

UNAUDITED THIRD 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					
		Third Quarter Ended 30 September			Nine Months Ended 30 September		
		2015	2014	+ / (-)	2015	2014	+ / (-)
		\$'000	\$'000	%	\$'000	\$'000	%
Revenue	A	353,988	433,542	(18)	934,484	1,055,935	(12)
Cost of sales		(217,294)	(301,179)	(28)	(553,871)	(602,743)	(8)
Gross profit		136,694	132,363	3	380,613	453,192	(16)
Other income							
- Finance income		1,598	1,346	19	4,462	4,177	7
- Miscellaneous income		3,424	2,961	16	13,382	9,670	38
Expenses							
- Marketing and distribution	B	(16,524)	(10,140)	63	(46,048)	(35,724)	29
- Administrative		(19,705)	(18,425)	7	(59,246)	(54,404)	9
- Finance	C	(12,847)	(5,314)	142	(30,330)	(21,285)	42
- Other operating		(21,787)	(20,298)	7	(62,393)	(57,115)	9
Share of profit of associated companies excluding fair value gains of associated companies' investment properties		34,479	30,729	12	96,214	83,945	15
Share of profit of joint venture companies		10,272	9,050	14	22,690	28,687	(21)
Profit before fair value and other gains and income tax		115,604	122,272	(5)	319,344	411,143	(22)
Other gains	D	2,886	2,034	42	4,083	9,519	(57)
Fair value gains on associated companies' investment properties		-	-	-	2,371	52,455	(95)
Fair value gains on the Group's investment properties		-	-	-	57,940	84,993	(32)
Profit before income tax	E	118,490	124,306	(5)	383,738	558,110	(31)
Income tax expense	F	(13,717)	(15,773)	(13)	(36,740)	(63,531)	(42)
Net profit		104,773	108,533	(3)	346,998	494,579	(30)
<u>Attributable to:</u>							
Equity holders of the Company		100,828	102,567	(2)	327,556	435,114	(25)
Non-controlling interests		3,945	5,966	(34)	19,442	59,465	(67)
		104,773	108,533	(3)	346,998	494,579	(30)
The above net profit attributable to equity holders of the Company can be analysed as follows:							
Attributable profit before fair value and other gains		97,942	100,533	(3)	270,149	304,412	(11)
Other gains		2,886	2,034	42	4,083	9,519	(57)
Fair value gains on investment properties including those of associated companies		-	-	-	53,324	121,183	(56)
Net attributable profit		100,828	102,567	(2)	327,556	435,114	(25)

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

	The Group					
	Third Quarter Ended 30 September			Nine Months Ended 30 September		
	2015	2014	+ / (-)	2015	2014	+ / (-)
	\$'000	\$'000	%	\$'000	\$'000	%
A <u>Revenue</u>						
Revenue from property development (See footnote 1 below)	174,008	260,860	(33)	413,697	545,343	(24)
Revenue from property investments	56,368	48,801	16	164,443	145,110	13
Gross revenue from hotel ownership and operations	105,583	110,144	(4)	306,821	321,860	(5)
Revenue from hotel and other management services	4,869	5,245	(7)	14,652	14,824	(1)
Dividend income from available-for-sale financial assets	13,160	8,492	55	34,871	28,798	21
	353,988	433,542	(18)	934,484	1,055,935	(12)
B <u>Marketing and distribution expense</u>						
Advertising and promotion	6,347	4,447	43	17,696	14,460	22
Marketing and distribution payroll and related expenses	4,569	4,138	10	13,612	11,829	15
Sales commissions	3,631	673	440	9,243	7,165	29
Showflat expenses	1,977	882	124	5,497	2,270	142
	16,524	10,140	63	46,048	35,724	29
C <u>Finance expense</u>						
Bank facility fees	1,011	876	15	2,752	2,608	6
Interest expense	15,131	11,579	31	42,847	34,101	26
Less: borrowing costs capitalised	(8,273)	(7,177)	15	(23,509)	(18,532)	27
Currency exchange losses (net)	4,978	36	n.m.	8,240	3,108	165
	12,847	5,314	142	30,330	21,285	42
D <u>Other gains</u>						
Negative goodwill on acquisition of interests in an associated company	2,886	2,034	42	3,407	2,187	56
Gain on liquidation of an available-for-sale financial asset	-	-	-	676	7,332	(91)
	2,886	2,034	42	4,083	9,519	(57)

n.m. : not meaningful

- ¹ Revenue from property development for the third quarter of 2014 included \$212.2 million from The Esplanade, Tianjin which was recognised on a completed contract basis and the revenue for nine months ended 30 September 2014 also included a one-time property development revenue of \$220.4 million (RM568 million) from the sale of land at Jalan Conlay, Kuala Lumpur.

