



Unaudited Full Year (“FY”) Financial Statements For the Period Ended 31 January 2016

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENT OF QUARTERLY RESULTS

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

	Note	3 months ended		Increase /	12 months ended		Increase /
		31/1/2016	31/1/2015	(Decrease)	31/1/2016	31/1/2015	(Decrease)
		\$'000	\$'000	%	\$'000	\$'000	%
Revenue	1	20,859	799,583	(97)	86,624	1,258,928	(93)
Cost of sales	2	13,175	(613,459)	n.m.	(3,879)	(973,568)	(100)
Gross profit		34,034	186,124	(82)	82,745	285,360	(71)
Other income	3	15,178	3,084	n.m.	30,090	8,841	n.m.
Rental income		640	343	87	2,617	1,868	40
Distribution costs		(817)	(2,117)	(61)	(2,080)	(2,604)	(20)
Administrative costs	4	(3,974)	(15,324)	(74)	(14,455)	(32,550)	(56)
Changes in fair value of derivative financial instrument		-	343	(100)	304	1,291	(76)
Other operating expenses	5	332	(29,595)	(101)	(5,876)	(32,671)	(82)
Finance costs	6	(1,685)	(1,252)	35	(6,179)	(3,843)	61
Profit/(loss) from operations		43,708	141,606	(69)	87,166	225,692	(61)
Share of results of associated companies and joint ventures	7	(2,044)	(3,728)	(45)	(13,707)	10,982	n.m.
Profit/(loss) before taxation		41,664	137,878	(70)	73,459	236,674	(69)
Taxation	8	(5,554)	(32,364)	(83)	(12,396)	(47,248)	(74)
Profit/(loss) after taxation for the period		36,110	105,514	(66)	61,063	189,426	(68)
Attributable to:							
Owners of the parent	9	32,140	76,910	(58)	55,744	160,446	(65)
Non-controlling interests		3,970	28,604	n.m.	5,319	28,980	n.m.
		36,110	105,514	(66)	61,063	189,426	(68)
Earnings per share (cents)							
- basic		4.35	10.41		7.55	21.72	
- diluted		4.35	10.41		7.55	21.72	

A statement of comprehensive income (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	3 months ended		Increase / (Decrease) %	12 months ended		Increase / (Decrease) %
	31/1/2016 \$'000	31/1/2015 \$'000		31/1/2016 \$'000	31/1/2015 \$'000	
Net profit for the period	36,110	105,514	(66)	61,063	189,426	(68)
Other comprehensive income/(expense) after tax						
Items that may be reclassified subsequently to profit and loss:						
Fair value gain/(loss) on available-for-sale financial assets recognised directly to equity	(3,727)	1,874	n.m.	(8,623)	5,585	n.m.
Fair value (gain)/loss on available-for-sale financial assets recycled to income statement on derecognition	-	(1)	-	-	(274)	(100)
Exchange differences on translation of the financial statements of foreign entities (net)	1,690	(2,653)	n.m.	(2,826)	(494)	n.m.
Other comprehensive income/(expense) for the period, net of tax	(2,037)	(780)	n.m.	(11,449)	4,817	n.m.
Total comprehensive income/(expense) for the period	34,073	104,734	(67)	49,614	194,243	(74)
Total comprehensive income/(expense) attributable to:						
Owners of the parent	30,366	76,353	(60)	44,558	165,323	(73)
Non-controlling interests	3,707	28,381	(87)	5,056	28,920	(83)
Total comprehensive income/(expense) for the period	34,073	104,734	(67)	49,614	194,243	(74)

n.m.: Not Meaningful

1(a)(ii) Notes to the income statement

- Group revenue decreased by \$1,172.3M to \$86.6M during current year from \$1,258.9M during previous year. It decreased by \$778.8.0M to \$20.8M in Q4 current year from \$799.6M in Q4 previous year. The decrease in revenue was mainly due to decrease in revenue from development and construction segments offset by increase in revenue from investment segment. Revenue in construction and development segments was recognised last year as Parkland Residences, Paya Lebar Square and Genting Hotel at Jurong obtained TOP on 29 October 2014, 3 November 2014 and 13 March 2015 respectively. Revenue in investment segment is recognised in current year as Paya Lebar Square (Retail Mall) commenced operations on 16 December 2014.
- Cost of sales decreased by \$969.7M to \$3.9M during current year from \$973.6M during previous year. It decreased to positive \$13.2M in Q4 current year from \$613.5M in Q4 previous year. The decrease in cost of sales was mainly due to the recognition of cost of sales during previous year for Parkland Residences, Paya Lebar Square and Genting Hotel upon their TOP and the write back of project cost for completed projects upon finalisation of accounts in construction segment.
- Other income increased by \$21.3M to \$30.1M during current year from \$8.8M during previous year. It increased by \$12.1M to \$15.2M in Q4 current year from \$3.1M in Q4 previous year. The increase was mainly due to the gain of \$7.3M on the sale of warehouse at Sungei Kadut Loop, imputed interest income of \$3.3M on shareholder loan provided by LKHS for Westgate Tower and debt forgiveness by Sun Venture Group on their shareholder loan interest income of \$2.6M for Paya Lebar Square.

