

UNAUDITED SECOND QUARTER AND HALF YEAR FINANCIAL STATEMENT ANNOUNCEMENT FOR THE PERIOD ENDED 31 DECEMBER 2018

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

	Group			Group		
	Second Quarter Ended 31/12/2018	31/12/2017 (Restated) [#]	Increase/ (Decrease) %	Half Year Ended 31/12/2018	31/12/2017 (Restated) [#]	Increase/ (Decrease) %
	S\$'000	S\$'000		S\$'000	S\$'000	
Revenue	142,947	370,557	(61)	310,957	732,537	(58)
Cost of sales	(98,835)	(237,627)	(58)	(216,558)	(531,691)	(59)
Gross profit	44,112	132,930	(67)	94,399	200,846	(53)
Other income	6,545	12,933	(49)	18,295	10,842	69
Administrative expenses	(19,607)	(27,172)	(28)	(37,881)	(46,595)	(19)
Other expenses	(4,731)	(3,893)	22	(9,253)	(10,671)	(13)
Finance costs	(34,283)	(43,891)	(22)	(53,542)	(68,817)	(22)
Share of profit of associates and joint ventures (net of tax)	8,981	8,578	5	22,477	179,172	(87)
Profit before tax	1,017	79,485	(99)	34,495	264,777	(87)
Tax credit/(expense)	6,390	(16,515)	N/M	2,423	(32,657)	N/M
Profit for the period	<u>7,407</u>	<u>62,970</u>	(88)	<u>36,918</u>	<u>232,120</u>	(84)
Profit attributable to:						
Equity holders of the Company	10,854	66,007	(84)	37,014	237,802	(84)
Non-controlling interests	(3,447)	(3,037)	14	(96)	(5,682)	(98)
	<u>7,407</u>	<u>62,970</u>	(88)	<u>36,918</u>	<u>232,120</u>	(84)

N/M : Not meaningful.

[#] The comparative figures have been restated to take into account the retrospective adjustments relating to SFRS(I) 15 Revenue from Contracts with Customers as detailed in Item 5.

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

	Group			Group		
	Second Quarter Ended 31/12/2018 S\$'000	31/12/2017 S\$'000	Increase/ (Decrease) %	Half Year Ended 31/12/2018 S\$'000	31/12/2017 S\$'000	Increase/ (Decrease) %
Interest income	3,367	2,512	34	6,156	5,318	16
Depreciation of property, plant and equipment	(4,047)	(3,835)	6	(7,459)	(6,168)	21
Net fair value (loss)/gain on derivative financial instruments	(4,462)	3,950	N/M	(4,483)	(4,549)	(1)
Net foreign exchange gain/(loss)	1,457	3,308	(56)	7,569	(657)	N/M
Loss on disposal of interests in subsidiaries	-	(1,097)	(100)	-	(1,097)	(100)

N/M : Not meaningful.

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	
	31/12/2018 S\$'000	30/06/2018 (Restated) [#] S\$'000	31/12/2018 S\$'000	30/06/2018 S\$'000
Non-current assets				
Property, plant and equipment	607,807	618,054	-	-
Investment properties	4,634,975	4,623,436	-	-
Subsidiaries	-	-	2,058,074	1,970,630
Associates and joint ventures	440,925	890,287	-	-
Other receivables, including derivatives	1,365	-	-	-
Deferred tax assets	32,934	35,098	-	-
	5,718,006	6,166,875	2,058,074	1,970,630
Current assets				
Inventories	2,737,328	2,843,460	-	-
Deposits for land	28,774	-	-	-
Trade and other receivables, including derivatives	238,654	503,376	25	7,021
Cash and cash equivalents	1,215,904	884,934	211	225
	4,220,660	4,231,770	236	7,246
Total assets	9,938,666	10,398,645	2,058,310	1,977,876
Equity				
Share capital	1,926,053	1,926,053	1,926,053	1,926,053
Reserves	1,715,726	1,835,460	93,655	20,315
Equity attributable to ordinary equity holders of the Company	3,641,779	3,761,513	2,019,708	1,946,368
Perpetual securities	405,408	404,976	-	-
	4,047,187	4,166,489	2,019,708	1,946,368
Non-controlling interests	384,902	397,567	-	-
Total equity	4,432,089	4,564,056	2,019,708	1,946,368
Non-current liabilities				
Other payables, including derivatives	570,016	550,907	38,000	30,528
Loans and borrowings	4,358,581	3,291,844	-	-
Deferred tax liabilities	47,300	62,381	-	-
	4,975,897	3,905,132	38,000	30,528
Current liabilities				
Trade and other payables, including derivatives	252,361	280,158	555	933
Loans and borrowings	271,492	1,631,960	-	-
Current tax liabilities	6,827	17,339	47	47
	530,680	1,929,457	602	980
Total liabilities	5,506,577	5,834,589	38,602	31,508
Total equity and liabilities	9,938,666	10,398,645	2,058,310	1,977,876

