

UNAUDITED SECOND QUARTER FINANCIAL STATEMENT
PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

 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.
Consolidated Income Statement

	Note	The Group					
		Second Quarter Ended 30 June			Six Months Ended 30 June		
		2015	2014	+ / (-)	2015	2014	+ / (-)
		\$'000	\$'000	%	\$'000	\$'000	%
Revenue	A	342,227	213,618	60	580,496	622,394	(7)
Cost of sales		(204,214)	(94,776)	115	(336,578)	(301,565)	12
Gross profit		138,013	118,842	16	243,918	320,829	(24)
Other income							
- Finance income	B	2,941	1,498	96	2,864	2,831	1
- Miscellaneous income		4,949	2,959	67	9,957	6,709	48
Expenses							
- Marketing and distribution	C	(18,216)	(10,305)	77	(29,524)	(25,584)	15
- Administrative		(20,042)	(18,515)	8	(39,314)	(35,979)	9
- Finance	D	(7,394)	(8,970)	(18)	(17,401)	(15,971)	9
- Other operating	E	(20,630)	(18,626)	11	(40,833)	(36,816)	11
Share of profit of associated companies excluding fair value gains of associated companies' investment properties		29,839	28,061	6	61,735	53,215	16
Share of profit of joint venture companies		5,460	10,307	(47)	12,418	19,637	(37)
Profit before fair value and other gains and income tax		114,920	105,251	9	203,820	288,871	(29)
Other gains	F	473	-	n.m.	1,197	7,486	(84)
Fair value gains on associated companies' investment properties		2,371	52,455	(95)	2,371	52,455	(95)
Fair value gains on the Group's investment properties		57,940	84,993	(32)	57,940	84,993	(32)
Profit before income tax	G	175,704	242,699	(28)	265,328	433,805	(39)
Income tax expense	H	(11,250)	(11,633)	(3)	(23,022)	(47,759)	(52)
Net profit		164,454	231,066	(29)	242,306	386,046	(37)
<u>Attributable to:</u>							
Equity holders of the Company		152,497	211,722	(28)	226,728	332,547	(32)
Non-controlling interests		11,957	19,344	(38)	15,578	53,499	(71)
		164,454	231,066	(29)	242,306	386,046	(37)
The above net profit attributable to equity holders of the Company can be analysed as follows:							
Attributable profit before fair value and other gains		98,700	90,539	9	172,207	203,878	(16)
Other gains		473	-	n.m.	1,197	7,486	(84)
Fair value gains on investment properties including those of associated companies		53,324	121,183	(56)	53,324	121,183	(56)
Net attributable profit		152,497	211,722	(28)	226,728	332,547	(32)

