

## Financial Statements and Related Announcement::Third Quarter Results

## Issuer &amp; Securities

<b>Issuer/ Manager</b>	METRO HOLDINGS LTD
<b>Securities</b>	METRO HOLDINGS LIMITED - SG1I11878499 - M01
<b>Stapled Security</b>	No

## Announcement Details

<b>Announcement Title</b>	Financial Statements and Related Announcement
<b>Date &amp; Time of Broadcast</b>	13-Feb-2015 18:10:17
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<b>Announcement Sub Title</b>	Third Quarter Results
<b>Announcement Reference</b>	SG1502130THRNPRX
<b>Submitted By (Co./ Ind. Name)</b>	Tan Ching Chek
<b>Designation</b>	Company Secretary
<b>Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format)</b>	Please refer to the attachment for a copy of the unaudited results for the third quarter ended 31 December 2014.

## Additional Details

<b>For Financial Period Ended</b>	31/12/2014
<b>Attachments</b>	<a href="#">thirdquarter2015.pdf</a> Total size =108K

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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 THIRD QUARTER ENDED 31 DECEMBER 2014

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-2014	3rd Qtr ended 31-Dec-2013 (restated)	% Change	9 months ended 31-Dec-2014	9 months ended 31-Dec-2013 (restated)	% Change
	\$'000	\$'000		\$'000	\$'000	
Revenue	41,548	39,767	4.48	104,108	104,165	(0.05)
Cost of revenue	(41,393)	(34,424)	20.24	(99,364)	(91,931)	8.09
Gross profit	155	5,343	(97.10)	4,744	12,234	(61.22)
Other income including interest income	3,423	6,513	(47.44)	12,884	12,893	(0.07)
Gain on disposal of asset held for sale	-	-	n.m.	-	29,559	n.m.
Changes in fair value of short term investments	1,143	(172)	n.m.	3,159	(5,536)	n.m.
Impairment of available-for- sale investments	-	-	n.m.	(10,286)	-	n.m.
General and administrative expenses	(8,957)	(7,928)	12.98	(24,504)	(21,751)	12.66
(Loss)/profit from operating activities	(4,236)	3,756	n.m.	(14,003)	27,399	n.m.
Interest on borrowings	(271)	(325)	(16.62)	(888)	(1,037)	(14.37)
Share of associates' results, net of tax	66,900	3,551	1,783.98	130,329	3,585	3,535.40
Share of jointly controlled entities' results, net of tax	3,192	23,730	(86.55)	23,000	35,497	(35.21)
Profit from operations before taxation	65,585	30,712	113.55	138,438	65,444	111.54
Taxation	(1,650)	(1,442)	14.42	(3,697)	(2,355)	56.99
Profit net of taxation	63,935	29,270	118.43	134,741	63,089	113.57
Attributable to:						
Owners of the Company	63,895	29,263	118.35	135,276	63,039	114.59
Non-controlling interests	40	7	471.43	(535)	50	n.m.
	63,935	29,270	118.43	134,741	63,089	113.57

*n.m.* - not meaningful

Statement of Comprehensive Income

	Group			Group		
	3rd Qtr	3rd Qtr	%	9 months	9 months	%
	ended	ended		ended	ended	
	31-Dec-2014	31-Dec-2013	Change	31-Dec-2014	31-Dec-2013	Change
	(restated)			(restated)		
	\$'000	\$'000		\$'000	\$'000	
Profit net of taxation	63,935	29,270	118.43	134,741	63,089	113.57
Other comprehensive income/ (expense):						
<i>Items that will not be reclassified to profit or loss:</i>						
Reversal of fair value changes on available-for-sale financial assets which became an associate *	-	-	n.m.	30,926	-	n.m.
<i>Items that may be reclassified subsequently to profit or loss:</i>						
Currency translation adjustments on foreign subsidiaries	12,537	4,860	157.96	20,883	11,569	80.51
Impairment of available-for- sale financial assets taken to income statement	-	-	n.m.	10,286	-	n.m.
Changes in fair value of available-for-sale financial assets	3,256	(7,618)	n.m.	(13,225)	(25,255)	(47.63)
Translation and other reserve of associates transferred to profit or loss upon disposal	(9,183)	-	n.m.	(9,183)	-	n.m.
Currency translation adjustments on foreign associates and jointly controlled entities	14,820	6,713	120.77	26,896	14,279	88.36
Other comprehensive income, net of tax:	21,430	3,955	441.85	66,583	593	11,128.16
Total comprehensive income for the period	<u>85,365</u>	<u>33,225</u>	156.93	<u>201,324</u>	<u>63,682</u>	216.14
Total comprehensive income attributable to:						
Owners of the Company	85,024	33,290	155.40	201,256	64,087	214.04
Non-controlling interests	341	(65)	n.m.	68	(405)	n.m.
	<u>85,365</u>	<u>33,225</u>	156.93	<u>201,324</u>	<u>63,682</u>	216.14

Note:

\* As Top Spring International Holdings Ltd (“Top Spring”) became an associate of the Group on 1 July 2014, the accumulated changes in the fair value of the investment in Top Spring whilst it was held as an available-for-sale financial assets up to 1 July 2014 of \$30.9 million was reversed to arrive at the purchase consideration of Top Spring.

## Statement of Comprehensive Income (Cont'd)

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 and projects 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. Share of other comprehensive income/(expense) of associates and jointly controlled entities 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 investments in Shui On Land Ltd, which are classified under Investments (Non-current assets), as well as Top Spring up to 1 July 2014.

