

UNAUDITED SECOND QUARTER AND HALF YEAR FINANCIAL STATEMENT ANNOUNCEMENT FOR THE PERIOD ENDED 31 DECEMBER 2016

- 1(a) An income statement (for the Group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group Second Quarter Ended 31/12/2016 31/12/2015 S\$'000 S\$'000			Increase/ (Decrease) %	Group Half Year Ended 31/12/2016 31/12/2015 S\$'000 S\$'000			Increase/ (Decrease) %
Revenue	231,976	239,503		(3)	434,740	679,336		(36)
Cost of sales	(184,559)	(178,653)		3	(344,646)	(474,644)		(27)
Gross profit	<u>47,417</u>	<u>60,850</u>		(22)	<u>90,094</u>	<u>204,692</u>		(56)
Other income	24,765	20,777		19	37,191	582,032		(94)
Administrative expenses	(13,773)	(13,170)		5	(28,299)	(43,775)		(35)
Other expenses	(614)	(7,672)		(92)	(1,988)	(8,382)		(76)
Finance costs	(18,902)	(17,111)		10	(26,492)	(36,159)		(27)
Share of profit/(loss) of associates and joint ventures (net of tax)	44,794	724		N/M	44,675	(223)		N/M
Profit before tax	<u>83,687</u>	<u>44,398</u>		88	<u>115,181</u>	<u>698,185</u>		(84)
Tax expense	(16,066)	(1,563)		N/M	(23,672)	(137,742)		(83)
Profit for the period	<u>67,621</u>	<u>42,835</u>		58	<u>91,509</u>	<u>560,443</u>		(84)
Profit attributable to:								
Equity holders of the Company	57,124	39,033		46	82,768	555,532		(85)
Non-controlling interests	10,497	3,802		176	8,741	4,911		78
	<u>67,621</u>	<u>42,835</u>		58	<u>91,509</u>	<u>560,443</u>		(84)

N/M : Not meaningful.

1(a)(i) Breakdown and explanatory notes to the income statement:-

	Group			Group		
	Second Quarter Ended	31/12/2015	Increase/	Half Year Ended	31/12/2015	Increase/
	31/12/2016	S\$'000	(Decrease)	31/12/2016	S\$'000	(Decrease)
			%			%
Interest income	3,712	5,435	(32)	7,556	7,577	-
Depreciation of property, plant and equipment	(1,423)	(1,535)	(7)	(2,937)	(3,362)	(13)
Net fair value gain/(loss) on derivative financial instruments	3,977	(7,075)	N/M	8,842	(6,097)	N/M
Net foreign exchange gain	15,482	13,960	11	18,091	19,918	(9)
Fair value gain from investment properties	-	144	(100)	-	5,146	(100)
Gain on disposal of interests in subsidiaries	-	-	-	-	546,339	(100)

N/M : Not meaningful.

The gain on disposal of interests in subsidiaries for the half year ended 31 December 2015 was the finalised balance subsequent to the audit for the year ended 30 June 2016.

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.