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

	The Group					
	Third Quarter Ended 30 September			Nine Months Ended 30 September		
	2015	2014	+ / (-)	2015	2014	+ / (-)
	\$'000	\$'000	%	\$'000	\$'000	%
E <u>Profit before income tax</u> Profit before income tax is stated after charging: Depreciation and amortisation (See footnote 2 below)	17,161	14,443	19	51,387	43,382	18
F <u>Income tax expense</u> Tax expense attributable to profit is made up of:						
- Profit for the financial year:						
Current income tax						
- Singapore	8,034	7,282	10	22,907	22,124	4
- Foreign (See footnote 3 below)	1,705	6,383	(73)	4,648	35,816	(87)
- Withholding tax paid	147	218	(33)	402	509	(21)
Deferred income tax						
- fair value (loss)/gains of investment properties	-	-	-	(975)	1,425	(168)
- others	3,817	1,920	99	9,684	3,497	177
	13,703	15,803	(13)	36,666	63,371	(42)
- (Over)/under provision in prior financial years:						
Current income tax						
- Singapore	(8)	2	(500)	52	82	(37)
- Foreign	22	(32)	169	22	78	(72)
	13,717	15,773	(13)	36,740	63,531	(42)

n.m. : not meaningful

² Depreciation and amortisation have increased by \$2.7 million in the third quarter of 2015 mainly from depreciation on Pan Pacific Tianjin which opened in the fourth quarter of 2014.

³ The higher foreign income tax expense in the third quarter of 2014 resulted from tax on the profit recognised upon the completion of The Esplanade, Tianjin and the foreign income tax expense for the nine months ended 30 September 2014 also included the 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					
		Third Quarter Ended 30 September			Nine Months Ended 30 September		
		2015	2014	+ / (-)	2015	2014	+ / (-)
		\$'000	\$'000	%	\$'000	\$'000	%
Net profit		104,773	108,533	(3)	346,998	494,579	(30)
Other comprehensive (loss)/income:							
Available-for-sale financial assets:							
- Fair value (losses)/gains	A	(170,513)	(2,117)	n.m.	(222,222)	31,968	(795)
- Reversal of deferred tax liabilities	B	-	-	-	96,328	-	n.m.
Cash flow hedges:							
- Fair value (losses)/gains		(1,451)	67	n.m.	(1,255)	344	(465)
- Transfer to income statement		115	(36)	419	94	(214)	144
Currency translation differences arising from consolidation of foreign operations	C	(11,766)	2,755	(527)	(16,624)	3,851	(532)
Share of other comprehensive income/(loss) of an associated company		3,220	2,816	14	5,189	(132)	n.m.
Other comprehensive (loss)/income, net of tax		(180,395)	3,485	n.m.	(138,490)	35,817	(487)
Total comprehensive (loss)/income		(75,622)	112,018	(168)	208,508	530,396	(61)
<u>Attributable to:</u>							
Equity holders of the Company		(79,584)	105,566	(175)	188,797	468,779	(60)
Non-controlling interests		3,962	6,452	(39)	19,711	61,617	(68)
		(75,622)	112,018	(168)	208,508	530,396	(61)