### 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 31-Dec-2014 \$'000	3rd Qtr ended 31-Dec-2013 (restated) \$'000	% Change	9 months ended 31-Dec-2014 \$'000	9 months ended 31-Dec-2013 (restated) \$'000	% Change
Retail	66,321	61,130	8.49	161,493	154,639	4.43
Property	<u>2,651</u>	<u>2,921</u>	(9.24)	<u>7,556</u>	<u>8,370</u>	(9.73)
	<u>68,972</u>	<u>64,051</u>	7.68	<u>169,049</u>	<u>163,009</u>	3.71

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

	Group			Group		
	3rd Qtr ended 31-Dec-2014 \$'000	3rd Qtr ended 31-Dec-2013 (restated) \$'000	% Change	9 months ended 31-Dec-2014 \$'000	9 months ended 31-Dec-2013 (restated) \$'000	% Change
Cost of revenue and general and administrative expenses includes:-						
Inventories recognised as an expense	(19,555)	(18,516)	5.61	(48,067)	(47,544)	1.10
Depreciation	(1,091)	(864)	26.27	(2,505)	(2,366)	5.87
(Allowance for)/write-back of obsolete inventories	(17)	(14)	21.43	(101)	163	n.m.
Inventories written down	(627)	(669)	(6.28)	(970)	(1,113)	(12.85)
Rental expense	(9,018)	(6,617)	36.29	(21,914)	(18,599)	17.82
Foreign exchange gain/(loss)	3,673	(36)	n.m.	3,099	(89)	n.m.
Foreign exchange loss realised on repayment of shareholders loans	(1,254)	-	n.m.	(4,488)	-	n.m.
Other income including interest income includes:-						
Interest income	1,118	574	94.77	2,317	1,667	38.99
Dividends from quoted and unquoted investments	586	639	(8.29)	6,514	6,167	5.63
Gain/(loss) on disposal of short term investments	133	(248)	n.m.	476	(2,388)	n.m.
Management fee income from associates	299	267	11.99	772	640	20.63
Foreign exchange gain	-	3,047	n.m.	-	3,389	n.m.

*n.m. - not meaningful*

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

	Group			Group		
	3rd Qtr	3rd Qtr	%	9 months	9 months	%
	ended	ended		ended	ended	
31-Dec-2014	31-Dec-2013	Change	31-Dec-2014	31-Dec-2013	Change	
	\$'000	\$'000		\$'000	\$'000	
The Group's share of associates' results consists of:						
- Operating results	51,651	(1,429)	n.m.	50,887	(1,386)	n.m.
- Adjustment of/ negative goodwill	-	5,109	(100.00)	64,260 *	5,109	1,157.78
- Fair value adjustments on investment properties	5,941	-	n.m.	5,941	-	n.m.
- Non-operating results **	26,956	-	n.m.	26,956	-	n.m.
- Taxation	(17,643)	(129)	13,576.74	(17,710)	(138)	12,733.33
- Non-controlling interests	(5)	-	n.m.	(5)	-	n.m.
	<u>66,900</u>	<u>3,551</u>	1,783.98	<u>130,329</u>	<u>3,585</u>	3,535.40

*n.m.* - not meaningful

Note:

\* On 1 July 2014, the Group treated its investment in Top Spring International Holdings Ltd ("Top Spring") as that of an associate and equity accounted for Top Spring from that acquisition date. In accordance with FRS 103, the Group performed an exercise to ascertain the acquisition date fair value of the identifiable assets and liabilities of Top Spring. Based on the professional valuers' report, a transitional negative goodwill of \$59.4 million representing the excess of the Group's share of the acquisition date fair value of Top Spring's net identifiable assets over the purchase consideration of Top Spring that was carried in the Group's balance sheet as at 1 July 2014, was recognised by the Group in 2QFY2015.

In this instance, the excess arose mainly because Top Spring treats properties under development for sale, classified under inventories, at cost and accounts for sales on the completed contract method whereas acquisition date fair value takes into account the price that would be received to sell the properties under development in an orderly transaction between market participants at measurement date being 1 July 2014.

The Group, in 3QFY2015, equity accounted for Top Spring's latest available results, which were for the quarter ended 30 September 2014, after making adjustment for such gain or loss on properties under development for sale, already initially recognised in arriving at acquisition date fair value.

\*\* The non-operating results of associates of \$27.0 million refer to a divestment gain from the disposal of the Group's 10.7% interest in the associated companies owning six Tesco Lifespace developments in the People's Republic of China. This included exchange differences on translation and other reserves of the associates, totaling \$9.2 million, transferred to profit or loss upon disposal. The tax expense incurred in respect of this divestment gain was \$1.6 million.

Realised exchange losses on repayment of shareholders loans and other expenses totaling \$3.7 million, relating to this divestment, are classified under general and administrative expenses.

1(a) (v) Share of Jointly Controlled Entities' results (net of tax)

	Group			Group		
	3rd Qtr ended		% Change	9 months		% Change
	31-Dec-2014	31-Dec-2013 (restated)		31-Dec-2014	31-Dec-2013 (restated)	
	\$'000	\$'000		\$'000	\$'000	
The Group's share of jointly controlled entities' results consists of:-						
- Operating results	10,692	6,553	63.16	29,998	22,012	36.28
- Fair value adjustments on investment properties	(4,850)	-	n.m.	459	-	n.m.
- Negative goodwill on acquisition	-	19,097	n.m.	-	19,097	n.m.
- Taxation	(2,650)	(1,920)	38.02	(7,457)	(5,612)	32.88
	<u>3,192</u>	<u>23,730</u>	(86.55)	<u>23,000</u>	<u>35,497</u>	(35.21)
<b>Note:</b>						
Revenue	20,319	14,737	37.88	57,127	40,403	41.39
Direct operating expenses	(7,765)	(6,206)	25.12	(22,485)	(16,164)	39.11
Property income	12,554	8,531	47.16	34,642	24,239	42.92
Other income including interest income	701	19,526	(96.41)	2,085	22,136	(90.58)
(Deficit)/gain from fair value adjustments on investment properties	(4,850)	-	n.m.	459	-	n.m.
General and administrative expenses	(1,482)	(1,249)	18.65	(3,507)	(2,635)	33.09
Profit from operating activities	6,923	26,808	(74.18)	33,679	43,740	(23.00)
Interest on borrowings	(1,081)	(1,158)	(6.65)	(3,222)	(2,631)	22.46
Profit from operations before taxation	5,842	25,650	(77.22)	30,457	41,109	(25.91)
Taxation	(2,650)	(1,920)	38.02	(7,457)	(5,612)	32.88
Profit net of taxation	<u>3,192</u>	<u>23,730</u>	(86.55)	<u>23,000</u>	<u>35,497</u>	(35.21)

*n.m.* - not meaningful

Results of jointly controlled entities include the results of Metro City, Metro Tower, EC Mall and The Crest.