	Group As At		Company As At	
	31/12/2016 S\$'000	30/06/2016 S\$'000	31/12/2016 S\$'000	30/06/2016 S\$'000
Non-current assets				
Property, plant and equipment	536,221	494,780	-	-
Investment properties	2,796,953	2,711,193	-	-
Subsidiaries	-	-	1,927,579	2,001,613
Associates and joint ventures	473,661	427,945	-	-
Other receivables, including derivatives	60	84	-	-
Other investments	781	603	-	-
Deferred tax assets	28,446	29,500	-	-
	3,836,122	3,664,105	1,927,579	2,001,613
Current assets				
Inventories	3,379,964	2,410,452	-	-
Trade and other receivables, including derivatives	307,942	401,799	9	7
Cash and cash equivalents	1,188,169	1,430,249	125	231
	4,876,075	4,242,500	134	238
Total assets	8,712,197	7,906,605	1,927,713	2,001,851
Equity				
Share capital	1,926,053	1,926,053	1,926,053	1,926,053
Reserves	1,356,265	1,350,094	(56,213)	44,426
Equity attributable to ordinary equity holders of the Company	3,282,318	3,276,147	1,869,840	1,970,479
Non-controlling interests	169,408	166,059	-	-
Total equity	3,451,726	3,442,206	1,869,840	1,970,479
Non-current liabilities				
Other payables, including derivatives	320,322	210,012	57,065	30,365
Loans and borrowings	1,686,198	1,708,205	-	-
Deferred tax liabilities	18,550	13,648	-	-
	2,025,070	1,931,865	57,065	30,365
Current liabilities				
Trade and other payables, including derivatives	362,179	339,384	730	929
Loans and borrowings	2,811,146	2,122,091	-	-
Current tax liabilities	62,076	71,059	78	78
	3,235,401	2,532,534	808	1,007
Total liabilities	5,260,471	4,464,399	57,873	31,372
Total equity and liabilities	8,712,197	7,906,605	1,927,713	2,001,851

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

Amount repayable in one year or less, or on demand

As at 31/12/2016 (S\$'000)		As at 30/06/2016 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
1,707,314	1,103,832	1,611,763	510,328

Amount repayable after one year

As at 31/12/2016 (S\$'000)		As at 30/06/2016 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
1,053,152	633,046	800,075	908,130

Details of any collateral

The Group's assets pledged/mortgaged to secure loan facilities granted to the Group are as follows:-

	Group As At	
	31/12/2016 S\$'000	30/06/2016 S\$'000
At carrying amounts:-		
Property, plant and equipment	422,945	380,766
Investment properties	2,237,334	2,153,400
Inventories	2,811,608	2,224,018

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

	Group Second Quarter Ended		Group Half Year Ended	
	31/12/2016	31/12/2015	31/12/2016	31/12/2015
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from operating activities				
Profit before tax	83,687	44,398	115,181	698,185
Adjustments for:-				
Depreciation of property, plant and equipment	1,423	1,535	2,937	3,362
Dividend income from equity securities	(13)	(3)	(35)	(3)
Gain on disposal of property, plant and equipment	(1)	(71)	(1)	(189)
Net fair value (gain)/loss on derivative financial instruments	(3,977)	7,075	(8,842)	6,097
Finance costs	18,902	17,111	26,492	36,159
Interest income	(3,712)	(5,435)	(7,556)	(7,577)
Gain on disposal of interests in subsidiaries	-	-	-	(546,339)
Fair value gain from investment properties	-	(144)	-	(5,146)
Share of (profit)/loss of associates and joint ventures (net of tax)	(44,794)	(724)	(44,675)	223
	51,515	63,742	83,501	184,772
Changes in:-				
Inventories	(378,816)	54,420	(953,750)	310,708
Trade and other receivables	8,530	111,374	118,711	243,840
Trade and other payables	9,382	4,973	(25,323)	(67,919)
Balances with holding companies and related corporations	181	494	(4,301)	(1,025)
Cash generated from operating activities	(309,208)	235,003	(781,162)	670,376
Tax paid	(25,691)	(38,602)	(27,311)	(108,040)
Net cash (used in)/from operating activities	(334,899)	196,401	(808,473)	562,336