n.m. : not meaningful

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

A Fair value (losses)/gains 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 decrease in value for the third quarter ended 30 September 2015 was due to the decrease 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 has 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	
		30.09.15 \$'000	31.12.14 \$'000	30.09.15 \$'000	31.12.14 \$'000
ASSETS					
Current assets					
Cash and bank balances		287,310	286,506	1,217	2,849
Trade and other receivables	A	287,833	247,557	3,569	46,936
Derivative financial instrument		63	35	-	-
Developed properties held for sale		43,546	51,354	-	-
Development properties	B	1,473,553	1,663,857	-	-
Inventories		656	802	-	-
Available-for-sale financial assets	C	-	648,514	-	648,514
Other assets		22,008	19,261	570	213
Current income tax assets		91	98	-	-
		2,115,060	2,917,984	5,356	698,512
Non-current assets					
Trade and other receivables		70,047	77,374	776,905	782,512
Derivative financial instrument		1,291	578	-	323
Available-for-sale financial assets	C	766,565	340,272	593,069	111,748
Investments in associated companies		3,221,096	3,104,327	163,237	162,259
Investments in joint venture companies		79,922	57,232	-	-
Investments in subsidiaries		-	-	1,800,714	1,800,714
Investment properties	D	4,135,469	4,080,214	420,700	409,800
Property, plant and equipment		1,212,819	1,241,180	1,119	1,349
Intangibles		24,045	25,677	97	318
Deferred income tax assets		4,244	3,623	364	-
		9,515,498	8,930,477	3,756,205	3,269,023
Total assets		11,630,558	11,848,461	3,761,561	3,967,535
LIABILITIES					
Current liabilities					
Trade and other payables	E	219,357	281,731	381,222	325,472
Current income tax liabilities		33,552	75,216	1,621	3,499
Bank loans	F	821,464	1,116,665	221,065	336,940
2.493% unsecured fixed rate notes due 2015	G	-	174,938	-	174,938
Finance lease liabilities		260	280	-	-
		1,074,633	1,648,830	603,908	840,849
Non-current liabilities					
Trade and other payables		157,375	153,996	3,261	2,038
Finance lease liabilities		3,478	3,746	-	-
Bank loans	F	1,706,019	1,603,931	214,841	-
2.5% unsecured fixed rate notes due 2018	G	174,606	-	-	-
3.043% unsecured fixed rate notes due 2017		74,880	74,824	74,880	74,824
Derivative financial instrument		2,140	-	2,140	-
Loan from non-controlling shareholder of a subsidiary		62,168	54,158	-	-
Provision for retirement benefits		3,693	3,813	-	-
Deferred income tax liabilities	H	86,887	174,264	3,702	100,118
		2,271,246	2,068,732	298,824	176,980
Total liabilities		3,345,879	3,717,562	902,732	1,017,829
NET ASSETS		8,284,679	8,130,899	2,858,829	2,949,706
Capital & reserves attributable to equity holders of the Company					
Share capital		1,216,024	1,151,512	1,216,024	1,151,512
Reserves		839,291	977,032	453,301	524,924
Retained earnings		5,724,295	5,514,185	1,189,504	1,273,270
		7,779,610	7,642,729	2,858,829	2,949,706
Non-controlling interests		505,069	488,170	-	-
TOTAL EQUITY		8,284,679	8,130,899	2,858,829	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

The increase in current trade and other receivables was due mainly to the recognition of receivables for the balance of payments for Katong Regency upon the receipt of temporary occupation permit during the quarter.

B Development properties

The decrease in development properties from the balance as of 31 December 2014 resulted mainly from 1) the completion of Katong Regency ; and 2) progressive billings for on-going development projects.

C 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.

D 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.

E Current trade and other payables

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

F Current and non-current bank loans

The net decrease in current and non-current bank loans resulted mainly from 1) a repayment of \$67 million which was advanced to an associated company for a tender deposit in end 2014; 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 which were used to repay bank loans.

G 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.

H 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 30.09.15		As at 31.12.14	
	Secured	Unsecured	Secured	Unsecured
	\$'000	\$'000	\$'000	\$'000
Amount repayable in one year or less, or on demand	119,153	702,461	451,548	840,582
Amount repayable after one year	1,096,836	928,823	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 third quarter ended 30 September