1(a) (vi) Taxation

	Group			Group		
	3rd Qtr ended 31-Dec-2014	3rd Qtr ended 31-Dec-2013 (restated)	% Change	9 months ended 31-Dec-2014	9 months ended 31-Dec-2013 (restated)	% Change
	\$'000	\$'000		\$'000	\$'000	
Current Year Tax	556	1,236	(55.02)	1,686	2,816	(40.13)
(Over)/under provision in respect of prior years	-	(5)	n.m.	-	16	n.m.
Deferred Tax	1,051	189	456.08	1,968	(531)	n.m.
Withholding Tax	43	22	95.45	43	54	(20.37)
	<u>1,650</u>	<u>1,442</u>	14.42	<u>3,697</u>	<u>2,355</u>	56.99

*n.m. - not meaningful*

There is a tax charge for the Group for the period ended 31 December 2014 in spite of a loss, excluding share of results of associates and jointly controlled entities which is already stated net of tax, mainly due to 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-2014	31-Mar-2014 (restated)	31-Dec-2014	31-Mar-2014
	\$'000	\$'000	\$'000	\$'000
<b>Non-current assets</b>				
Property, plant and equipment	16,388	4,190	133	163
Investment properties	160,148	160,797	-	-
Subsidiaries	-	-	17,790	17,790
Amounts due from subsidiaries	-	-	557,537	638,760
Associates	336,575	85,034	500	500
Amounts due from associates	62,936	114,050	-	-
Jointly controlled entities	270,410	259,519	-	-
Amounts due from jointly controlled entities	234,902	229,472	4,023	7,474
Investments	45,870	143,494	-	-
	<u>1,127,229</u>	<u>996,556</u>	<u>579,983</u>	<u>664,687</u>
<b>Current assets</b>				
Inventories	23,401	15,103	-	-
Prepayments	2,304	1,276	12	8
Amounts due from an associate	13,803	-	-	-
Accounts and other receivables	9,678	9,152	189	2,727
Tax recoverable	189	190	-	-
Short term investments	54,237	31,583	-	-
Pledged fixed and bank deposits	28,849	33,774	-	-
Cash and cash equivalents	302,521	238,051	36,315	6,112
	<u>434,982</u>	<u>329,129</u>	<u>36,516</u>	<u>8,847</u>
<b>Current liabilities</b>				
Bank borrowings	22,364	25,529	-	-
Accounts and other payables	70,385	41,662	8,302	7,869
Provision for taxation	3,050	6,442	183	822
	<u>95,799</u>	<u>73,633</u>	<u>8,485</u>	<u>8,691</u>
<b>Net current assets</b>	339,183	255,496	28,031	156
<b>Non-current liabilities</b>				
Bank borrowings	35,218	39,046	-	-
Amounts due to subsidiaries	-	-	350,061	372,049
Amounts due to an associate	63,969	-	-	-
Other payables	15,286	14,014	-	-
Deferred taxation	14,586	13,281	322	328
	<u>(129,059)</u>	<u>(66,341)</u>	<u>(350,383)</u>	<u>(372,377)</u>
<b>Net assets</b>	<u>1,337,353</u>	<u>1,185,711</u>	<u>257,631</u>	<u>292,466</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	1,166,253	1,014,679	89,682	124,517
	<u>1,334,202</u>	<u>1,182,628</u>	<u>257,631</u>	<u>292,466</u>
<b>Non-controlling interests</b>	3,151	3,083	-	-
<b>Total equity</b>	<u>1,337,353</u>	<u>1,185,711</u>	<u>257,631</u>	<u>292,466</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-2014		As at 31-Mar-2014 (restated)	
Secured	Unsecured	Secured	Unsecured
22,363,728	-	25,528,968	-

Amount repayable after one year

As at 31-Dec-2014		As at 31-Mar-2014 (restated)	
Secured	Unsecured	Secured	Unsecured
35,217,600	-	39,045,600	-

**Details of any collateral for banking facilities**

Subsidiaries:

An investment property with a carrying value totaling S\$50.8 million as at 31 December 2014 and fixed deposits totaling S\$28.8 million have been mortgaged to banks for banking facilities granted to certain subsidiaries. Total loans drawn on such facilities as at 31 December 2014 amounted to JPY5.2 billion (equivalent to S\$57.6 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-2014	3rd Qtr ended 31-Dec-2013 (restated)	9 months ended 31-Dec-2014	9 months ended 31-Dec-2013 (restated)
	\$'000	\$'000	\$'000	\$'000
<b>Cash flows from operating activities</b>				
Operating (loss)/profit before reinvestment in working capital	(11,846)	1,853	(11,889)	358
Increase in inventories	(6,102)	(1,984)	(9,369)	(1,849)
(Increase)/decrease in accounts and other receivables	(446)	1,234	(1,554)	(2,495)
Increase in accounts and other payables	31,835	12,742	29,994	20,442
Cash generated from operations	13,441	13,845	7,182	16,456
Interest expense paid	(431)	(325)	(1,048)	(1,037)
Interest income received	1,118	574	2,317	1,667
Income taxes paid	(3,365)	(575)	(6,311)	(1,861)
Net cash flows generated from operating activities	10,763	13,519	2,140	15,225
<b>Cash flows from investing activities</b>				
Purchase of property, plant & equipment	(11,412)	(450)	(14,714)	(1,111)
Increase in investments	(523)	(85,790)	(1,100)	(94,341)
Loan to a joint venture partner	-	31,138	-	(14,626)
Purchase of short term investments	-	-	(23,679)	(65)
Proceeds from liquidation of associate	-	-	-	673
Proceeds from disposal of asset held for sale	-	-	-	39,460
Proceeds from disposal of property, plant and equipment	-	(46)	-	157
Proceeds from disposal of short term investments	962	3,342	4,501	52,950
Investment in associate	-	(2,342)	(12,004)	(2,342)
Increase in amounts due to associate	63,900	-	63,900	-
Decrease/(increase) in amounts due from associates	49,180	(49,417)	41,603	(48,516)
Additional loans to jointly controlled entities	3,508	18,018	1,896	(15,960)
Dividends received from associates	15,456	-	15,456	-
Dividends received from jointly controlled entities	20,830	2,102	20,830	2,102
Dividends received from quoted and unquoted investments	586	1,889	6,514	6,167
Changes in pledged fixed and bank deposits	(60)	(40)	4,925	(87)
Net cash flows generated from/(used in) investing activities	142,427	(81,596)	108,128	(75,539)
<b>Cash flows from financing activities</b>				
Repayment of bank borrowings	(230)	(252)	(719)	(12,139)
Dividend paid	-	-	(49,682)	(33,121)
Net cash flows used in financing activities	(230)	(252)	(50,401)	(45,260)
<b>Net increase/(decrease) in cash and cash equivalents</b>	152,960	(68,329)	59,867	(105,574)
<b>Effect of exchange rate changes in cash and cash equivalents</b>	3,254	132	4,603	1,113
<b>Cash &amp; cash equivalents at beginning of financial period</b>	146,307	262,966	238,051	299,230
<b>Cash &amp; cash equivalents at end of financial period</b>	302,521	194,769	302,521	194,769