n.m. : not meaningful

1(a)(ii) Explanatory Notes to the Consolidated Income Statement

	The Group					
	Second Quarter Ended 30 June			Six Months Ended 30 June		
	2015	2014	+ / (-)	2015	2014	+ / (-)
	\$'000	\$'000	%	\$'000	\$'000	%
A	<u>Revenue</u>					
Revenue from property development (See footnote 1 below)	162,347	36,611	343	239,689	284,483	(16)
Revenue from property investments	54,875	47,577	15	108,076	96,310	12
Gross revenue from hotel ownership and operations	98,608	104,486	(6)	201,237	211,716	(5)
Revenue from hotel and other management services	4,686	4,638	1	9,783	9,579	2
Dividend income from available-for-sale financial assets	21,711	20,306	7	21,711	20,306	7
	342,227	213,618	60	580,496	622,394	(7)
B	<u>Finance income</u>					
Interest income	1,517	1,498	1	2,864	2,831	1
Currency exchange gains (net)	1,424	-	n.m.	-	-	-
	2,941	1,498	96	2,864	2,831	1
C	<u>Marketing and distribution expense</u>					
Advertising and promotion	6,516	4,703	39	11,349	10,012	13
Marketing and distribution payroll and related expenses	4,645	4,055	15	9,043	7,692	18
Sales commissions	4,936	755	554	5,613	6,492	(14)
Showflat expenses	2,119	792	168	3,519	1,388	154
	18,216	10,305	77	29,524	25,584	15
D	<u>Finance expense</u>					
Bank facility fees	894	777	15	1,741	1,732	1
Interest expense (See footnote 2 below)	14,692	11,359	29	27,716	22,522	23
Less: borrowing costs capitalised	(8,192)	(6,219)	32	(15,236)	(11,355)	34
Currency exchange losses (net)	-	3,053	(100)	3,180	3,072	4
	7,394	8,970	(18)	17,401	15,971	9
E	<u>Other operating expense</u>					
Property taxes	6,094	5,697	7	12,147	11,516	5
Repairs, maintenance and security	3,582	2,284	57	6,118	4,299	42
Heat, light and power	5,280	5,639	(6)	11,324	11,072	2
Others	5,674	5,006	13	11,244	9,929	13
	20,630	18,626	11	40,833	36,816	11
F	<u>Other gains</u>					
Negative goodwill on acquisition of interests in an associated company	473	-	n.m.	521	154	238
Gain on liquidation of an available-for-sale financial asset	-	-	-	676	7,332	(91)
	473	-	n.m.	1,197	7,486	(84)

n.m. : not meaningful

- Revenue from property development for the six months ended 30 June 2014 included a one-time property development revenue of RM568 million (S\$219.4 million) from the sale of land at Jalan Conlay, Kuala Lumpur.
- The increase in interest expense for the second quarter of 2015 was due to higher interest rates and higher borrowings taken in the second half of 2014 for the Group's acquisitions of land parcels at Prince Charles Crescent and Bishopsgate, London.

1(a)(ii) Explanatory Notes to the Consolidated Income Statement (cont'd)

	The Group					
	Second Quarter Ended 30 June			Six Months Ended 30 June		
	2015	2014	+ / (-)	2015	2014	+ / (-)
	\$'000	\$'000	%	\$'000	\$'000	%
G <u>Profit before income tax</u> Profit before income tax is stated after charging: Depreciation and amortisation (See footnote 3 below)	17,259	14,530	19	34,225	28,940	18
H <u>Income tax expense</u> Tax expense attributable to profit is made up of:						
- Profit for the financial year:						
Current income tax						
- Singapore	7,505	7,142	5	14,873	14,841	0
- Foreign (See footnote 4 below)	1,077	1,905	(43)	2,943	29,433	(90)
- Withholding tax paid	125	176	(29)	255	292	(13)
Deferred income tax						
- fair value (loss)/gains of investment properties	(975)	1,425	(168)	(975)	1,425	(168)
- others	3,458	883	292	5,866	1,577	272
	11,190	11,531	(3)	22,962	47,568	(52)
- Under provision in prior financial years:						
Current income tax						
- Singapore	60	4	n.m.	60	81	(26)
- Foreign	-	98	(100)	-	110	(100)
	11,250	11,633	(3)	23,022	47,759	(52)

n.m. : not meaningful

- ³ Depreciation and amortisation have increased by \$2.7 million in the second quarter of 2015 mainly from depreciation on Pan Pacific Tianjin which opened in the fourth quarter of 2014.
- ⁴ The higher foreign income tax expense in the six months ended 30 June 2014 resulted mainly from tax on the gain on sale of land at Jalan Conlay, Kuala Lumpur, Malaysia.