	Note	The Group	
		3rd Qtr	3rd Qtr
		<u>2015</u>	<u>2014</u>
		\$'000	\$'000
Cash flows from operating activities			
Net profit		104,773	108,533
Adjustments for:			
Income tax expense		13,717	15,773
Non-cash items		(20,394)	(33,640)
Dividend and interest income		(14,758)	(9,838)
Interest expense		7,869	5,278
Negative goodwill on acquisition of interests in an associated company		(2,886)	(2,034)
		<u>88,321</u>	<u>84,072</u>
Change in working capital			
Receivables	i	(81,904)	133,317
Development properties	ii	46,944	(526,703)
Derivative financial instrument		-	326
Inventories		6	(20)
Payables	iii	58,888	(188,024)
		<u>23,934</u>	<u>(581,104)</u>
Cash generated from/(used in) operations		112,255	(497,032)
Income tax paid		(29,302)	(42,813)
Net cash from/(used in) operating activities		<u>82,953</u>	<u>(539,845)</u>
Cash flows from investing activities			
Liquidation of subsidiaries		-	(16)
Payments for intangibles		(561)	-
Payments for interest in an associated company		(9,862)	(8,651)
Loans to a joint venture company and an associated company		(1,375)	(650)
Net proceeds from disposal of property, plant and equipment		148	41
Purchase of property, plant and equipment and investment properties	iv	(12,632)	(22,971)
Interest received		1,598	1,336
Dividends received		15,200	10,532
Net cash used in investing activities		<u>(7,484)</u>	<u>(20,379)</u>
Cash flows from financing activities			
Proceeds from shares issued		128	613
Net proceeds from issue of shares to non-controlling shareholders of subsidiaries		-	300
Payments to non-controlling shareholders for purchase of shares in subsidiaries		-	(774)
Loan from non-controlling shareholder of a subsidiary		2,670	14,659
Repayment of 2.5% unsecured fixed rate notes due 2014		-	(300,000)
Proceeds from borrowings	v	178,894	979,771
Repayment of borrowings	v	(219,536)	(149,326)
Expenditure relating to bank borrowings		(1,432)	(2,892)
Interest paid		(13,401)	(12,697)
Dividends paid to non-controlling interests		-	(360)
Net cash (used in)/from financing activities		<u>(52,677)</u>	<u>529,294</u>
Net increase/(decrease) in cash and cash equivalents		<u>22,792</u>	<u>(30,930)</u>
Cash and cash equivalents at the beginning of the financial period		262,316	299,105
Effects of currency translation on cash and cash equivalents		(1,501)	2,537
Cash and cash equivalents at the end of the financial period	vi	<u>283,607</u>	<u>270,712</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. Receivables

The cashflow movement in the third quarter of 2015 was due mainly to progressive billings of development projects including Katong Regency which obtained its temporary occupation permit ("TOP") during the quarter. The movement for the corresponding quarter in 2014 arose from a decrease in receivables when the deposit of \$115.8 million for the successful tender of land at Prince Charles Crescent was capitalised to development properties.

ii. Development properties

The cash inflow for development properties in the third quarter of 2015 arose mainly from the receipt of TOP of Katong Regency while the cash outflow in the third quarter of 2014 relates mainly to the acquisition of the two land parcels at Prince Charles Crescent and Bishopsgate, London.

iii. Payables

The increase in the third quarter of 2015 was due mainly to higher accrued expenditure on development projects. The movement in the third quarter of 2014 included an amount of \$212.2 million relating to revenue recognition from sales proceeds received in advance for the sale of residential and office units in The Esplanade, Tianjin upon the completion of the development during the quarter. The sales proceeds received in advance were previously recognised as a payable until the completion of the project as the project is accounted for using the completed contract method.

iv. 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.

v. Proceeds from borrowings/Repayment of borrowings

Net repayments from borrowings during the quarter were mainly from funds received from the progress billings of the Group's development projects. Proceeds from borrowings in the third quarter of 2014 were mainly for the acquisition of land parcels at Prince Charles Crescent and Bishopsgate, London.

vi. Cash and cash equivalents

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

	The Group	
	<u>30.09.15</u>	<u>30.09.14</u>
	\$'000	\$'000
Fixed deposits with financial institutions	156,656	149,025
Cash at bank and on hand	130,654	127,117
Cash and bank balances per Statement of Financial Position	287,310	276,142
Less: Bank deposits pledged as security	(3,703)	(5,430)
Cash and cash equivalents per Consolidated Statement of Cash Flows	<u>283,607</u>	<u>270,712</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 third quarter ended 30 September