[#]The comparative figures have been restated to take into account the retrospective adjustments relating to SFRS(I) 15 Revenue from Contracts with Customers as detailed in Item 5.

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

Amount repayable in one year or less, or on demand

As at 31/12/2018 (S\$'000)		As at 30/06/2018 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
44,967	226,525	1,329,090	302,870

Amount repayable after one year

As at 31/12/2018 (S\$'000)		As at 30/06/2018 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
3,304,554	1,054,027	2,236,679	1,055,165

Details of any collateral

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

	Group As At	
	31/12/2018	30/06/2018 (Restated)
	S\$'000	S\$'000
At carrying amounts:-		
Property, plant and equipment	503,616	506,262
Investment properties	4,035,509	4,020,517
Inventories	1,530,808	1,591,548

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		Group	
	Second Quarter Ended 31/12/2018	31/12/2017 (Restated)	Half Year Ended 31/12/2018	31/12/2017 (Restated)
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from operating activities				
Profit before tax	1,017	79,485	34,495	264,777
Adjustments for:-				
Depreciation of property, plant and equipment	4,047	3,835	7,459	6,168
Dividend income from equity securities	-	(1)	-	(1)
Loss/(Gain) on disposal of property, plant and equipment	-	27	-	(2)
Loss on disposal of other investments	-	28	-	319
Net fair value loss/(gain) on derivative financial instruments	4,462	(3,950)	4,483	4,549
Finance costs	34,283	43,891	53,542	68,817
Interest income	(3,367)	(2,512)	(6,156)	(5,318)
Loss on disposal of interests in subsidiaries	-	1,097	-	1,097
Share of profit of associates and joint ventures (net of tax)	(8,981)	(8,578)	(22,477)	(179,172)
Unrealised exchange loss/(gain)	4,269	420	(5,018)	(1,700)
Share-based payments	635	-	1,340	-
	36,365	113,742	67,668	159,534
Changes in:-				
Inventories	29,858	(75,517)	41,626	132,842
Deposits for land	-	(482,539)	(28,774)	(482,539)
Trade and other receivables	191,956	1,810	323,313	(10,512)
Trade and other payables	(368)	(15,072)	(22,744)	4,743
Balances with holding companies and related corporations	(2,415)	(8,032)	(21,702)	(7,589)
Cash generated from operating activities	255,396	(465,608)	359,387	(203,521)
Tax paid	(18,596)	(11,813)	(20,320)	(17,726)
Net cash from/(used in) operating activities	236,800	(477,421)	339,067	(221,247)

	Group Second Quarter Ended		Group Half Year Ended	
	31/12/2018	31/12/2017 (Restated)	31/12/2018	31/12/2017 (Restated)
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from investing activities				
Additions to investment properties	(4,318)	-	(7,989)	(89)
Additions to property, plant and equipment	(162)	(4,764)	(5,169)	(4,943)
Balances with associates and joint ventures	66	26	(852)	7,060
Dividends received from associates and joint ventures	162,049	626	162,049	626
Dividends received from equity securities	-	1	-	1
Interest received	3,309	3,348	6,189	6,373
Proceeds from disposal of other investments	-	51	-	506
Proceeds from disposal of property, plant and equipment	-	11	-	40
Capital reduction of a joint venture	281,293	-	281,293	-
Net cash from/(used in) investing activities	442,237	(701)	435,521	9,574
Cash flows from financing activities				
Capital reduction of a subsidiary with non-controlling interests	(258)	(541)	(258)	(541)
Dividends paid	(77,684)	(77,684)	(77,684)	(77,684)
Dividends paid to non-controlling interests	(1,422)	(1,553)	(1,749)	(1,553)
Decrease/(Increase) in fixed deposits pledged	6,677	(18)	119	1,107
Distribution payment for perpetual securities	-	-	(9,023)	-
Interest paid	(37,529)	(24,221)	(68,605)	(55,132)
Proceeds from loans and borrowings	1,204,296	609,720	1,255,084	851,409
Proceeds from loans from non-controlling interests of subsidiaries	4,888	222,635	11,448	224,432
Repayment of loans and borrowings	(1,267,530)	(451,612)	(1,538,866)	(997,340)
Net cash (used in)/ from financing activities	(168,562)	276,726	(429,534)	(55,302)
Net increase/(decrease) in cash and cash equivalents	510,475	(201,396)	345,054	(266,975)
Cash and cash equivalents at beginning of the period	697,245	1,042,592	870,340	1,105,927
Exchange differences on translation of balances held in foreign currencies	(6,721)	(419)	(14,395)	1,825
Cash and cash equivalents at end of the period	1,200,999	840,777	1,200,999	840,777