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

	Group		Group	
	3rd Qtr ended 31-Dec-2014	3rd Qtr ended 31-Dec-2013 (restated)	9 months ended 31-Dec-2014	9 months ended 31-Dec-2013 (restated)
	\$'000	\$'000	\$'000	\$'000
Reconciliation between profit before taxation and operating cash flows before changes in working capital:				
Profit before taxation	65,585	30,712	138,438	65,444
Adjustments for:				
Interest expense	271	325	888	1,037
Depreciation of property, plant and equipment	1,091	864	2,505	2,366
Share of results of associates	(66,900)	(3,551)	(130,329)	(3,585)
Share of results of jointly controlled entities	(3,192)	(23,730)	(23,000)	(35,497)
Interest and investment income	(1,704)	(1,213)	(8,831)	(7,834)
Inventories written down	627	669	970	1,113
Allowance for/(write-back of) obsolete inventories	17	14	101	(163)
Allowance for doubtful debts	-	-	1	5
Property, plant and equipment written off	-	-	11	4
Impairment of available-for-sale investments	-	-	10,286	-
Gain on disposal of asset held for sale	-	-	-	(29,559)
Gain on disposal of property, plant and equipment	-	(3)	-	(157)
Changes in fair value of short term investments	(1,143)	172	(3,159)	5,536
(Gain)/loss on disposal of short term investments	(133)	248	(476)	2,388
Foreign exchange adjustments	(6,365)	(2,654)	706	(740)
Operating (loss)/profit before reinvestment in working capital	<u>(11,846)</u>	<u>1,853</u>	<u>(11,889)</u>	<u>358</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	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	<b>Total</b> <b>\$'000</b>	Non-controlling Interests \$'000	<b>Total Equity</b> <b>\$'000</b>
<b>At 1 April 2014</b>	169,717	(1,768)	9,954	(22,052)	(22,048)	3,020	2,894	1,042,911	<b>1,182,628</b>	3,083	<b>1,185,711</b>
Profit/(loss) for the period	-	-	-	-	-	-	-	71,381	<b>71,381</b>	(575)	<b>70,806</b>
<u>Other comprehensive income/(expense)</u>											
Reversal of fair value changes on available-for-sale financial assets which became an associate	-	-	-	30,926	-	-	-	-	<b>30,926</b>	-	<b>30,926</b>
Currency translation adjustments on foreign operations	-	-	-	-	8,284	-	-	-	<b>8,284</b>	62	<b>8,346</b>
Impairment of available-for-sale financial assets taken to income statement	-	-	-	9,669	-	-	-	-	<b>9,669</b>	617	<b>10,286</b>
Changes in fair value of available-for-sale financial assets	-	-	-	(16,104)	-	-	-	-	<b>(16,104)</b>	(377)	<b>(16,481)</b>
Share of other comprehensive income of associates and jointly controlled entities	-	-	-	-	12,076	-	-	-	<b>12,076</b>	-	<b>12,076</b>
Other comprehensive income for the financial period, net of tax	-	-	-	24,491	20,360	-	-	-	<b>44,851</b>	302	<b>45,153</b>
Total comprehensive income/(expense) for the financial period	-	-	-	24,491	20,360	-	-	71,381	<b>116,232</b>	(273)	<b>115,959</b>
<u>Contributions by and distributions to owners</u>											
Dividends paid	-	-	-	-	-	-	-	(49,682)	<b>(49,682)</b>	-	<b>(49,682)</b>
Total contributions by and distributions to owners	-	-	-	-	-	-	-	(49,682)	<b>(49,682)</b>	-	<b>(49,682)</b>
<u>Others</u>											
Transfer to statutory reserve fund	-	-	-	-	-	133	-	(133)	-	-	-
<b>At 30 September 2014</b>	<b>169,717</b>	<b>(1,768)</b>	<b>9,954</b>	<b>2,439</b>	<b>(1,688)</b>	<b>3,153</b>	<b>2,894</b>	<b>1,064,477</b>	<b>1,249,178</b>	<b>2,810</b>	<b>1,251,988</b>