<u>The Group</u>	<u>Share capital</u>	<u>Reserves</u>	<u>Retained earnings</u>	<u>Non-controlling interests</u>	<u>Total equity</u>
	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
2015					
Balance at 1 July 2015	1,215,896	1,019,362	5,623,416	501,107	8,359,781
Profit for the period	-	-	100,828	3,945	104,773
Other comprehensive (loss)/income for the period	-	(180,412)	-	17	(180,395)
Total comprehensive (loss)/income for the period	-	(180,412)	100,828	3,962	(75,622)
Employee share option scheme					
- value of employee services	-	341	-	-	341
- proceeds from shares issued	128	-	-	-	128
Share of an associated company's acquisition of interests from non-controlling shareholders	-	-	51	-	51
Total transactions with owners, recognised directly in equity	128	341	51	-	520
Balance at 30 September 2015	<u>1,216,024</u>	<u>839,291</u>	<u>5,724,295</u>	<u>505,069</u>	<u>8,284,679</u>
2014					
Balance at 1 July 2014	1,150,186	886,720	5,159,947	470,348	7,667,201
Profit for the period	-	-	102,567	5,966	108,533
Other comprehensive income for the period	-	2,999	-	486	3,485
Total comprehensive income for the period	-	2,999	102,567	6,452	112,018
Employee share option scheme					
- value of employee services	-	373	-	-	373
- proceeds from shares issued	613	-	-	-	613
Dividends	-	-	-	(360)	(360)
Acquisition of interests from non-controlling shareholders	-	-	821	(1,595)	(774)
Issue of shares to non-controlling shareholders	-	-	-	300	300
Liquidation of subsidiaries	-	-	-	(19)	(19)
Share of an associated company's acquisition of interests from non-controlling shareholders	-	-	4,435	-	4,435
Total transactions with owners, recognised directly in equity	613	373	5,256	(1,674)	4,568
Balance at 30 September 2014	<u>1,150,799</u>	<u>890,092</u>	<u>5,267,770</u>	<u>475,126</u>	<u>7,783,787</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. (cont'd)

Statement of Changes in Equity for the third quarter ended 30 September

<u>The Company</u>	<u>Share capital</u>	<u>Reserves</u>	<u>Retained earnings</u>	<u>Total equity</u>
	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
2015				
Balance at 1 July 2015	1,215,896	583,241	1,182,217	2,981,354
Profit for the period	-	-	7,287	7,287
Other comprehensive loss for the period	-	(130,281)	-	(130,281)
Total comprehensive (loss)/income for the period	-	(130,281)	7,287	(122,994)
Employee share option scheme				
- value of employee services	-	341	-	341
- proceeds from shares issued	128	-	-	128
Total transactions with owners, recognised directly in equity	128	341	-	469
Balance at 30 September 2015	<u>1,216,024</u>	<u>453,301</u>	<u>1,189,504</u>	<u>2,858,829</u>
2014				
Balance at 1 July 2014	1,150,186	468,701	1,259,657	2,878,544
Profit for the period	-	-	5,917	5,917
Other comprehensive loss for the period	-	(1,447)	-	(1,447)
Total comprehensive (loss)/income for the period	-	(1,447)	5,917	4,470
Employee share option scheme				
- value of employee services	-	373	-	373
- proceeds from shares issued	613	-	-	613
Total transactions with owners, recognised directly in equity	613	373	-	986
Balance at 30 September 2014	<u>1,150,799</u>	<u>467,627</u>	<u>1,265,574</u>	<u>2,884,000</u>

- 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 September 2015, the changes in the issued share capital of the Company were as follows:

	Number of Ordinary Shares
Issued share capital as at 1 July 2015	796,180,003
Issue of ordinary shares arising from the exercise of:	
2007 Options at exercise price of S\$4.91 per share	2,000
2012 Options at exercise price of S\$5.40 per share	5,000
2014 Options at exercise price of S\$6.10 per share	15,000
Ordinary shares issued upon exercise of options	22,000
Issued share capital as at 30 September 2015	<u>796,202,003</u>

As at 30 September 2015, there were 4,605,000 (30.9.2014: 4,986,000) 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 September 2015 and 30 September 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	
	30.09.15	31.12.14
Total number of issued shares, excluding treasury shares	796,202,003	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	
	3rd Qtr 2015	3rd Qtr 2014
Earnings per ordinary share for the period		
(i) Based on weighted average number of ordinary shares in issue	cents 12.76	cents 13.23
(ii) On a fully diluted basis	cents 12.75	cents 13.21