	Group Second Quarter Ended		Group Half Year Ended	
	31/12/2016	31/12/2015	31/12/2016	31/12/2015
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from investing activities				
Additions to investment properties	(26,821)	(43,137)	(34,629)	(94,509)
Additions to property, plant and equipment	(17,838)	(10,559)	(34,690)	(19,790)
Balances with associates and joint ventures	(53)	57,641	(59)	34,637
Dividends received from associates and joint ventures	-	651	647	651
Dividends received from equity securities	5	3	27	3
Interest received	2,954	5,753	5,811	7,811
Proceeds from disposal of interests in subsidiaries	-	-	-	2,142,299
Proceeds from disposal of property, plant and equipment	9	77	9	266
Net cash (used in)/from investing activities	(41,744)	10,429	(62,884)	2,071,368
Cash flows from financing activities				
Distribution payment for perpetual securities	-	(4,739)	-	(4,739)
Dividends paid	(99,879)	(55,488)	(99,879)	(55,488)
Dividends paid to non-controlling interests	(1,473)	(1,754)	(1,473)	(1,754)
Fixed deposits pledged	-	-	(12,509)	252,123
Interest paid	(24,714)	(48,345)	(58,209)	(90,309)
Proceeds from loans and borrowings	1,211,853	80,369	1,791,425	365,440
Proceeds from loans from non-controlling interests of subsidiaries	105,981	8,600	105,981	13,900
Repayment of loans and borrowings	(761,388)	(92,446)	(1,118,957)	(1,406,720)
Net cash from/(used in) financing activities	430,380	(113,803)	606,379	(927,547)
Net increase/(decrease) in cash and cash equivalents	53,737	93,027	(264,978)	1,706,157
Cash and cash equivalents at beginning of the period	1,111,623	2,031,046	1,429,038	411,152
Exchange differences on translation of balances held in foreign currencies	6,550	(12,758)	7,850	(5,994)
Cash and cash equivalents at end of the period	1,171,910	2,111,315	1,171,910	2,111,315

For the purpose of the consolidated statement of cash flows, cash and cash equivalents exclude cash collaterals and are presented net of bank overdrafts repayable on demand.

For the second quarter ended 31 December 2016, net cash used in operating activities was \$334.9 million as compared to net cash generated of \$196.4 million in the previous corresponding quarter. The cash used in the current quarter was mainly for land acquisition. For financing activities, net cash generated of \$430.4 million during the quarter was mainly from loans and borrowings.

1(d) Consolidated Statement of Comprehensive Income

	Group Second Quarter Ended 31/12/2016 31/12/2015 S\$'000 S\$'000			Group Half Year Ended 31/12/2016 31/12/2015 S\$'000 S\$'000			Increase/ (Decrease) %
Profit for the period	67,621	42,835	58	91,509	560,443	(84)	
Other comprehensive income							
<i>Items that are or may be reclassified subsequently to profit or loss:</i>							
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	18,600	(22,491)	N/M	19,196	(16,689)	N/M	
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	-	-	-	-	(101,996)	(100)	
Net change in fair value of available-for-sale securities	(28)	(315)	(91)	167	(315)	N/M	
Other comprehensive income for the period, net of tax	18,572	(22,806)	N/M	19,363	(119,000)	N/M	
Total comprehensive income for the period, net of tax	86,193	20,029	N/M	110,872	441,443	(75)	
Attributable to:							
Equity holders of the Company	79,511	14,714	N/M	106,050	446,398	(76)	
Non-controlling interests	6,682	5,315	26	4,822	(4,955)	N/M	
Total comprehensive income for the period, net of tax	86,193	20,029	N/M	110,872	441,443	(75)	

N/M : Not meaningful.

- 1(e)(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.

Statement of Changes in Equity for the Half Year ended 31 December 2016 and 31 December 2015