1(a)(iii) Consolidated Statement of Comprehensive Income

	Note	The Group					
		Second Quarter Ended 30 June			Six Months Ended 30 June		
		2015	2014	+ / (-)	2015	2014	+ / (-)
		\$'000	\$'000	%	\$'000	\$'000	%
Net profit		164,454	231,066	(29)	242,306	386,046	(37)
Other comprehensive income/(loss):							
Available-for-sale financial assets:							
- Fair value gains/(losses)	A	4,181	29,432	(86)	(51,709)	34,085	(252)
- Reversal of deferred tax liabilities	B	-	-	-	96,328	-	n.m.
Cash flow hedges:							
- Fair value (losses)/gains		(725)	111	(753)	197	277	(29)
- Transfer to income statement		72	(72)	200	(21)	(179)	88
Currency translation differences arising from consolidation of foreign operations	C	(16,105)	4,222	(481)	(4,858)	1,097	(543)
Share of other comprehensive (loss)/income of an associated company		(2,242)	(702)	(219)	1,969	(2,948)	167
Other comprehensive income, net of tax		(14,819)	32,991	(145)	41,906	32,332	30
Total comprehensive income		149,635	264,057	(43)	284,212	418,378	(32)
<u>Attributable to:</u>							
Equity holders of the Company		137,825	242,570	(43)	268,381	363,213	(26)
Non-controlling interests		11,810	21,487	(45)	15,831	55,165	(71)
		149,635	264,057	(43)	284,212	418,378	(32)

n.m. : not meaningful

1(a)(iv) Explanatory Notes to the Consolidated Statement of Comprehensive Income

A Fair value gains/(losses) on available-for-sale financial assets

The quoted available-for-sale financial assets are stated at their fair values based on the quoted closing bid prices as at the reporting date. The increase in value for the second quarter ended 30 June 2015 was due to the increase in the closing bid prices of the relevant quoted equity shares from the previous quarter.

B Reversal of deferred tax liabilities

The deferred tax liability previously provided on the fair value gains of current available-for-sale financial assets as at 31 December 2014 amounting to \$96.3 million have been reversed following the agreement with Inland Revenue Authority of Singapore that these assets are non-trading in nature.

C Currency translation differences arising from consolidation of foreign operations

The currency translation differences arose mainly from the translation of the net assets of the Group's foreign subsidiaries which are denominated in USD, AUD, RMB, MYR, VND and GBP.

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.

	Note	The Group		The Company	
		30.06.15 \$'000	31.12.14 \$'000	30.06.15 \$'000	31.12.14 \$'000
ASSETS					
Current assets					
Cash and bank balances		265,813	286,506	1,918	2,849
Trade and other receivables	A	160,349	247,557	12,118	46,936
Derivative financial instrument		100	35	-	-
Developed properties held for sale		44,062	51,354	-	-
Development properties		1,619,245	1,663,857	-	-
Inventories		663	802	-	-
Available-for-sale financial assets	B	-	648,514	-	648,514
Other assets		19,794	19,261	590	213
Current income tax assets		115	98	-	-
		2,110,141	2,917,984	14,626	698,512
Non-current assets					
Trade and other receivables		69,922	77,374	705,307	782,512
Derivative financial instrument		725	578	-	323
Available-for-sale financial assets	B	937,078	340,272	721,575	111,748
Investments in associated companies		3,172,085	3,104,327	163,237	162,259
Investments in joint venture companies		69,650	57,232	-	-
Investments in subsidiaries		-	-	1,800,714	1,800,714
Investment properties	C	4,141,180	4,080,214	420,700	409,800
Property, plant and equipment		1,226,230	1,241,180	1,120	1,349
Intangibles		24,224	25,677	180	318
Deferred income tax assets		4,157	3,623	-	-
		9,645,251	8,930,477	3,812,833	3,269,023
Total assets		11,755,392	11,848,461	3,827,459	3,967,535
LIABILITIES					
Current liabilities					
Trade and other payables	D	227,148	281,731	372,532	325,472
Current income tax liabilities		55,919	75,216	2,785	3,499
Bank loans	E	924,945	1,116,665	178,678	336,940
2.493% unsecured fixed rate notes due 2015	F	-	174,938	-	174,938
Finance lease liabilities		270	280	-	-
		1,208,282	1,648,830	553,995	840,849
Non-current liabilities					
Trade and other payables		155,754	153,996	3,563	2,038
Finance lease liabilities		3,613	3,746	-	-
Bank loans		1,632,647	1,603,931	209,958	-
2.5% unsecured fixed rate notes due 2018	F	174,567	-	-	-
3.043% unsecured fixed rate notes due 2017		74,861	74,824	74,861	74,824
Loan from non-controlling shareholder of a subsidiary		59,498	54,158	-	-
Provision for retirement benefits		3,907	3,813	-	-
Deferred income tax liabilities	G	82,482	174,264	3,728	100,118
		2,187,329	2,068,732	292,110	176,980
Total liabilities		3,395,611	3,717,562	846,105	1,017,829
NET ASSETS		8,359,781	8,130,899	2,981,354	2,949,706
Capital & reserves attributable to equity holders of the Company					
Share capital		1,215,896	1,151,512	1,215,896	1,151,512
Reserves		1,019,362	977,032	583,241	524,924
Retained earnings		5,623,416	5,514,185	1,182,217	1,273,270
		7,858,674	7,642,729	2,981,354	2,949,706
Non-controlling interests		501,107	488,170	-	-
TOTAL EQUITY		8,359,781	8,130,899	2,981,354	2,949,706