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

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Revaluation Reserve \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	<b>Total</b> \$'000	Non- controlling Interests \$'000	<b>Total</b> <b>Equity</b> \$'000
<b>At 30 September 2014</b>	169,717	(1,768)	9,954	2,439	(1,688)	3,153	2,894	1,064,477	<b>1,249,178</b>	2,810	<b>1,251,988</b>
Profit for the period	-	-	-	-	-	-	-	63,895	<b>63,895</b>	40	<b>63,935</b>
<u>Other comprehensive income/(expense)</u>											
Currency translation adjustments on foreign operations	-	-	-	-	12,450	-	-	-	<b>12,450</b>	87	<b>12,537</b>
Changes in fair value of available-for-sale financial assets	-	-	-	3,042	-	-	-	-	<b>3,042</b>	214	<b>3,256</b>
Translation and other reserve of associates transferred to profit or loss upon disposal	-	-	-	-	(6,289)	-	(2,894)	-	<b>(9,183)</b>	-	<b>(9,183)</b>
Share of other comprehensive income of associates and jointly controlled entities	-	-	-	-	14,820	-	-	-	<b>14,820</b>	-	<b>14,820</b>
Other comprehensive income/(expense) for the financial period, net of tax	-	-	-	3,042	20,981	-	(2,894)	-	<b>21,129</b>	301	<b>21,430</b>
Total comprehensive income/(expense) for the financial period	-	-	-	3,042	20,981	-	(2,894)	63,895	<b>85,024</b>	341	<b>85,365</b>
<u>Others</u>											
Transfer to statutory reserve fund	-	-	-	-	-	162	-	(162)	-	-	-
<b>At 31 December 2014</b>	<b>169,717</b>	<b>(1,768)</b>	<b>9,954</b>	<b>5,481</b>	<b>19,293</b>	<b>3,315</b>	<b>-</b>	<b>1,128,210</b>	<b>1,334,202</b>	<b>3,151</b>	<b>1,337,353</b>

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

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Revaluation Reserve \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Revenue Reserve \$'000	Reserve of Asset 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)	2,552	960,532	9,119	<b>1,144,918</b>	3,612	<b>1,148,530</b>
Profit for the period	-	-	-	-	-	-	33,776	-	<b>33,776</b>	43	<b>33,819</b>
<u>Other comprehensive income/(expense)</u>											
Currency translation adjustments on foreign operations	-	-	-	-	6,669	-	-	-	<b>6,669</b>	40	<b>6,709</b>
Changes in fair value of available-for-sale financial assets	-	-	-	(17,214)	-	-	-	-	<b>(17,214)</b>	(423)	<b>(17,637)</b>
Share of other comprehensive income of associates and jointly controlled entities	-	-	-	-	7,566	-	-	-	<b>7,566</b>	-	<b>7,566</b>
Other comprehensive (expense)/income for the financial period, net of tax	-	-	-	(17,214)	14,235	-	-	-	<b>(2,979)</b>	(383)	<b>(3,362)</b>
Total comprehensive (expense)/income for the financial period	-	-	-	(17,214)	14,235	-	33,776	-	<b>30,797</b>	(340)	<b>30,457</b>
<u>Contributions by and distributions</u> <u>to owners</u>											
Dividends paid	-	-	-	-	-	-	(33,121)	-	<b>(33,121)</b>	-	<b>(33,121)</b>
Total contributions by and distributions to owners	-	-	-	-	-	-	(33,121)	-	<b>(33,121)</b>	-	<b>(33,121)</b>
<u>Others</u>											
Realised on disposal of asset held-for-sale	-	-	-	-	-	-	9,119	(9,119)	-	-	-
Transfer to statutory reserve	-	-	-	-	-	170	(170)	-	-	-	-
	-	-	-	-	-	170	8,949	(9,119)	-	-	-
<b>At 30 September 2013</b>	<b>169,717</b>	<b>(1,768)</b>	<b>9,954</b>	<b>4,774</b>	<b>(12,941)</b>	<b>2,722</b>	<b>970,136</b>	<b>-</b>	<b>1,142,594</b>	<b>3,272</b>	<b>1,145,866</b>

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

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	Revaluation Reserve \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Revenue Reserve \$'000	Reserve of Asset classified as Held for Sale \$'000	<b>Total</b> \$'000	Non-controlling Interests \$'000	<b>Total Equity</b> \$'000
<b>At 30 September 2013</b>	169,717	(1,768)	9,954	4,774	(12,941)	2,722	970,136	-	<b>1,142,594</b>	3,272	<b>1,145,866</b>
Profit for the period	-	-	-	-	-	-	29,263	-	<b>29,263</b>	7	<b>29,270</b>
<u>Other comprehensive income/(expense)</u>											
Currency translation adjustments on foreign operations	-	-	-	-	4,833	-	-	-	<b>4,833</b>	27	<b>4,860</b>
Changes in fair value of available-for-sale financial assets	-	-	-	(7,519)	-	-	-	-	<b>(7,519)</b>	(99)	<b>(7,618)</b>
Share of other comprehensive income of associates and jointly controlled entities	-	-	-	-	6,713	-	-	-	<b>6,713</b>	-	<b>6,713</b>
Other comprehensive (expense)/income for the financial period, net of tax	-	-	-	(7,519)	11,546	-	-	-	<b>4,027</b>	(72)	<b>3,955</b>
Total comprehensive (expense)/income for the financial period	-	-	-	(7,519)	11,546	-	29,263	-	<b>33,290</b>	(65)	<b>33,225</b>
<u>Others</u>											
Transfer to statutory reserve	-	-	-	-	-	180	(180)	-	-	-	-
<b>At 31 December 2013</b>	<b>169,717</b>	<b>(1,768)</b>	<b>9,954</b>	<b>(2,745)</b>	<b>(1,395)</b>	<b>2,902</b>	<b>999,219</b>	<b>-</b>	<b>1,175,884</b>	<b>3,207</b>	<b>1,179,091</b>

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

<u>Company</u>	Share Capital \$'000	Treasury Shares \$'000	Revenue Reserve \$'000	Reserve of Asset classified as Held for Sale \$'000	<b>Total Equity \$'000</b>
<b>At 1 April 2014</b>	169,717	(1,768)	124,517	-	<b>292,466</b>
Profit for the period, representing total comprehensive income for the financial period	-	-	7,608	-	<b>7,608</b>
<u>Contributions by and distributions to owners</u>					
Dividends paid	-	-	(49,682)	-	<b>(49,682)</b>
<b>At 30 September 2014</b>	169,717	(1,768)	82,443	-	<b>250,392</b>
Profit for the period, representing total comprehensive expense for the financial period	-	-	7,239	-	<b>7,239</b>
<b>At 31 December 2014</b>	169,717	(1,768)	89,682	-	<b>257,631</b>
<b>At 1 April 2013</b>	169,717	(1,768)	120,173	9,119	<b>297,241</b>
Profit for the period, representing total comprehensive income for the financial period	-	-	24,894	-	<b>24,894</b>
<u>Contributions by and distributions to owners</u>					
Dividends paid	-	-	(33,121)	-	<b>(33,121)</b>
<u>Others</u>					
Realised on disposal of asset held-for-sale	-	-	9,119	(9,119)	-
<b>At 30 September 2013</b>	169,717	(1,768)	121,065	-	<b>289,014</b>
Loss for the period, representing total comprehensive income for the financial period	-	-	(1,209)	-	<b>(1,209)</b>
<b>At 31 December 2013</b>	169,717	(1,768)	119,856	-	<b>287,805</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 31 December 2014, there were 3,512,800 treasury shares (as at 31 December 2013: 3,512,800).