	← Attributable to ordinary equity holders of the Company →					Total S\$'000	Non- Controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Ordinary Equity S\$'000	Perpetual Securities S\$'000			
Group								
At 1 July 2016	1,926,053	(274,740)	1,624,834	3,276,147	-	3,276,147	166,059	3,442,206
Total comprehensive income for the period								
Profit for the period	-	-	82,768	82,768	-	82,768	8,741	91,509
Other comprehensive income								
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	-	23,177	-	23,177	-	23,177	(3,981)	19,196
Net change in fair value of available-for-sale securities	-	105	-	105	-	105	62	167
Total other comprehensive income, net of tax	-	23,282	-	23,282	-	23,282	(3,919)	19,363
Total comprehensive income for the period, net of tax	-	23,282	82,768	106,050	-	106,050	4,822	110,872
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Dividends	-	-	(99,879)	(99,879)	-	(99,879)	(1,473)	(101,352)
Total contributions by and distributions to equity holders	-	-	(99,879)	(99,879)	-	(99,879)	(1,473)	(101,352)
Total transactions with equity holders	-	-	(99,879)	(99,879)	-	(99,879)	(1,473)	(101,352)
At 31 December 2016	1,926,053	(251,458)	1,607,723	3,282,318	-	3,282,318	169,408	3,451,726

* Include reserve for own shares, share option reserve, capital reserve, translation reserve, revaluation reserve, fair value reserve and merger reserve.

Group	← Attributable to ordinary equity holders of the Company →							
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000	Perpetual Securities S\$'000	Total S\$'000	Non-Controlling Interests S\$'000	Total Equity S\$'000
At 1 July 2015	1,926,053	(72,371)	1,082,766	2,936,448	200,295	3,136,743	159,502	3,296,245
Total comprehensive income for the period								
Profit for the period	-	-	555,532	555,532	-	555,532	4,911	560,443
Other comprehensive income								
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	-	(6,872)	-	(6,872)	-	(6,872)	(9,817)	(16,689)
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	-	(101,996)	-	(101,996)	-	(101,996)	-	(101,996)
Net change in fair value of available-for-sale securities	-	(266)	-	(266)	-	(266)	(49)	(315)
Total other comprehensive income, net of tax	-	(109,134)	-	(109,134)	-	(109,134)	(9,866)	(119,000)
Total comprehensive income for the period, net of tax	-	(109,134)	555,532	446,398	-	446,398	(4,955)	441,443
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(4,960)	(4,960)	4,960	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(4,739)	(4,739)	-	(4,739)
Dividends	-	-	(55,488)	(55,488)	-	(55,488)	(1,754)	(57,242)
Total contributions by and distributions to equity holders	-	-	(60,448)	(60,448)	221	(60,227)	(1,754)	(61,981)
Changes in ownership interests in subsidiaries								
Disposal of subsidiaries with non-controlling interests	-	-	-	-	-	-	(1,101)	(1,101)
Total changes in ownership interests in subsidiaries	-	-	-	-	-	-	(1,101)	(1,101)
Total transactions with equity holders	-	-	(60,448)	(60,448)	221	(60,227)	(2,855)	(63,082)
At 31 December 2015	1,926,053	(181,505)	1,577,850	3,322,398	200,516	3,522,914	151,692	3,674,606

* Include reserve for own shares, share option reserve, capital reserve, translation reserve, revaluation reserve, fair value reserve and merger reserve.

	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Equity S\$'000
Company				
At 1 July 2016	1,926,053	(162,047)	206,473	1,970,479
Loss for the period	-	-	(760)	(760)
Total comprehensive income for the period	-	-	(760)	(760)
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(99,879)	(99,879)
Total contributions by and distributions to equity holders	-	-	(99,879)	(99,879)
Total transactions with equity holders	-	-	(99,879)	(99,879)
At 31 December 2016	1,926,053	(162,047)	105,834	1,869,840
At 1 July 2015	1,926,053	(162,047)	193,944	1,957,950
Loss for the period	-	-	(2,181)	(2,181)
Total comprehensive income for the period	-	-	(2,181)	(2,181)
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(55,488)	(55,488)
Total contributions by and distributions to equity holders	-	-	(55,488)	(55,488)
Total transactions with equity holders	-	-	(55,488)	(55,488)
At 31 December 2015	1,926,053	(162,047)	136,275	1,900,281

*Include reserve for own shares and capital reserve.