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. (cont'd)

Explanatory Notes to the Statement of Financial Position

A Current trade and other receivables

Current trade and other receivables have decreased due mainly to 1) the repayment by an associated company of an advance of \$67 million made in end 2014 for a tender deposit; and 2) the receipt of progress instalments from the sale of units in the development project, Spottiswoode Residences.

B Available-for-sale financial assets

Available-for-sale financial assets previously included under current assets have been re-classified to non-current assets following the Group's agreement with the Inland Revenue Authority of Singapore ("IRAS") that these assets are long term investments and non-trading in nature.

C Investment properties

Investment properties are stated at valuation as determined by independent professional valuers at 30 June 2015. It is the practice of the Group to revalue its investment properties half yearly.

D Current trade and other payables

The decrease in trade and other payables arose mainly from payments on development expenditure accrued as at 31 December 2014 for Prince Charles Crescent, The Esplanade Tianjin and Pan Pacific Tianjin.

E Current bank loans

The decrease in current bank loans resulted mainly from 1) the \$67 million repaid by an associated company; and 2) funds received from progress instalments from the sale of units in development projects, Spottiswoode Residences, Seventy Saint Patrick's, Riverbank@Fernvale and Botanique at Bartley.

F 2.493% unsecured fixed rate notes due 2015/2.5% unsecured fixed rate notes due 2018

The 2.493% unsecured fixed rate notes due 2015 of \$175 million was redeemed on 8 May 2015. A new 2.5% unsecured fixed rate notes due 2018 of \$175 million was issued on 20 April 2015 and will mature on 20 April 2018.

G Deferred income tax liabilities

The deferred tax liability previously provided on the fair value gains of current available-for-sale financial assets as at 31 December 2014 amounting to \$96.3 million has been reversed to reserves following the agreement with IRAS that these assets are non-trading in nature.

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

	As at 30.06.15		As at 31.12.14	
	Secured	Unsecured	Secured	Unsecured
	\$'000	\$'000	\$'000	\$'000
Amount repayable in one year or less, or on demand	361,061	564,280	451,548	840,582
Amount repayable after one year	1,027,494	921,398	1,109,960	629,158

Details of any collaterals

The borrowings are secured by bank deposits, mortgages on the borrowing subsidiaries' investment properties, hotel properties, development properties, and/or assignment of all rights and benefits with respect to the properties and/or corporate guarantees from the Company or other group subsidiaries.