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 2018, operating activities generated net cash of \$236.8 million mainly from collections of sales proceeds, as compared to cash used of \$477.4 million in the previous corresponding quarter due to land acquisitions. Investing activities generated net cash of \$442.2 million due to repatriation of proceeds from the completed joint venture project in China during the quarter. For financing activities, net cash of \$168.6 million was used during the quarter mainly for repayment of loans and borrowings and payment of dividends.

1(d) Consolidated Statement of Comprehensive Income

	Group Second Quarter Ended		Increase/ (Decrease) %	Group Half Year Ended		Increase/ (Decrease) %
	31/12/2018 S\$'000	31/12/2017 (Restated) S\$'000		31/12/2018 S\$'000	31/12/2017 (Restated) S\$'000	
Profit for the period	7,407	62,970	(88)	36,918	232,120	(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	(18,390)	(2,107)	N/M	(88,679)	13,709	N/M
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	-	(8,319)	(100)	-	(8,319)	(100)
Effective portion of changes in fair value of cash flow hedges	(2,821)	-	N/M	2,179	-	N/M
Effective portion of changes in fair value of net investment hedges	(3,017)	-	N/M	4,989	-	N/M
Net change in fair value of available-for-sale securities	-	41	(100)	-	21	(100)
Fair value reserve relating to available-for-sale securities reclassified to profit or loss upon disposal	-	28	(100)	-	319	(100)
Total other comprehensive income for the period, net of tax	(24,228)	(10,357)	134	(81,511)	5,730	N/M
Total comprehensive income for the period, net of tax	(16,821)	52,613	N/M	(44,593)	237,850	N/M
Attributable to:						
Equity holders of the Company	(11,205)	53,194	N/M	(33,935)	240,927	N/M
Non-controlling interests	(5,616)	(581)	N/M	(10,658)	(3,077)	N/M
Total comprehensive income for the period, net of tax	(16,821)	52,613	N/M	(44,593)	237,850	N/M

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 2018 and 31 December 2017

	Attributable to ordinary equity holders of the Company						Non- Controlling Interests \$'000	Total Equity \$'000
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000	Perpetual Securities S\$'000	Total S\$'000		
Group								
At 1 July 2018, as previously reported	1,926,053	(267,500)	2,169,049	3,827,602	404,976	4,232,578	408,916	4,641,494
Effects of changes in accounting policies [#]	-	-	(66,089)	(66,089)	-	(66,089)	(11,349)	(77,438)
At 1 July 2018, as restated	1,926,053	(267,500)	2,102,960	3,761,513	404,976	4,166,489	397,567	4,564,056
Total comprehensive income for the period								
Profit for the period	-	-	37,014	37,014	-	37,014	(96)	36,918
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	-	(78,117)	-	(78,117)	-	(78,117)	(10,562)	(88,679)
Effective portion of changes in fair value of cash flow hedges	-	2,179	-	2,179	-	2,179	-	2,179
Effective portion of changes in fair value of net investment hedges	-	4,989	-	4,989	-	4,989	-	4,989
Total other comprehensive income, net of tax	-	(70,949)	-	(70,949)	-	(70,949)	(10,562)	(81,511)
Total comprehensive income for the period, net of tax	-	(70,949)	37,014	(33,935)	-	(33,935)	(10,658)	(44,593)
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(9,455)	(9,455)	9,455	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(9,023)	(9,023)	-	(9,023)
Dividends	-	-	(77,684)	(77,684)	-	(77,684)	(1,749)	(79,433)
Capital reduction of a subsidiary with non-controlling interests	-	-	-	-	-	-	(258)	(258)
Share-based payments	-	1,340	-	1,340	-	1,340	-	1,340
Total contributions by and distributions to equity holders	-	1,340	(87,139)	(85,799)	432	(85,367)	(2,007)	(87,374)
Total transactions with equity holders	-	1,340	(87,139)	(85,799)	432	(85,367)	(2,007)	(87,374)
At 31 December 2018	1,926,053	(337,109)	2,052,835	3,641,779	405,408	4,047,187	384,902	4,432,089

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

[#] Refer to Item 5.