The Company did not issue any shares during the 3 months ended 31 December 2014.

There were no convertible instruments outstanding as at 31 December 2014 (31 December 2013: 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 2014 (end of current financial period)	As at 31 March 2014 (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 2014.

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

The figures have not been audited or reviewed by 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 2014.

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

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 2014, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 April 2014.

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

Financial Reporting Standards (“FRS”) which became effective for the Group’s financial period beginning 1 April 2014 are:

Revised FRS 27 Separate Financial Statements

Revised FRS 28 Investments in Associates and Joint Ventures

FRS 110 Consolidated Financial Statements

FRS 111 Joint Arrangements

FRS 112 Disclosure of Interest in Other Entities

FRS 32 Offsetting Financial Assets and Financial Liabilities

FRS 110, FRS 111 and FRS 112 Amendments to the transition guidance of FRS 110 Consolidated Financial Statements, FRS 111 Joint Arrangements and FRS 112 Disclosure of Interests in Other Entities

FRS 110, FRS 112 and FRS 27 Amendments to FRS 110, FRS 112 and FRS 27: Investment Entities

FRS 36 Amendments to FRS 36: Recoverable Amount Disclosures for Non-financial Assets

FRS 39 Amendments to FRS 39: Novation of Derivatives and Continuation of Hedge Accounting

Improvements to FRSs (January 2014)

Improvements to FRSs (February 2014)

FRS 111 Joint Arrangements and Revised FRS 28 Investments in Associates and Joint Ventures are the FRS which have a significant impact on the Group.

FRS 111 classifies joint arrangements either as joint operations or joint ventures. Joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets and obligations for the liabilities of the arrangement whereas a joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

FRS 111 requires the determination of joint arrangement’s classification to be based on the parties’ rights and obligations under the arrangement, with the existence of a separate legal vehicle no longer being the key factor. FRS 111 disallows proportionate consolidation and requires joint ventures to be accounted for using the equity method. The revised FRS 28 was amended to describe the application of the equity method to investments in joint ventures in addition to associates.

The Group previously applied proportionate consolidation for its joint ventures and combined its share of each of the assets, liabilities, income and expenses of the joint venture with the similar items, line by line, in its consolidated financial statements. Upon adoption of FRS 111, the Group equity accounts for these joint ventures and presents its share of the assets and liabilities of these joint ventures as a single line item – being the Group’s share of the net assets of the joint ventures. Similarly, the Group’s share of each of the income and expenses is presented as a single line item – being the Group’s share of joint ventures’ results, net of tax. As compared with the previous presentation, assets, liabilities, income and expenses line by line therefore decreased. Comparatives have been restated to that presented under equity accounting for joint ventures.

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 (Cont'd)

In accordance with FRS 111, this change in accounting policy was applied retrospectively. Accordingly, the effects of the Group's financial statements from the adoption of FRS 111 are as follows:

<u>Income statement</u>	As previously stated	Restatement	As restated
3rd Quarter ended 31 December 2013:	\$'000	\$'000	\$'000
Revenue	54,505	(14,738)	39,767
Cost of revenue	(40,630)	6,206	(34,424)
Gross profit	13,875	(8,532)	5,343
Other income including interest income	26,039	(19,526)	6,513
Changes in fair value of short term investments	(172)	-	(172)
General and administrative expenses	(9,178)	1,250	(7,928)
Profit from operating activities	30,564	(26,808)	3,756
Interest on borrowings	(1,483)	1,158	(325)
Share of associates' results, net of tax	3,551	-	3,551
Share of jointly controlled entities' results, net of tax	-	23,730	23,730
Profit from operations before taxation	32,632	(1,920)	30,712
Taxation	(3,362)	1,920	(1,442)
Profit net of taxation	29,270	-	29,270
9 months ended 31 December 2013:	\$'000	\$'000	\$'000
Revenue	144,568	(40,403)	104,165
Cost of revenue	(108,095)	16,164	(91,931)
Gross profit	36,473	(24,239)	12,234
Other income including interest income	35,029	(22,136)	12,893
Gain on disposal of asset held for sale	29,559	-	29,559
Changes in fair value of short term investments	(5,536)	-	(5,536)
General and administrative expenses	(24,386)	2,635	(21,751)
Profit from operating activities	71,139	(43,740)	27,399
Interest on borrowings	(3,668)	2,631	(1,037)
Share of associates' results, net of tax	3,585	-	3,585
Share of jointly controlled entities' results, net of tax	-	35,497	35,497
Profit from operations before taxation	71,056	(5,612)	65,444
Taxation	(7,967)	5,612	(2,355)
Profit net of taxation	63,089	-	63,089

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 (Cont'd)