- 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 second quarter ended 30 June

	Note	The Group	
		2nd Qtr	2nd Qtr
		<u>2015</u>	<u>2014</u>
		\$'000	\$'000
Cash flows from operating activities			
Net profit		164,454	231,066
Adjustments for:			
Income tax expense		11,250	11,633
Non-cash items		(14,693)	(69,365)
Dividend and interest income		(23,228)	(21,804)
Interest expense		7,394	5,917
Fair value gains on the Group's investment properties		(57,940)	(84,993)
Negative goodwill on acquisition of interests in an associated company		(473)	-
		<u>86,764</u>	<u>72,454</u>
Change in working capital			
Receivables		(9,468)	3,480
Development properties	i	60,045	(330,653)
Inventories		69	(28)
Payables		4,026	3,053
		<u>54,672</u>	<u>(324,148)</u>
Cash generated from/(used in) operations		141,436	(251,694)
Income tax paid		(30,879)	(36,603)
Net cash from/(used in) operating activities		<u>110,557</u>	<u>(288,297)</u>
Cash flows from investing activities			
Redemption of preference shares by an associated company		-	6,275
Liquidation of subsidiaries		-	8
Payments for intangibles		-	(379)
Payments for interest in an associated company		(1,536)	-
Loans to joint venture and associated companies		(70)	(550)
Net proceeds from disposal of property, plant and equipment		40	21
Purchase of property, plant and equipment and investment properties	ii	(13,427)	(24,477)
Interest received		1,517	1,498
Dividends received		24,991	6,215
Net cash from/(used in) investing activities		<u>11,515</u>	<u>(11,389)</u>
Cash flows from financing activities			
Proceeds from shares issued		5,567	2,085
Payments to non-controlling shareholder of a subsidiary for redemption of preference shares		-	(17,210)
Loan from non-controlling shareholder of a subsidiary		1,200	38,899
Repayment of loan from non-controlling shareholder of a subsidiary		-	(17,082)
Proceeds from borrowings	iii	203,727	333,695
Repayment of borrowings	iii	(223,499)	(66,885)
Expenditure relating to bank borrowings		(465)	(2,398)
Interest paid		(14,681)	(11,464)
Dividends paid to equity holders of the Company		(61,515)	(57,134)
Dividends paid to non-controlling interests	iv	(2,893)	(30,972)
Net cash (used in)/from financing activities		<u>(92,559)</u>	<u>171,534</u>
Net increase/(decrease) in cash and cash equivalents		29,513	(128,152)
Cash and cash equivalents at the beginning of the financial period		235,033	428,031
Effects of currency translation on cash and cash equivalents		(2,230)	(776)
Cash and cash equivalents at the end of the financial period	v	<u>262,316</u>	<u>299,103</u>

- 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. (cont'd)

Explanatory Notes to the Consolidated Statement of Cash Flows

i. Development properties

The cash inflow for development properties in the second quarter of 2015 was due mainly to progressive billings of on-going development projects. The cash outflow for the second quarter of 2014 relates mainly to the acquisition of land parcel at Upper Paya Lebar for the development project, Botanique at Bartley.

ii. Purchase of property, plant and equipment and investment properties

Purchases of property, plant and equipment and investment properties arose mainly from expenditure for the on-going improvements to the Group's hotels.

iii. Proceeds from borrowings/Repayment of borrowings

Net proceeds from borrowings in the second quarter of 2014 were mainly from additional loans drawn for the acquisition of land parcel at Upper Paya Lebar.

iv. Dividends paid to non-controlling interests

Dividends paid to non-controlling interests in the second quarter of 2014 were mainly to the non-controlling shareholders of Suasana Sinfoni Sdn Bhd subsequent to its sale of land at Jalan Conlay, Kuala Lumpur, Malaysia.

v. Cash and cash equivalents

For the purposes of the Consolidated Statement of Cash Flows, the cash and cash equivalents comprise the following:

	<u>The Group</u>	
	<u>30.06.15</u>	<u>30.06.14</u>
	\$'000	\$'000
Fixed deposits with financial institutions	168,836	166,127
Cash at bank and on hand	96,977	138,314
Cash and bank balances per Statement of Financial Position	265,813	304,441
Less: Bank deposits pledged as security	(3,497)	(5,338)
Cash and cash equivalents per Consolidated Statement of Cash Flows	<u>262,316</u>	<u>299,103</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 capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Consolidated Statement of Changes in Equity for the second quarter ended 30 June