Statement of Changes in Equity for the Second Quarter ended 31 December 2016 and 31 December 2015

	← Attributable to ordinary equity holders of the Company →					Total S\$'000	Non- Controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000	Perpetual Securities S\$'000			
Group								
At 1 October 2016	1,926,053	(273,845)	1,650,478	3,302,686	-	3,302,686	164,199	3,466,885
Total comprehensive income for the period								
Profit for the period	-	-	57,124	57,124	-	57,124	10,497	67,621
Other comprehensive income								
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	-	22,414	-	22,414	-	22,414	(3,814)	18,600
Net change in fair value of available-for-sale securities	-	(27)	-	(27)	-	(27)	(1)	(28)
Total other comprehensive income, net of tax	-	22,387	-	22,387	-	22,387	(3,815)	18,572
Total comprehensive income for the period, net of tax	-	22,387	57,124	79,511	-	79,511	6,682	86,193
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Dividends	-	-	(99,879)	(99,879)	-	(99,879)	(1,473)	(101,352)
Total contributions by and distributions to equity holders	-	-	(99,879)	(99,879)	-	(99,879)	(1,473)	(101,352)
Total transactions with equity holders	-	-	(99,879)	(99,879)	-	(99,879)	(1,473)	(101,352)
At 31 December 2016	1,926,053	(251,458)	1,607,723	3,282,318	-	3,282,318	169,408	3,451,726

* Include reserve for own shares, share option reserve, capital reserve, translation reserve, revaluation reserve, fair value reserve and merger reserve.

	← Attributable to ordinary equity holders of the Company →							
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000	Perpetual Securities S\$'000	Total S\$'000	Non- Controlling Interests S\$'000	Total Equity S\$'000
Group								
At 1 October 2015	1,926,053	(157,186)	1,596,791	3,365,658	202,769	3,568,427	148,131	3,716,558
Total comprehensive income for the period								
Profit for the period	-	-	39,033	39,033	-	39,033	3,802	42,835
Other comprehensive income								
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	-	(24,053)	-	(24,053)	-	(24,053)	1,562	(22,491)
Net change in fair value of available-for-sale securities	-	(266)	-	(266)	-	(266)	(49)	(315)
Total other comprehensive income, net of tax	-	(24,319)	-	(24,319)	-	(24,319)	1,513	(22,806)
Total comprehensive income for the period, net of tax	-	(24,319)	39,033	14,714	-	14,714	5,315	20,029
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(2,486)	(2,486)	2,486	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(4,739)	(4,739)	-	(4,739)
Dividends	-	-	(55,488)	(55,488)	-	(55,488)	(1,754)	(57,242)
Total contributions by and distributions to equity holders	-	-	(57,974)	(57,974)	(2,253)	(60,227)	(1,754)	(61,981)
Total transactions with equity holders	-	-	(57,974)	(57,974)	(2,253)	(60,227)	(1,754)	(61,981)
At 31 December 2015	1,926,053	(181,505)	1,577,850	3,322,398	200,516	3,522,914	151,692	3,674,606

* Include reserve for own shares, share option reserve, capital reserve, translation reserve, revaluation reserve, fair value reserve and merger reserve.

	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Equity S\$'000
Company				
At 1 October 2016	1,926,053	(162,047)	206,107	1,970,113
Loss for the period	-	-	(394)	(394)
Total comprehensive income for the period	-	-	(394)	(394)
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(99,879)	(99,879)
Total contributions by and distributions to equity holders	-	-	(99,879)	(99,879)
Total transactions with equity holders	-	-	(99,879)	(99,879)
At 31 December 2016	1,926,053	(162,047)	105,834	1,869,840
Company				
At 1 October 2015	1,926,053	(162,047)	191,668	1,955,674
Profit for the period	-	-	95	95
Total comprehensive income for the period	-	-	95	95
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(55,488)	(55,488)
Total contributions by and distributions to equity holders	-	-	(55,488)	(55,488)
Total transactions with equity holders	-	-	(55,488)	(55,488)
At 31 December 2015	1,926,053	(162,047)	136,275	1,900,281

*Include reserve for own shares and capital reserve.