Balance Sheets as at 31 March 2014

	As previously stated \$'000	Restatement \$'000	As restated \$'000
<b>Non-current assets</b>			
Property, plant and equipment	4,818	(628)	4,190
Investment properties	653,918	(493,121)	160,797
Associates	85,034	-	85,034
Amounts due from associates	114,050	-	114,050
Jointly controlled entities	-	259,519	259,519
Amounts due from jointly controlled entities	460	229,012	229,472
Investments	143,494	-	143,494
	1,001,774	(5,218)	996,556
<b>Current assets</b>			
Development property	241,380	(241,380)	-
Inventories	15,103	-	15,103
Prepayments	1,316	(40)	1,276
Accounts and other receivables	16,002	(6,850)	9,152
Tax recoverable	190	-	190
Short term investments	31,583	-	31,583
Pledged fixed and bank deposits	39,271	(5,497)	33,774
Cash and cash equivalents	297,971	(59,920)	238,051
	642,816	(313,687)	329,129
<b>Current liabilities</b>			
Bank borrowings	32,498	(6,969)	25,529
Accounts and other payables	91,971	(50,309)	41,662
Provision for taxation	9,168	(2,726)	6,442
	133,637	(60,004)	73,633
<b>Net current assets</b>	509,179	(253,683)	255,496
<b>Non-current liabilities</b>			
Bank borrowings	222,377	(183,331)	39,046
Other payables	6,326	7,688	14,014
Deferred taxation	96,539	(83,258)	13,281
	(325,242)	258,901	(66,341)
<b>Net assets</b>	1,185,711	-	1,185,711
<b>Equity attributable to owners of the Company</b>			
Share capital	169,717	-	169,717
Treasury shares	(1,768)	-	(1,768)
Reserves	1,014,679	-	1,014,679
	1,182,628	-	1,182,628
<b>Non-controlling interests</b>	3,083	-	3,083
<b>Total equity</b>	1,185,711	-	1,185,711

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	7.7 cents	3.5 cents
(b) On a fully diluted basis	7.7 cents	3.5 cents

Earnings per share is calculated on the Group's profit attributable to shareholders of the Company of \$63,895,000 (period ended 31 December 2013: \$29,263,000) divided by the weighted average number of ordinary shares of 828,035,874 for the period ended 31 December 2014 (period ended 31 December 2013: 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 2014.

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	\$1.61	\$0.31
(b) 31 March 2014	\$1.43	\$0.35

Net asset value for the Group is calculated on the equity attributable to owners of the Company as at 31 December 2014 of \$1,334,202,000 (31 March 2014: \$1,182,628,000) divided by the total number of issued shares excluding treasury shares as at 31 December 2014 of 828,035,874 (31 March 2014: 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 2014 against 3rd Quarter ended 31 December 2013 (Restated)

The Group's turnover of \$41.5 million for the third financial quarter to 31 December 2014 ("3QFY2015"), increased by 4.5% over 3QFY2014's \$39.8 million due to higher turnover reported by the retail division as the new store at Metro Centrepoint commenced operations in 3QFY2015. Gross profit for 3QFY2015 was lower at \$0.2 million as compared to 3QFY2014's \$5.3 million due to the retail division's higher operational and overhead costs, mainly arising from the new Metro Centrepoint store. Disappointing level of sales resulted in losses being incurred by the new store.

Other income was lower for 3QFY2015 at \$3.4 million mainly because the prior 3QFY2014 included foreign exchange gains realised upon the settlement of quasi-equity shareholder loans and loan extended to a joint venture partner.

Changes in fair value of short term investments relate to an unrealised fair value gain of \$1.1 million in 3QFY2015 as compared to a loss of \$0.2 million in 3QFY2014 of the Group's portfolio of short term equity investments in REITs held by the property division.

Share of results of associates was a profit of \$66.9 million in 3QFY2015 against a profit of \$3.6 million in 3QFY2014 mainly due to a gain from the disposal of the Group's 10.7% interest in the associated companies owning six Tesco Lifespace developments in the People's Republic of China, of \$27.0 million (including \$9.2 million of translation and other reserves transferred to profit or loss upon disposal but before netting off exchange losses and expenses of \$3.7 million included under general and administrative expenses and taxes of \$1.6 million) (see note under 1(a)(iv) on page 5). In addition, share of profit also rose with the maiden contribution from the Nanchang project of \$15.7 million and the Group equity accounting \$22.6 million for Top Spring's results (see note under 1(a)(iv) on page 5).

Share of results of jointly controlled entities decreased from \$23.7 million in 3QFY2014 to \$3.2 million in 3QFY2015 mainly because the previous 3QFY2014 included the recognition of \$19.1 million of negative goodwill, being the excess of the Group's share of the acquisition date fair value over the cost of the investment, on acquisition of an additional interest in the jointly controlled entities owning EC Mall.

Profit before taxation rose to \$65.6 million in 3QFY2015 from \$30.7 million in 3QFY2014 mainly because of the aforementioned net gain of \$21.7 million arising from the disposal of the associated companies owning six Tesco Lifespace developments, the Nanchang project's initial contribution of \$15.7 million and the Group equity accounting \$22.6 million for Top Spring's results as compared to negative goodwill of \$19.1 million recognised in 3QFY2014 on acquisition of an additional interest in the jointly controlled entities owning EC Mall.

## Segmental Results for 3rd Quarter ended 31 December

### Business segment

2014

	Property \$'000	Retail \$'000	Group \$'000
Segment revenue	<u>2,651</u>	<u>38,897</u>	<u>41,548</u>
Segment results	(1,875)	(3,504)	(5,379)
Changes in fair value of short term investments	<u>1,143</u>	-	<u>1,143</u>
Loss from operating activities	(732)	(3,504)	(4,236)
Interest on borrowings	(271)	-	(271)
Share of associates' results, net of tax	66,792	108	66,900
Share of jointly controlled entities' results, net of tax (Note)	<u>3,192</u>	-	<u>3,192</u>
Profit/(loss) from operations before taxation	<u>68,981</u>	<u>(3,396)</u>	<u>65,585</u>
Taxation			<u>(1,650)</u>
Profit net of taxation			<u>63,935</u>
Attributable to:			
Owners of the Company			63,895
Non-controlling interests			<u>40</u>
			<u>63,935</u>

#### Note:

*Share of jointly controlled entities' results, net of tax*

	\$'000
Segment revenue	<u>20,319</u>
Segment results	11,773
Interest on borrowings	(1,081)
Deficit from fair value adjustments on investment properties	<u>(4,850)</u>
Profit from operations before taxation	5,842
Taxation	<u>(2,650)</u>
Profit net of taxation	<u>3,192</u>