1(a)(ii) Notes to the income statement

- 4 Administrative costs decreased by \$18.1M to \$14.5M during current year from \$32.6M during previous year. It decreased by \$11.3M to \$4.0M in Q4 current year from \$15.3M in Q4 previous year. The decrease was mainly due to lower directors profit sharing and lower expenses from development segments.
- 5 Other operating expenses decreased by \$26.8M to \$5.9M during current year from \$32.7M during previous year. It decreased to positive \$0.3M in Q4 current year from \$29.6M in Q4 previous year. The decrease was mainly due to provision for impairment loss on development projects Balestier Tower and Vung Tau in Vietnam expensed in prior year and write off of shareholder loan interest income from Westgate Tower in current year.
- 6 Finance costs increased by \$2.4M to \$6.2M during current year from \$3.8M during previous year. It increased by \$0.4M to \$1.7M in Q4 current year from \$1.3M in Q4 previous year. The increase was due to increased financing for Paya Lebar Square (Retail Mall) as it obtained TOP on 3 November 2014 offset by the repayment of loans for Parkland Residences upon its TOP on 29 October 2015.
- 7 Share of results of associated companies and joint ventures decreased to a loss of \$13.7M during current year from a profit of \$11.0M during previous year. It decreased to a loss of \$2.0M in Q4 current year from a loss of \$3.7M in Q4 previous year. The decrease was mainly due to the recognition of \$14.3M gain on disposal of land at Jalan Conlay, Kuala Lumpur by our joint venture Suasana Simfoni Sdn Bhd in previous year and the recognition of the loss of \$4.9M of OSC-Duxton (Vietnam) Joint Venture Company Limited ("OSC-Duxton") upon the commencement of its liquidation in Q3 current year. Our share of loss at Westgate Tower increased by \$2.2M to \$5.7M during current year from \$3.5M during previous year as the major tenants commenced operations only in November 2015. Westgate Tower achieved an occupancy of 97% as at 23 March 2016. Our share of loss at AXA Tower is \$2.5M during current year after adjusting its net profit before tax for fair value gain and depreciation. Perennial Group adopted the fair value model as accounting policy for AXA Tower. Our Group adapted the cost model as our accounting policy.
- 8 The basis of tax computation is set out below:

	3 months ended		Increase (Decrease)	12 months ended		Increase (Decrease)
	31/1/2016	31/1/2015		31/1/2016	31/1/2015	
	\$'000	\$'000	%	\$'000	\$'000	%
Income tax expense:						
- current	(5,354)	(32,599)	(84)	(10,774)	(45,496)	(76)
- foreign tax	(200)	235	n.m.	(1,622)	(1,752)	(7)
	<u>(5,554)</u>	<u>(32,364)</u>	<u>(83)</u>	<u>(12,396)</u>	<u>(47,248)</u>	<u>(74)</u>

n.m.: Not Meaningful

Income tax decreased by \$34.8M to \$12.4M during current year from \$47.2M during previous year. It decreased by \$26.8M to \$5.6M in Q4 current year from \$32.4M in Q4 previous year. The decrease was mainly due to lower tax provision in development segment.

- 9 Net profit attributable to shareholders decreased by \$104.7M to \$55.7M during current year from \$160.4M during previous year. The decrease was mainly due to lower profits from development and investment segments. It decreased by \$44.8M to \$32.1M in Q4 current year from \$76.9M in Q4 previous year.