1(e)(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 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. State 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. 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.

**As At
31/12/2016**

- (a) Issued and fully paid ordinary shares (S\$'000):-
At 1 October and 31 December 2016

1,926,053

- (b) There are no outstanding executives share options as at 31 December and 30 September 2016.

**As At
31/12/2016 31/12/2015**

(c) No. of issued ordinary shares	1,183,373,276	1,183,373,276
Less : No. of shares acquired by the Trust for ESOS	(73,604,933)	(73,604,933)
	<u>1,109,768,343</u>	<u>1,109,768,343</u>

The total number of issued ordinary shares excluding shares acquired by the Trust for ESOS as at 31 December and 30 June 2016 is 1,109,768,343.

**As At
31/12/2016**

- (d) No. of shares acquired by the Trust for ESOS:-
At 1 July and 31 December 2016

73,604,933

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

The figures have neither been audited nor reviewed by our 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 Item 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the most recently audited financial statements of the Group for the financial year ended 30 June 2016.

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

The Group adopted various new/revised Financial Reporting Standards ("FRS") which took effect for financial year beginning 1 July 2016. There is no significant financial impact on its financial position or performance from the adoption of these amendments to FRS.

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

	Group Second Quarter Ended		Group Half Year Ended	
	31/12/2016	31/12/2015	31/12/2016	31/12/2015
Earnings per ordinary share for the period based on the Group's profit attributable to equity holders of the Company*:-				
a. Based on weighted average number of ordinary shares in issue after adjusting for the shares held by the Trust for ESOS (cents)	5.15	3.29	7.46	49.61
Weighted average number of ordinary shares ('000)	1,109,768	1,109,768	1,109,768	1,109,768
b. On a fully diluted basis (cents)	5.15	3.29	7.46	49.61
Weighted average number of ordinary shares ('000)	1,109,768	1,109,768	1,109,768	1,109,768

* After deducting accrued distribution for perpetual securities for the second quarter and half year ended 31 December 2015 of \$2,486,000 and \$4,960,000 respectively. There was no distribution for perpetual securities for the current period as the perpetual securities was fully redeemed as at 30 June 2016.

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 financial period reported on; and**
 (b) **immediately preceding financial year.**

	Group		Company	
	As At		As At	
	31/12/2016	30/06/2016	31/12/2016	30/06/2016
	S\$	S\$	S\$	S\$
Net asset value per ordinary share based on existing issued share capital after adjusting for the shares held by the Trust for ESOS	2.96	2.95	1.68	1.78

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.**

(i) **Income statement**

Second Quarter Ended 31 December 2016

The Group recorded profit attributable to equity holders of \$57.1 million for the second quarter ended 31 December 2016, an improvement of 46% as compared to the previous corresponding quarter.

For the current quarter, revenue dropped marginally by 3% to \$232.0 million while gross profit reduced by 22% to \$47.4 million, arising from the different sales mix in the two periods of review. Other income increased by 19% to \$24.8 million mainly due to the fair value gain on foreign exchange hedges in the current quarter. In the previous corresponding quarter, there was a fair value loss on the foreign exchange hedges of \$7.1 million, recorded in other expenses.

Finance costs increased by 10% to \$18.9 million as compared to the previous corresponding quarter. While borrowing costs has reduced during the quarter, this was offset by the lower capitalisation of finance cost with the Temporary Occupation Permit for Guoco Tower, Tanjong Pagar Centre, obtained in October 2016.

Share of profit from associates and joint ventures increased by \$44.1 million in the current quarter. This was due to higher profit contributed by an associate in Malaysia, arising from the completion of its disposal of a parcel of land located in Mukim and District of Sepang, Selangor.