	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	Non-Controlling Interests S\$'000	Total Equity S\$'000
Group						
At 1 July 2017, as previously reported	1,926,053	(278,431)	1,882,240	3,529,862	303,571	3,833,433
Effects of changes in accounting policies [#]	-	-	(109,754)	(109,754)	(11,076)	(120,830)
At 1 July 2017, as restated	1,926,053	(278,431)	1,772,486	3,420,108	292,495	3,712,603
Total comprehensive income for the period						
Profit for the period	-	-	237,802	237,802	(5,682)	232,120
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	-	11,205	-	11,205	2,504	13,709
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	-	(8,319)	-	(8,319)	-	(8,319)
Net change in fair value of available-for-sale securities	-	22	-	22	(1)	21
Fair value reserve relating to available-for-sale securities reclassified to profit or loss upon disposal	-	217	-	217	102	319
Total other comprehensive income, net of tax	-	3,125	-	3,125	2,605	5,730
Total comprehensive income for the period, net of tax	-	3,125	237,802	240,927	(3,077)	237,850
Transactions with equity holders, recorded directly in equity						
Contributions by and distributions to equity holders						
Capitalisation of shareholder's loan from non-controlling interests	-	-	-	-	13,600	13,600
Dividends	-	-	(77,684)	(77,684)	(1,553)	(79,237)
Capital reduction of a subsidiary with non-controlling interests	-	-	-	-	(541)	(541)
Total contributions by and distributions to equity holders	-	-	(77,684)	(77,684)	11,506	(66,178)
Total transactions with equity holders	-	-	(77,684)	(77,684)	11,506	(66,178)
At 31 December 2017	1,926,053	(275,306)	1,932,604	3,583,351	300,924	3,884,275

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

[#] Refer to Item 5.

	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Equity S\$'000
Company				
At 1 July 2018	1,926,053	(160,637)	180,952	1,946,368
Profit for the period	-	-	149,684	149,684
Total comprehensive income for the period	-	-	149,684	149,684
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Share-based payments	-	1,340	-	1,340
Dividends	-	-	(77,684)	(77,684)
Total contributions by and distributions to equity holders	-	1,340	(77,684)	(76,344)
Total transactions with equity holders	-	1,340	(77,684)	(76,344)
At 31 December 2018	1,926,053	(159,297)	252,952	2,019,708
At 1 July 2017	1,926,053	(162,047)	170,485	1,934,491
Profit for the period	-	-	76,190	76,190
Total comprehensive income for the period	-	-	76,190	76,190
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(77,684)	(77,684)
Total contributions by and distributions to equity holders	-	-	(77,684)	(77,684)
Total transactions with equity holders	-	-	(77,684)	(77,684)
At 31 December 2017	1,926,053	(162,047)	168,991	1,932,997

*Include reserve for own shares, share option reserve and capital reserve.

Statement of Changes in Equity for the Second Quarter ended 31 December 2018 and 31 December 2017