	Share capital \$'000	Reserves \$'000	Retained earnings \$'000	Non- controlling interests \$'000	Total equity \$'000
The Group					
2015					
Balance at 1 April 2015	1,153,668	1,033,691	5,588,718	492,190	8,268,267
Profit for the period	-	-	152,497	11,957	164,454
Other comprehensive loss for the period	-	(14,672)	-	(147)	(14,819)
Total comprehensive (loss)/income for the period	-	(14,672)	152,497	11,810	149,635
Employee share option scheme					
- value of employee services	-	343	-	-	343
- proceeds from shares issued	5,567	-	-	-	5,567
Dividends	-	-	(118,176)	(2,893)	(121,069)
Issue of shares under scrip dividend scheme	56,661	-	-	-	56,661
Share of an associated company's acquisition of interests from non-controlling shareholders	-	-	377	-	377
Total transactions with owners, recognised directly in equity	62,228	343	(117,799)	(2,893)	(58,121)
Balance at 30 June 2015	1,215,896	1,019,362	5,623,416	501,107	8,359,781
2014					
Balance at 1 April 2014	1,051,063	855,455	4,978,947	497,043	7,382,508
Profit for the period	-	-	211,722	19,344	231,066
Other comprehensive income for the period	-	30,848	-	2,143	32,991
Total comprehensive income for the period	-	30,848	211,722	21,487	264,057
Employee share option scheme					
- value of employee services	-	417	-	-	417
- proceeds from shares issued	2,085	-	-	-	2,085
Dividends	-	-	(154,172)	(30,972)	(185,144)
Issue of shares under scrip dividend scheme	97,038	-	-	-	97,038
Redemption of preference shares held by non-controlling shareholders	-	-	-	(17,210)	(17,210)
Share of an associated company's acquisition of interests from non-controlling shareholders	-	-	123,450	-	123,450
Total transactions with owners, recognised directly in equity	99,123	417	(30,722)	(48,182)	20,636
Balance at 30 June 2014	1,150,186	886,720	5,159,947	470,348	7,667,201

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

Statement of Changes in Equity for the second quarter ended 30 June

	<u>Share capital</u> \$'000	<u>Reserves</u> \$'000	<u>Retained earnings</u> \$'000	<u>Total equity</u> \$'000
The Company				
2015				
Balance at 1 April 2015	1,153,668	579,591	1,269,519	3,002,778
Profit for the period	-	-	30,874	30,874
Other comprehensive income for the period	-	3,307	-	3,307
Total comprehensive income for the period	-	3,307	30,874	34,181
Employee share option scheme				
- value of employee services	-	343	-	343
- proceeds from shares issued	5,567	-	-	5,567
Dividends	-	-	(118,176)	(118,176)
Issue of shares under scrip dividend scheme	56,661	-	-	56,661
Total transactions with owners, recognised directly in equity	62,228	343	(118,176)	(55,605)
Balance at 30 June 2015	1,215,896	583,241	1,182,217	2,981,354
2014				
Balance at 1 April 2014	1,051,063	446,951	1,383,587	2,881,601
Profit for the period	-	-	30,242	30,242
Other comprehensive income for the period	-	21,333	-	21,333
Total comprehensive income for the period	-	21,333	30,242	51,575
Employee share option scheme				
- value of employee services	-	417	-	417
- proceeds from shares issued	2,085	-	-	2,085
Dividends	-	-	(154,172)	(154,172)
Issue of shares under scrip dividend scheme	97,038	-	-	97,038
Total transactions with owners, recognised directly in equity	99,123	417	(154,172)	(54,632)
Balance at 30 June 2014	1,150,186	468,701	1,259,657	2,878,544

- 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 for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

During the quarter ended 30 June 2015, the changes in the issued share capital of the Company were as follows:

	Number of Ordinary Shares
Issued share capital as at 1 April 2015	787,649,153
Issue of ordinary shares arising from the exercise of:	
2007 Options at exercise price of S\$4.91 per share	100,000
2008 Options at exercise price of S\$3.68 per share	70,000
2011 Options at exercise price of S\$4.62 per share	42,000
2012 Options at exercise price of S\$5.40 per share	209,000
2013 Options at exercise price of S\$6.55 per share	245,000
2014 Options at exercise price of S\$6.10 per share	310,000
Ordinary shares issued upon exercise of options	976,000
Issue of shares under scrip dividend scheme	7,554,850
Issued share capital as at 30 June 2015	<u>796,180,003</u>

As at 30 June 2015, there were 4,641,000 (30.6.2014: 5,135,000) ordinary shares which may be issued upon the exercise of options under the UOL 2000 Share Option Scheme and UOL 2012 Share Option Scheme.

The Company did not hold any treasury shares as of 30 June 2015 and 30 June 2014.

- 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.

	The Company	
	30.06.15	31.12.14
Total number of issued shares, excluding treasury shares	796,180,003	787,226,153

- 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.

Not applicable.

- 2 Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard).

The figures have neither been audited nor reviewed by the Company's auditors.

- 3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of 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 stated in Note 5, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those of the audited financial statements for the financial year ended 31 December 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.

On 1 January 2015, the Group adopted the new or amended Financial Reporting Standards ("FRS") that are mandatory for application from that date. The following are the amended FRS that are relevant to the Group:

Amendments to FRS 19	Defined Benefit Plans: Employee Contributions
Amendments to FRS 102	Share-based Payment
Amendments to FRS 103	Business Combinations
Amendments to FRS 108	Operating Segments
Amendments to FRS 16	Property, Plant and Equipment
Amendments to FRS 24	Related Party Disclosures
Amendments to FRS 38	Intangible Assets
Amendments to FRS 113	Fair Value Measurement
Amendments to FRS 40	Investment Property

The adoption of the above FRS did not result in any substantial change to the Group's accounting policies nor any significant impact on the financial statements.

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.

	The Group	
	2nd Qtr 2015	2nd Qtr 2014
Earnings per ordinary share for the period		
(i) Based on weighted average number of ordinary shares in issue	cents 19.36	cents 27.45
(ii) On a fully diluted basis	cents 19.33	cents 27.42

Earnings per share is calculated by reference to the weighted average number of ordinary shares in issue during the financial period.

For the purposes of calculating diluted earnings per share, the weighted average number of shares in issue is adjusted to take into account the dilutive effect arising from the outstanding options granted to employees, where such shares would have been issued at a price lower than market value.

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

	The Group		The Company	
	30.06.15	31.12.14	30.06.15	31.12.14
Net asset value per ordinary share	\$9.87	\$9.71	\$3.74	\$3.75
Net tangible asset backing per ordinary share	\$9.84	\$9.68	\$3.74	\$3.75

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Revenue

Group revenue in the second quarter of 2015 increased by \$128.6 million or 60% to \$342.2 million from \$213.6 million in the corresponding period of 2014 due mainly to progressive recognition of revenue for units sold in development projects, Katong Regency, Seventy Saint Patrick's, Riverbank@Fernvale and Botanique at Bartley. Revenue from property investments increased with contribution from OneKM mall which opened in the last quarter of 2014. Revenue from hotel operations was lower due mainly to the decline in revenue from Pan Pacific Perth, PARKROYAL Kuala Lumpur and PARKROYAL Yangon.

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on. (cont'd)

Gross profit margin

Gross profit margin was lower at 40% for the second quarter of 2015 in comparison with 56% in the previous corresponding period due mainly to higher revenue from property development which has higher cost margins.

Miscellaneous income

The higher miscellaneous income arose mainly from 1) compensation received for the early termination of leases by a tenant at Novena Square; and 2) advertising and promotion funds received from tenants at OneKM which opened in the last quarter of 2014.