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Group		Note	Company	
	31/1/2016 \$'000	31/1/2015 \$'000		31/1/2016 \$'000	31/1/2015 \$'000
ASSETS					
Non-current assets					
Investment properties	315,915	283,826	1	18,812	20,665
Property, plant and equipment	162,465	59,780	1	5,155	5,072
Subsidiaries	-	-		279,764	205,432
Joint ventures	92,019	167,201	2	89,458	97,423
Associated companies	50,124	13,408	3	56	-
Long-term quoted equity investments	34,767	43,449	4	1,395	2,104
Other investment	32,000	-	16	-	-
Other receivables	272	67		-	-
Deferred tax assets	589	313		-	-
	<u>688,151</u>	<u>568,044</u>		<u>394,640</u>	<u>330,696</u>
Current assets					
Cash and cash equivalents	213,876	276,026	5	147,634	210,085
Fixed deposits	5,123	4,766	5	-	-
Short-term quoted equity investments	4,764	5,441	6	-	-
Amount owing by a non-controlling shareholder	350	4,357	11	-	-
Trade and other receivables	132,201	170,303	7	17,476	44,405
Inventories	487	440		-	-
Work in progress	-	-		114	-
Properties held for sale	8,791	14,417	15	-	-
Development properties	96,605	231,215	8	-	-
	<u>462,197</u>	<u>706,965</u>		<u>165,224</u>	<u>254,490</u>
Total assets	<u>1,150,348</u>	<u>1,275,009</u>		<u>559,864</u>	<u>585,186</u>
EQUITY AND LIABILITIES					
Capital and reserves					
Share capital	161,863	161,863		161,863	161,863
Capital reserves	(2,005)	(2,005)		-	-
Fair value reserves	2,569	11,348	9	622	1,272
Retained profits	467,605	448,802		332,743	233,186
Exchange fluctuation account	(2,475)	(68)	10	-	-
	<u>627,557</u>	<u>619,940</u>		<u>495,228</u>	<u>396,321</u>
Non-controlling interests	50,602	39,539	13	-	-
Total equity	<u>678,159</u>	<u>659,479</u>		<u>495,228</u>	<u>396,321</u>
LIABILITIES					
Non-current liabilities					
Bank borrowings	331,715	333,024	12	-	-
Amount owing to non-controlling shareholders of subsidiaries	53,243	63,550	11	-	-
Provisions	256	659		-	-
Deferred tax liabilities	990	14		-	-
	<u>386,204</u>	<u>397,247</u>		<u>-</u>	<u>-</u>
Current liabilities					
Derivative financial instrument	-	304		-	304
Trade and other payables	63,233	160,678	14	40,899	129,593
Amount owing to subsidiaries	-	-		14,478	55,672
Joint ventures	871	447	2	597	196
Amount owing to non-controlling shareholders of subsidiaries (non-trade)	415	431	11	-	-
Provisions	292	2,812		-	1,800
Provision for directors' fee	245	245		245	245
Provision for taxation	11,569	44,366		8,417	1,055
Bank borrowings	9,360	9,000	12	-	-
	<u>85,985</u>	<u>218,283</u>		<u>64,636</u>	<u>188,865</u>
Total liabilities	<u>472,189</u>	<u>615,530</u>		<u>64,636</u>	<u>188,865</u>
Total equity and liabilities	<u>1,150,348</u>	<u>1,275,009</u>		<u>559,864</u>	<u>585,186</u>