Group	Attributable to ordinary equity holders of the Company					Perpetual Securities S\$'000	Total S\$'000	Non- Controlling Interests \$'000	Total Equity \$'000
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000					
At 1 October 2018	1,926,053	(315,685)	2,124,402	3,734,770	400,671	4,135,441	392,198	4,527,639	
Total comprehensive income for the period									
Profit for the period	-	-	10,854	10,854	-	10,854	(3,447)	7,407	
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	-	(16,221)	-	(16,221)	-	(16,221)	(2,169)	(18,390)	
Effective portion of changes in fair value of cash flow hedges	-	(2,821)	-	(2,821)	-	(2,821)	-	(2,821)	
Effective portion of changes in fair value of net investment hedges	-	(3,017)	-	(3,017)	-	(3,017)	-	(3,017)	
Total other comprehensive income, net of tax	-	(22,059)	-	(22,059)	-	(22,059)	(2,169)	(24,228)	
Total comprehensive income for the period, net of tax	-	(22,059)	10,854	(11,205)	-	(11,205)	(5,616)	(16,821)	
Transactions with equity holders, recorded directly in equity									
Contributions by and distributions to equity holders									
Accrued distribution for perpetual securities	-	-	(4,737)	(4,737)	4,737	-	-	-	
Dividends	-	-	(77,684)	(77,684)	-	(77,684)	(1,422)	(79,106)	
Capital reduction of a subsidiary with non-controlling interests	-	-	-	-	-	-	(258)	(258)	
Share-based payments	-	635	-	635	-	635	-	635	
Total contributions by and distributions to equity holders	-	635	(82,421)	(81,786)	4,737	(77,049)	(1,680)	(78,729)	
Total transactions with equity holders	-	635	(82,421)	(81,786)	4,737	(77,049)	(1,680)	(78,729)	
At 31 December 2018	1,926,053	(337,109)	2,052,835	3,641,779	405,408	4,047,187	384,902	4,432,089	

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

	Attributable to ordinary equity holders of the Company				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		
Group						
At 1 October 2017, as reported previously	1,926,053	(262,493)	2,047,792	3,711,352	314,609	4,025,961
Effects of changes in accounting policies	-	-	(103,511)	(103,511)	(11,010)	(114,521)
At 1 October 2017, as restated	1,926,053	(262,493)	1,944,281	3,607,841	303,599	3,911,440
Total comprehensive income for the period						
Profit for the period	-	-	66,007	66,007	(3,037)	62,970
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	-	(4,553)	-	(4,553)	2,446	(2,107)
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	-	(8,319)	-	(8,319)	-	(8,319)
Net change in fair value of available-for-sale securities	-	40	-	40	1	41
Fair value reserve relating to available-for-sale securities reclassified to profit or loss upon disposal	-	19	-	19	9	28
Total other comprehensive income, net of tax	-	(12,813)	-	(12,813)	2,456	(10,357)
Total comprehensive income for the period, net of tax	-	(12,813)	66,007	53,194	(581)	52,613
Transactions with equity holders, recorded directly in equity						
Contributions by and distributions to equity holders						
Dividends	-	-	(77,684)	(77,684)	(1,553)	(79,237)
Capital reduction of a subsidiary with non-controlling interests	-	-	-	-	(541)	(541)
Total contributions by and distributions to equity holders	-	-	(77,684)	(77,684)	(2,094)	(79,778)
Total transactions with equity holders	-	-	(77,684)	(77,684)	(2,094)	(79,778)
At 31 December 2017	1,926,053	(275,306)	1,932,604	3,583,351	300,924	3,884,275

* 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 2018	1,926,053	(159,932)	194,676	1,960,797
Profit for the period	-	-	135,960	135,960
Total comprehensive income for the period	-	-	135,960	135,960
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Share-based payments	-	635	-	635
Dividends	-	-	(77,684)	(77,684)
Total contributions by and distributions to equity holders	-	635	(77,684)	(77,049)
Total transactions with equity holders	-	635	(77,684)	(77,049)
At 31 December 2018	1,926,053	(159,297)	252,952	2,019,708
At 1 October 2017	1,926,053	(162,047)	170,121	1,934,127
Profit for the period	-	-	76,554	76,554
Total comprehensive income for the period	-	-	76,554	76,554
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(77,684)	(77,684)
Total contributions by and distributions to equity holders	-	-	(77,684)	(77,684)
Total transactions with equity holders	-	-	(77,684)	(77,684)
At 31 December 2017	1,926,053	(162,047)	168,991	1,932,997

*Include reserve for own shares, share option reserve 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.

(a)	Issued and fully paid ordinary shares (S\$'000):- At 1 October and 31 December 2018	<u>1,926,053</u>												
(b)	GuocoLand Limited Executives Share Options Scheme 2008:- <i>No. of share options</i> At 1 October and 31 December 2018	<u>38,700,000</u>												
(c)	<table border="0" style="width: 100%;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 20%;">31/12/2018</th> <th style="text-align: right; width: 20%;">As At 31/12/2017</th> </tr> </thead> <tbody> <tr> <td>No. of issued ordinary shares</td> <td style="text-align: right;">1,183,373,276</td> <td style="text-align: right;">1,183,373,276</td> </tr> <tr> <td>Less : No. of shares acquired by the Trust for ESOS</td> <td style="text-align: right;">(73,604,933)</td> <td style="text-align: right;">(73,604,933)</td> </tr> <tr> <td></td> <td style="text-align: right;"><u>1,109,768,343</u></td> <td style="text-align: right;"><u>1,109,768,343</u></td> </tr> </tbody> </table>		31/12/2018	As At 31/12/2017	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>	
	31/12/2018	As At 31/12/2017												
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 2018 is 1,109,768,343.													
(d)	No. of shares acquired by the Trust for ESOS:- At 1 July and 31 December 2018	<u>73,604,933</u>												

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 2018.