Half Year Ended 31 December 2016

The Group recorded revenue of \$434.7 million for the half year ended 31 December 2016, a decrease of 36% as compared to the previous corresponding period. The lower revenue this period was mainly due to the absence of contribution from the sale of an office block in Shanghai Guoson Centre in the previous corresponding period. Gross profit declined by 56% due to the fall in revenue and lower gross margin arising from change in sales mix in the two periods of review.

As a result of the one-time gain from the disposal of subsidiaries relating to the Dongzhimen project last year, other income for the current period fell by 94% to \$37.2 million. Consequentially, profit attributable to equity holders for the current period decreased by 85% to \$82.8 million. In line with the drop in activity and profitability for the current period, administrative and tax expenses fell 35% and 83% respectively.

(ii) **Statement of financial position**

Equity attributable to ordinary equity holders of the Company as at 31 December 2016 remains relatively unchanged at approximately \$3.28 billion as compared to 30 June 2016. This was because profit recorded for the half year was offset by the \$99.9 million of dividends paid in November 2016.

During the half year ended 31 December 2016, the Group completed the acquisition of a residential site at Martin Place, Singapore, for a bid price of \$595.1 million. In addition, the Group has in November 2016 won the construction land use right for land parcels with land area totalling 48,961 sqm in Chongqing, China for mixed development comprising retail, business and residential at the bid price of RMB3.64 billion. This is a joint venture with Hong Leong Holdings (China) Pte. Ltd. ("HLHC") with HLHC participating 25% of equity interest in the project. Payment for the land parcels will be progressive and is expected to be completed by the end of calendar year 2017. Consequentially, inventories increased by 40% to \$3.38 billion as at 31 December 2016.

The Group has partially financed the new land acquisitions by loans and borrowings in the current period. Mainly due to the financing of the new lands, the Group's total loans and borrowings increased by 17% as compared to 30 June 2016. As at 31 December 2016, the Group's gearing is approximately one time.

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

No forecast was made. The business environment described in item 10 of the Group's results announcement for the first quarter ended 30 September 2016, has not changed.

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.

In Singapore, private residential property prices continue to fall. Flash estimates released by the Urban Redevelopment Authority showed a decline of 0.4% for the 4th quarter 2016, and a decline of 3.0% for full year 2016. While the decline for the full year was smaller than the 3.7% decline recorded in 2015, property consultants do not expect a recovery in home prices in the near term given the muted economic growth outlook and job market uncertainties. Office and mall vacancies have been on the rise and are expected to increase further. However, the office and retail components of the Group's Tanjong Pagar Centre, which received Temporary Occupation Permits in October 2016, have achieved commitment levels in excess of 80%.

In China, growth in new home prices slowed in November after new property cooling measures announced by the authorities in October. According to the National Bureau of Statistics in November, new home prices were unchanged in Shanghai month-on-month. However, on a year-on-year basis, new home prices increased by 29%.

In Malaysia, uncertainties in the local and global economy, and weak household sentiments prevail. The challenging operating conditions are expected to continue. The Group will continue its focus on sales and leasing of its current projects.

11. Dividend

(a) *Current Financial Period Reported On*

No dividend was declared for the current financial period reported on.

(b) *Corresponding Period of the Immediately Preceding Financial Year*

No dividend was declared for the corresponding period of the immediate preceding financial year.

(c) *Date payable*

Not applicable.

(d) *Books closure date*

Not applicable.

12. Interested Person Transactions

The Company does not have a shareholders' mandate for interested person transactions.

13. Confirmation Pursuant to Rule 705(5) of the Listing Manual

The Directors 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 of GuocoLand Limited for the half year ended 31 December 2016, to be false or misleading in any material respect.

14. Confirmation Pursuant to Rule 720(1) of the Listing Manual

GuocoLand Limited confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

BY ORDER OF THE BOARD

Mary Goh Swon Ping
Group Company Secretary
20 January 2017