Expenses

The increase in marketing and distribution expenses of \$7.9 million was attributed mainly to the sales launch of Botanique at Bartley in April 2015, the on-going sales of units in Seventy Saint Patrick's and the marketing and related expenses of OneKM and Pan Pacific Tianjin which opened in the last quarter of 2014. Finance expenses have decreased as exchange movements on the Group's borrowings in US Dollars to fund its investments in the People's Republic of China resulted in currency exchange gains in the current quarter in comparison with currency exchange losses in the previous corresponding quarter. Administrative and other operating expenses have increased with the inclusion of expenses for OneKM and Pan Pacific Tianjin and higher maintenance contributions for Novena Square.

Joint venture companies

The share of profit of joint venture companies has decreased with lower contribution from development project, Archipelago.

Profit & Loss

Second quarter ended 30 June 2015/2014

The pre-tax profit before fair value and other gains for the second quarter of 2015 was \$114.9 million compared to the profit of \$105.3 million for the second quarter of 2014 with the 9% increase attributed mainly to higher profit from property development.

The Group recorded a pre-tax profit of \$175.7 million, a decrease of 28% from the profit of \$242.7 million in the corresponding period of 2014 as there were lower fair value gains from investment properties of the Group and associated companies. Profit after tax and non-controlling interest was \$152.5 million, a decrease of 28% from the profit of \$211.7 million in the corresponding period of 2014.

Six Months Ended 30 June 2015/2014

The pre-tax profit before fair value and other gains was \$203.8 million, a decrease of 29% from the profit of \$288.9 million in 2014. The decrease was attributed mainly to the recognition of one-time pre-tax profit of \$98.4 million from the sale of the land at Jalan Conlay in the six months ended 30 June 2014.

With lower attributable fair value and other gains of \$54.5 million recognised for the six months ended 30 June 2015 in comparison with \$128.7 million in the previous corresponding period, profit after tax and non-controlling interest was \$226.7 million or a 32% decrease from the profit of \$332.5 million in 2014.

Net tangible asset and gearing

The Group shareholders' funds increased from \$7.6 billion as at 31 December 2014 to \$7.9 billion as at 30 June 2015 due mainly to 1) profits recognised in the first half of 2015; and 2) the reversal of \$96.3 million in deferred tax liabilities previously provided on the fair value gains of current available-for-sale financial assets. Consequently the net tangible asset per ordinary share of the Group increased to \$9.84 as at 30 June 2015 from \$9.68 as at 31 December 2014.

The Group's gearing ratio improved from 0.34 as at 31 December 2014 to 0.31 as at 30 June 2015 with repayments of Group borrowings coupled with the effects of increase in total equity.

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

Nil.

10 A commentary at the date of this announcement of the 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.

Singapore's GDP growth moderated to 1.8% on a year-on-year basis in the second quarter of 2015. The lacklustre demand and build-up of supply will be a drag on Singapore's private residential market. Office rentals are expected to remain stable for the rest of the year but could come under pressure in 2016 as more supply come onstream. Rising vacancies and an increase in supply will continue to put pressure on retail rents.

Latest statistics from the Singapore Tourism Board indicate that during the period from January to May 2015, revenue per available room ("Revpar") for Singapore's hotels declined by 7.2% compared to the same period last year. Revpar for hotels in Singapore is expected to remain under pressure on the back of slowing visitor arrivals and increase in hotel room supply. Outside Singapore, the outlook of the Group's hospitality business is expected to remain challenging.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Name of dividend	:	N.A.
Dividend Type	:	N.A.
Dividend Rate	:	NIL
Tax Rate	:	N.A.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Name of dividend	:	N.A.
Dividend Type	:	N.A.
Dividend Rate	:	NIL
Tax Rate	:	N.A.

(c) Date payable : N.A.

(d) Books closure date : N.A.

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

No dividend has been declared or recommended for the second quarter ended 30 June 2015.

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 has not obtained a general mandate from shareholders for Interested Person Transactions.

CONFIRMATION BY DIRECTORS

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited consolidated financial results for the six months / second quarter ended 30 June 2015 to be false or misleading.

BY ORDER OF THE BOARD

Foo Thiam Fong Wellington
Company Secretary
12 August 2015