u>5,740</u>
Taxation				(2,485)
Profit net of taxation				<u>3,255</u>
Attributable to:				
Owners of the Company				3,214
Non-controlling interests				<u>41</u>
				<u>3,255</u>

## Segmental Results for 1st Quarter ended 30 June (Cont'd)

### Business segment

	Property \$'000	Retail \$'000	Inter-segment Elimination \$'000	Group \$'000
2012				
Sales to external customers	14,785	29,394	-	44,179
Inter-segment sales	47	-	(47)	-
Segment revenue	<u>14,832</u>	<u>29,394</u>	<u>(47)</u>	<u>44,179</u>
Segment results	14,509	58	-	14,567
Interest on borrowings	(1,319)	-	-	(1,319)
Changes in fair value of short term investments	5,828	-	-	5,828
Share of associates' results (net of tax)	(640)	(311)	-	(951)
Profit/(loss) from operations before taxation	<u>18,378</u>	<u>(253)</u>	<u>-</u>	<u>18,125</u>
Taxation				<u>(3,210)</u>
Profit net of taxation				<u>14,915</u>
Attributable to:				
Owners of the Company				14,792
Non-controlling interests				<u>123</u>
				<u>14,915</u>

### Geographical Segments

	Asean \$'000	Hong Kong and China \$'000	Japan \$'000	Group \$'000
2013				
Segment revenue	<u>28,701</u>	<u>14,711</u>	<u>799</u>	<u>44,211</u>
2012				
Segment revenue	<u>29,394</u>	<u>13,705</u>	<u>1,080</u>	<u>44,179</u>



## Segmental Results - Property Division

Turnover of the property division for 1QFY2014 rose to \$15.5 million from 1QFY2013's \$14.8 million as the investment properties in the People's Republic of China reported higher rental rates and the Renminbi strengthened by 2.5%. The average occupancy of the Group's five investment properties as at 30 June 2013 remained high at 92.9%. Metro City Shanghai's occupancy was lower than usual because of a major refurbishment and reconfiguration exercise involving part of its space.

The portfolio summary of the Group's Investment Properties as at 30 June 2013 is as follows:

	<i>Percentage owned by the Group</i>	<i>Tenure</i>	<i>No. of Tenants</i>	<i>Occupancy Rate (%)</i>
Metro City, Shanghai	60%	36 year term from 1993	101	91.8%
GIE Tower, Guangzhou	100%	50 year term from 1994	36	94.7%
Metro Tower, Shanghai	60%	50 year term from 1993	21	95.1%
Frontier Koishikawa Building, Tokyo	100%	Freehold	5	85.3%
EC Mall, Beijing	31.65%	50 year term from 2001	91	97.4%

## Segmental Results - Retail Division

Sales of the Singapore operations of the retail division for 1QFY2014 fell 2.4% to \$28.7 million as compared to 1QFY2013's \$29.4 million. Competition in the retail trade intensified with new malls coming on stream.

The retail division's associated company in Indonesia reported higher sales and lower operational expenses.

### 8(b) Cash Flow, Working Capital, Assets and Liabilities

For 1QFY2014, Other receivable (Non-current assets) rose to \$77.3 million as at 30 June 2013 from \$30.0 million as at 31 March 2013, mainly due to a loan of \$45.8 million extended to a joint venture partner.

Short term investments declined to \$63.0 million as at 30 June 2013 from \$99.3 million as at 31 March 2013 mainly due to a reduction, through disposals, in the size of the Group's portfolio of short term equity investments.

Asset held for sale of \$9.9 million as at 30 June 2013 represents the Group's carrying value of a freehold warehouse property, reclassified from Property, plant and equipment, as an option had been entered into, to sell the property at \$39.8 million.

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 on.

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

Costs of the property division are expected to continue to be affected by the asset enhancement refurbishment exercise being undertaken by Metro City Shanghai in FY2014. Residential sale launches are expected to be conducted in FY2014 for the Prince Charles Crescent project in Singapore and the Nanchang project in the People's Republic of China. Based on accounting policies adopted by the Metro Group in compliance with Financial Reporting Standards, the Group expects to account for sales of the Prince Charles Crescent project on percentage of completion method and for the Nanchang project on a completion of contract method. Subsequent to 30 June 2013, the Group on 4 July 2013 completed the sale of a warehouse property and will record a gain of approximately \$29.6 million. The balance of the Group's portfolio of quoted equity investments will continue to be subject to fluctuations in their fair value due to volatile market conditions. The Group will continue to be subject to significant currency translation adjustments on foreign operations, due to volatility in foreign currency exchange rates, as a significant portion of its net assets which mainly represent investment properties situated in the People's Republic of China, are denominated in the Chinese Renminbi.

The retail division will seek to maintain its performance as it continues to face the challenges of keen competition and rising operational costs, in particular payroll and rental costs, in both Singapore and Indonesia. In Indonesia, higher sales of the retail division's associated company are likely to enhance profitability although it will be affected by costs of the recently opened, as well as new department stores to be opened.

11. Dividends

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? None

(b) Corresponding Period of the immediately preceding financial year? None

(c) Date payable

Not applicable

(d) Book closure date

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 30 June 2013.

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 assurance statement by directors

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

BY ORDER OF THE BOARD

Tan Ching Chek and Lee Chin Yin  
Joint Company Secretaries  
Date 12 August 2013