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	
	30.09.15	31.12.14	30.09.15	31.12.14
Net asset value per ordinary share	\$9.77	\$9.71	\$3.59	\$3.75
Net tangible asset backing per ordinary share	\$9.74	\$9.68	\$3.59	\$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) seasonable 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 third quarter of 2015 decreased by \$79.6 million or 18% to \$354.0 million from \$433.5 million in the corresponding period of 2014 due mainly to the recognition of \$212.2 million of property development revenue on a completed contract basis for The Esplanade, Tianjin in the third quarter of 2014. Revenue from development properties in the current quarter were mainly from 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 arising from refurbishment works at Pan Pacific Perth and PARKROYAL Yangon coupled with the weakness in the Ringgit and Australian Dollar which affected the reported revenue from the Group's hotels in Malaysia and Australia upon translation to Singapore Dollars.

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) seasonable 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 higher at 39% for the third quarter of 2015 in comparison with 31% in the corresponding quarter of 2014 due mainly to lower revenue from property development which has higher cost margins.

Expenses

The increase in marketing and distribution expenses of \$6.4 million was attributed mainly to the expenses relating to on-going sales of units in Botanique at Bartley, Riverbank@Fernvale and Seventy Saint Patrick's and marketing and related expenses of OneKM and Pan Pacific Tianjin which opened in the last quarter of 2014. Finance expenses have increased with higher average borrowing rates on bank loans and unrealised currency exchange losses on the Group's borrowings in US Dollars to fund its investments in the People's Republic of China. Administrative and other operating expenses have increased with the inclusion of expenses for OneKM and Pan Pacific Tianjin.

Associated companies

The higher share of profit of associated companies in the third quarter of 2015 was mainly from United Industrial Corporation Limited which had higher recognition of revenue from its development properties.

Joint venture companies

The share of profit of joint venture companies has increased with higher contribution from development project, Thomson Three.

Profit & Loss

Third quarter ended 30 September 2015/2014

The pre-tax profit before fair value and other gains for the third quarter of 2015 was \$115.6 million compared to the profit of \$122.3 million for the third quarter of 2014 with the decrease attributed mainly to higher marketing and distribution expenses and finance costs.

The Group recorded a pre-tax profit of \$118.5 million, a decrease of 5% from the profit of \$124.3 million in the corresponding period of 2014. Profit after tax and non-controlling interest was \$100.8 million, a decrease of 2% from the profit of \$102.6 million in the corresponding period of 2014.

Nine Months Ended 30 September 2015/2014

The pre-tax profit before fair value and other gains was \$319.3 million, a decrease of 22% or \$91.8 million from the profit of \$411.1 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 nine months ended 30 September 2014.

With lower attributable fair value and other gains of \$57.4 million recognised for the nine months ended 30 September 2015 in comparison with \$130.7 million in the corresponding period of 2014, profit after tax and non-controlling interest was \$327.6 million or a 25% decrease from the profit of \$435.1 million in 2014.

Net tangible asset and gearing

The Group shareholders' funds increased from \$7.6 billion as at 31 December 2014 to \$7.8 billion as at 30 September 2015 due mainly to profits recognised in the first nine months of 2015. Consequently the net tangible asset per ordinary share of the Group increased to \$9.74 as at 30 September 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 September 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 for third quarter 2015 eased to 1.4% on a year-on-year basis from 2.0% in the previous quarter.

Prices of private residential properties fell by 1.3% in third quarter 2015 compared to the previous quarter. However, sales volume during the first nine months in 2015 is similar to the same period in 2014. Overall, buying sentiment is expected to remain muted with interests concentrated on new launches.

Office rentals will face pressure due to impending supply and the slowing economy. Retail rents could soften in view of the tight labour market and competition from on-line shopping.

With the subdued economic outlook and keen competition in the Asia Pacific, performance of the Group's hotels will continue to face pressure.

- 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 third quarter ended 30 September 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 nine months / third quarter ended 30 September 2015 to be false or misleading.

BY ORDER OF THE BOARD

Foo Thiam Fong Wellington
Company Secretary
11 November 2015