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.

In December 2017, the Accounting Standards Council (ASC) issued the Singapore Financial Reporting Standards (International) (SFRS(I)). SFRS(I) comprises standards and interpretations that are equivalent to International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB). The Group's financial statements for the financial year ending 30 June 2019 will be prepared in accordance with SFRS(I).

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as that of the audited financial statements for the year ended 30 June 2018, except for the adoption of the new/revised SFRS(I) applicable for the financial period beginning 1 July 2018 as follows:-

SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)*
SFRS(I) 9 *Financial Instruments*
SFRS(I) 15 *Revenue from Contracts with Customers*

SFRS(I) 1

SFRS(I) 1 requires that the Group applies SFRS(I) on a retrospective basis and restatement of comparatives may be required because SFRS(I) requires both the opening statement of financial position and comparative information to be prepared using the most current accounting policies. SFRS(I) 1 provides mandatory exceptions and optional exemptions from retrospective application, but these are often different from those specific transition provisions in individual FRSs applied to FRS financial statements. The application of the mandatory exceptions and the optional exemptions in SFRS(I) does not have any significant impact on the Group's financial statements.

SFRS(I) 9

SFRS(I) 9 introduces new requirements for classification and measurement of financial assets, impairment of financial assets and hedge accounting. Overall, the Group does not expect a significant change to the measurement basis arising from adopting the new classification and measurement method under SFRS(I) 9. The Group's existing hedges that are designated in effective hedging relationship continue to qualify for hedge accounting under SFRS(I) 9.

SFRS(I) 9 requires the Group to record expected credit losses on all of its loans and trade receivables, either on a 12-month or lifetime basis. The Group adopts the simplified approach and records lifetime expected losses on all trade receivables. The impairment calculated using the expected credit loss model does not have a significant impact on the financial statements.

SFRS(I) 15

SFRS(I) 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognised as separate assets when specified criteria are met.

The Group has adopted SFRS(I) 15 using the retrospective approach and applies all of the requirements of SFRS(I) 15 retrospectively, except for the practical expedients used for completed contracts. Under these practical expedients, completed contracts that began and ended in the same comparative reporting period, as well as completed contracts at the beginning of the earliest period presented, are not restated.

Under SFRS(I) 15, the Group capitalises sales commission paid to property agents on the sale of property which were previously recognised as expenses if these costs are recoverable. Sales commission will be amortised to profit or loss as the Group recognizes the related revenue. In addition the Group also recognises finance income or finance expenses, depending on the arrangement, for payments received from customers for the sale of residential projects when the difference between the timing of receipt of payments and the transfer of control of the property to the buyer is 12 months or more.

Arising from the Tentative Agenda Decision issued by the IFRS Interpretation Committee (IFRIC) relating to the capitalisation of borrowing costs for the construction of a residential multi-unit estate development, the Group has ceased capitalisation of certain borrowing costs on development properties.

The impact on the comparatives of the Group's financial statements arising from the adoption of SFRS(I) 15 is as follows:

<u>Income statement</u>	Half Year Ended 31/12/2017
	S\$'000
Decrease in cost of sales	49,038
Increase in finance cost	(13,705)
Decrease in share of profit of associates and joint ventures (net of tax)	(358)
Increase in tax expense	(5,991)
Decrease in non-controlling interests	291
Increase in profit attributable to equity holders of the Company	<u>29,275</u>

<u>Statement of financial position</u>	As at 01/07/2018	As at 01/07/2017
	S\$'000	S\$'000
Decrease in accumulated profits	(66,089)	(109,754)
Decrease in non-controlling interests	(11,349)	(11,076)
Total equity	<u>(77,438)</u>	<u>(120,830)</u>

	As at 30/06/2018
	S\$'000
Increase in associates and joint ventures	166
Increase in deferred tax assets	13,658
Decrease in inventories	(114,416)
Increase in deferred tax liabilities	(118)
Decrease in trade and other payables	20,955
Decrease in current tax liabilities	2,317
Net assets	<u>(77,438)</u>

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	
	31/12/2018	31/12/2017 (Restated)	31/12/2018	31/12/2017 (Restated)
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)	0.55	5.95	2.48	21.43
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)	0.55	5.95	2.48	21.43
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 2018 of \$4,737,000 and \$9,455,000 (2017: Nil) respectively.