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

### Business segment

2013

	Property \$'000	Retail \$'000	Group \$'000
Segment revenue	<u>2,921</u>	<u>36,846</u>	<u>39,767</u>
Segment results	2,045	1,883	3,928
Changes in fair value of short term investments	<u>(172)</u>	-	<u>(172)</u>
Profit from operating activities	1,873	1,883	3,756
Interest on borrowings	(325)	-	(325)
Share of associates' results, net of tax	3,022	529	3,551
Share of jointly controlled entities' results, net of tax (Note)	<u>23,730</u>	-	<u>23,730</u>
Profit from operations before taxation	<u>28,300</u>	<u>2,412</u>	<u>30,712</u>
Taxation			<u>(1,442)</u>
Profit net of taxation			<u>29,270</u>
Attributable to:			
Owners of the Company			29,263
Non-controlling interests			<u>7</u>
			<u>29,270</u>

#### Note:

*Share of jointly controlled entities' results, net of tax*

	\$'000
Segment revenue	<u>14,737</u>
Segment results	26,808
Interest on borrowings	<u>(1,158)</u>
Profit from operations before taxation	25,650
Taxation	<u>(1,920)</u>
Profit net of taxation	<u>23,730</u>

### Geographical Segments

	Singapore \$'000	China \$'000	Japan \$'000	Group \$'000
Segment revenue				
2014	<u>38,897</u>	<u>1,902</u>	<u>749</u>	<u>41,548</u>
2013	<u>36,846</u>	<u>2,103</u>	<u>818</u>	<u>39,767</u>

## Segmental Results - Property Division

Turnover of the property division for 3QFY2015 decreased to \$2.7 million from 3QFY2014's \$2.9 million mainly due to lower occupancy at GIE Tower which was partially offset by a 2.8% increase in the value of the Renminbi. Segment results of the property division declined due to overhead costs, with a reported 3QFY2015 loss.

However, overall results of the property division for 3QFY2015 rose significantly with the gain on disposal of the Group's interest in the six Tesco Lifespace developments, the share of Top Spring's results and recognition on completion, of sales of properties of the first phase of the Nanchang project.

The average occupancy of the Group's five investment properties held by subsidiaries and jointly controlled entities as at 31 December 2014 was 94.7%. Metro City's occupancy rose from 84.9% as at 30 September 2014 to 91.0% as at 31 December 2014 with the completion of a phase of refurbishment.

The portfolio summary of the Group's Investment Properties as at 31 December 2014 was as follows:

	<i>Percentage Owned</i>	<i>Tenure</i>	<i>No. of Tenants</i>	<i>Occupancy Rate (%)</i>
<i>Owned by Subsidiaries</i>				
GIE Tower, Guangzhou	100%	50 year term from 1994	34	87.0%
Frontier Koishikawa Building, Tokyo	100%	Freehold	6	100%
<i>Owned by Jointly Controlled Entities</i>				
Metro City, Shanghai	60%	36 year term from 1993	137	91.0%
Metro Tower, Shanghai	60%	50 year term from 1993	25	96.2%
EC Mall, Beijing	50%	50 year term from 2001	93	99.5%

## Segmental Results - Retail Division

Sales of the Singapore operations of the retail division for 3QFY2015 increased to \$38.9 million from 3QFY2014's \$36.8 million as the new department store at Metro Centrepoint commenced operations in 3QFY2015. Operating results were however adversely affected by higher operating and overhead expenses as well as preopening expenses incurred for this newly opened Metro Centrepoint which were not covered by adequate levels of sales. As a result, the retail division reported a loss of \$3.5 million in 3QFY2015 against a profit of \$1.9 million in 3QFY2014.

The retail division's associated company in Indonesia reported improved sales but continues to contend with high operating costs. Hence, profitability declined.

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

For 3QFY2015, Associates increased from \$279.8 million as at 30 September 2014 to \$336.6 million as at 31 December 2014, mainly due to the Group's share of associates' results for 3QFY2015 of \$66.9 million.

Amounts due from associates (Non-current and Current assets) decreased from \$120.3 million as at 30 September 2014 to \$76.7 million as at 31 December 2014, mainly due to the settlement of shareholder loans using funds derived from the disposal of the interests in the Tesco Lifespace developments. Amounts due to an associate (Non-current liabilities) of \$64.0 million arose from an interest bearing loan received from an associate.

Investments (Non-current assets) increased to \$45.9 million as at 31 December 2014 from \$40.5 million as at 30 September 2014, mainly due to changes in the fair value of available-for-sale investment, Shui On Land Ltd.

Accounts and other payables rose from \$38.3 million as at 30 September 2014 to \$70.4 million as at 31 December 2014 mainly in relation to the retail division's new Metro Centrepoint store. Property, plant and equipment and Inventories rose accordingly.

Cash and cash equivalents rose from \$146.3 million as at 30 September 2014 to \$302.5 million as at 31 December 2014 due to a loan of \$64.0 million from an associate, settlement of amounts due from associates of \$49.2 million and dividends received from associates and jointly controlled entities of \$15.5 million and \$20.8 million respectively.

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

Overall rental income of the property division is expected to remain steady.

At the jointly controlled entities level, work continues on another phase of the reconfiguration of Metro City. As regards sales of the residential project, The Crest at Prince Charles Crescent in Singapore, market sentiment of the residential property sector in Singapore continues to be subdued following the implementation of various property cooling measures to manage the housing supply and real estate prices.

Our direct associate, the Nanchang project, will continue to recognise sales of properties, as each phase is completed and handed over. The next major phase is scheduled for completion in autumn 2015. The Nanchang project presold about 72,086 square metres gross floor area in 3QFY2015 for HK\$1,174.7 million (approximately S\$199.7 million). This brings total sales of the associate to date as at 31 December 2014 to HK\$4.8 billion.

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'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 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.

The retail division continues to face the challenges of a competitive trading environment and rising operating costs in both Singapore and Indonesia. Insufficient demand, lower tourist arrivals, high rental and other operating costs and challenging staffing issues are downward trends facing traditional retailers in Singapore. Overhead costs of the new Metro Centrepoint is expected to adversely impact on the retail division's results and losses will continue to be incurred until satisfactory levels of sales and traffic footfall are achieved.

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 31 December 2014.

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 third 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 13 February 2015