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 As At		Company As At	
	31/12/2018	30/06/2018 (Restated)	31/12/2018	30/06/2018
	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	3.28	3.39	1.82	1.75

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 2018

For the second quarter ended 31 December 2018, the Group's revenue decreased by 61% to \$142.9 million as compared to the previous corresponding quarter. This was mainly due to higher progressive revenue recognition in the previous corresponding quarter as Sims Urban Oasis obtained its Temporary Occupation Permit in October 2017. Lower sales of completed residential units in the current quarter as the Group has substantially brought down its inventory of completed unsold units in the past quarters also contributed to the drop in revenue. In line with the lower revenue, gross profit fell by 67% to \$44.1 million. Consequently, profit attributable to equity holders decreased by 84% to \$10.9 million for the current quarter.

Other income fell by 49% to \$6.5 million mainly due to the absence of fair value gain on derivative financial instruments in the current quarter. Meanwhile, in line with lower sales activities, administrative expenses fell by 28% to \$19.6 million. Finance costs fell by 22% to \$34.3 million due to higher capitalisation of finance costs during the quarter. Tax credit of \$6.4 million for the quarter was mainly due to reversal of overprovision for prior periods.

Half Year Ended 31 December 2018

For the half year ended 31 December 2018, revenue and gross profit for the Group decreased to \$311.0 million and \$94.4 million respectively as compared to the previous corresponding period. This was due to lower contribution from the Group's Singapore residential projects as the Group has brought down its inventory of completed unsold units substantially in the past quarters. Despite the drop in revenue, gross profit margin remains stable at approximately 30%.

Other income increased by 69% to \$18.3 million mainly due to foreign exchange gain recorded for the period. Finance costs fell by 22% to \$53.5 million due to higher capitalisation of finance costs during the period. Meanwhile, share of profit of associates and joint ventures fell by 87% to \$22.5 million as substantial recognition of profit from the Group's joint venture residential project in Shanghai was recorded in the previous corresponding period. Consequently, profit attributable to equity holders of the Company decreased by 84% to \$37.0 million for the current period.

(ii) **Statement of financial position**

The Group's total equity, excluding non-controlling interests, was \$4.05 billion as at 31 December 2018. This was a decrease of 3% from 30 June 2018 as profit recorded for the half year was offset by translation losses arising from the weakening of the Chinese Renminbi against the Singapore dollar and dividends payment of \$77.7 million during the period.

As a result of repatriation of proceeds from the completed joint venture project in China, associates and joint ventures dropped by 50% to \$440.9 million as at 31 December 2018. Meanwhile, inventories reduced by 4% to \$2.74 billion due to sales activities during the period while the deposits for land was due to progressive payments for the Casa Meyfort freehold residential site. Trade and other receivables fell by 53% to \$238.7 million due to the collection of sales proceeds and other receivables during the period.

Mainly due to repayments made during the period, the Group's total loans and borrowings was reduced by 6% from 30 June 2018. As at 31 December 2018, the Group's gearing was less than 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 2018, 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, statistics released by the Urban Redevelopment Authority ("URA") indicated that private residential property prices decreased by 0.1% in the fourth quarter of 2018, after an increase of 0.5% in the third quarter. While prices for non-landed residential properties in the Core Central Region had decreased by 1.0%, prices for non-landed residential properties in the Rest of Central Region and Outside Central Region increased 1.8% and 0.7% respectively. For office space in core business areas, rentals continue to be on the rise and vacancies have been stable. The Group has a balanced pipeline of mixed-use, commercial and residential projects, including the integrated mixed-use development Guoco Midtown which had its groundbreaking in November 2018.

In December 2018, new home prices in Chongqing continued to rise, increasing by 0.8% month-on-month and 11.6% year-on-year according to official data from the National Bureau of Statistics of China.

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 2018, to be false or misleading in any material respect.

Signed by Mr Moses Lee Kim Poo and Mr Raymond Choong Yee How on behalf of the Board of Directors.

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
31 January 2019