Notes to the balance sheets

- 1 The net book value of investment properties increased by \$32.2M to \$316.0M as at 31 January 2016 from \$283.8M as at 31 January 2015. The net book value of property, plant and equipment increased by \$102.7M to \$162.5M as at 31 January 2016 from \$59.8M as at 31 January 2015. The increase in investment property and property, plant and equipment was mainly due to the reclassification of Balestier Tower to investment property and property, plant and equipment from development property during the year due to change of use to mixed commercial/service apartment from mixed commercial/residential apartment.
- 2 Joint ventures decreased by \$75.7M to \$91.1M as at 31 January 2016 from \$166.8M as at 31 January 2015 mainly due to dividend of \$70.0M received from joint venture, Peak Garden Pte Ltd.
- 3 Associated companies increased by \$36.7M to \$50.1M as at 31 January 2016 from \$13.4M as at 31 January 2015 due to the acquisition of AXA Tower. On 2 February 2015, our wholly-owned subsidiary, Huatland Development Pte. Ltd. executed a letter of participation for the acquisition of 20% equity interest for the acquisition of AXA Tower located at 8 Shenton Way, Singapore 068811. Our 20% investment amount of \$73.0M is paid in cash and is invested in the form of equity of \$41.0M and junior bonds of \$32.0M. The total purchase consideration of AXA Tower is approximately \$1,170,000,000, translating to \$1,735 per square foot based on the existing net lettable area of 674,000 square feet. AXA Tower is on a site with balance lease term of about 66.5 years and its current occupancy is about 83%. The acquisition is undertaken by a consortium of investors led by Perennial Real Estate Holdings Limited and was completed on 24 April 2015.
- 4 Long-term quoted equity investments decreased by \$8.6M to \$34.8M as at 31 January 2016 from \$43.4M as at 31 January 2015. The decrease was due to the decrease in fair value of available-for-sale financial assets.
- 5 Cash and cash equivalents and fixed deposits decreased by \$61.8M to \$219.0M as at 31 January 2016 from \$280.8M as at 31 January 2015. The decrease was mainly due to cash used to fund acquisition of equity interest in AXA Tower.
- 6 Short-term quoted equity investments decreased by \$0.6M to \$4.8M as at 31 January 2016 from \$5.4M as at 31 January 2015 due to decrease in fair value of short-term quoted equity investments.
- 7 Trade and other receivables decreased by \$38.1M to \$132.2M as at 31 January 2016 from \$170.3M as at 31 January 2015 mainly due to collections received from Genting Hotel at Jurong, Parkland Residences and Paya Lebar Square.
- 8 Development properties decreased by \$134.6M to \$96.6M as at 31 January 2016 from \$231.2M as at 31 January 2015 mainly due to reclassification of Balestier Tower to investment property and property, plant and equipment as there is a change in redevelopment plan to mixed commercial/service apartment from mixed commercial/residential apartment.
- 9 Fair value reserves decreased by \$8.7M to \$2.6M as at 31 January 2016 from \$11.3M as at 31 January 2015 due to decrease in fair value for long-term quoted equity investments.
- 10 Exchange fluctuation account increased by \$2.4M to \$2.5M as at 31 January 2016 from \$0.1M as at 31 January 2015 mainly due to weakening of the Australian dollar against the Singapore dollar.
- 11 Total amount owing to non-controlling shareholders of subsidiaries decreased by \$6.4M to \$53.2M as at 31 January 2016 from \$59.6M as at 31 January 2015. The decrease was mainly due to imputed interest on interest-free shareholders loan for Kismis Residences and Paya Lebar Square reclassified to non-controlling interest.
- 12 The total bank borrowings decreased by \$0.9M to \$341.1M as at 31 January 2016 from \$342.0M as at 31 January 2015 due to repayments of bank borrowings during the year. Gearing was 0.19 as at 31 January 2016 compared to 0.10 as at 31 January 2015. The higher gearing is due to the decrease in cash and cash equivalents and fixed deposits.
- 13 Non-controlling interests increased by \$11.1M to \$50.6M as at 31 January 2016 from \$39.5M as at 31 January 2015. The increase was due to profits recognised in investment and hotel segments and imputation of interest reclassified from amount owing to non-controlling shareholders of subsidiaries.
- 14 Trade and other payables decreased by \$97.5M to \$63.2M as at 31 January 2016 from \$160.7M as at 31 January 2015 mainly due to write back of project costs for completed projects upon finalisation of accounts.

Notes to the balance sheets

- 15 Properties held for sale decreased by \$5.6M to \$8.8M as at 31 January 2016 from \$14.4M as at 31 January 2015. During the year, four office units were sold at Paya Lebar Square. As at 22 March 2016, there are four unsold office units and five unsold residential units at Paya Lebar Square and Parkland Residences respectively.
- 16 The amount of \$32.0M is part of the 20% equity investment in AXA Tower. It is invested in the form of junior bonds which are expected to mature in year 2025 with a coupon rate of 10% per annum repayable semi-annually.

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

	31/1/2016		31/1/2015	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Amount repayable in one year or less, or on demand	9,360	-	9,000	-
Amount repayable after one year	331,715	-	333,024	-
	<u>341,075</u>	<u>-</u>	<u>342,024</u>	<u>-</u>

Details of any collateral

Borrowings are secured by the mortgages on the borrowing subsidiaries' development and investment properties and assignment of all rights and benefits with respect to the development and investment properties mortgaged.

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

	12 months ended	
	31/1/2016	31/1/2015
	\$'000	\$'000
Cash Flow from Operating Activities		
Profit before taxation	73,459	236,674
Adjustments for:		
Share of results of associated companies and joint ventures	13,707	(10,982)
Depreciation of:		
-investment properties	3,383	1,469
-property, plant and equipment	4,569	5,291
Gain/(loss) on disposal of:		
-investment property	(4,024)	-
-property, plant and equipment	(3,825)	(8)
Impairment loss on:		
-completed development properties for sale	-	885
-development properties	-	23,200
-property, plant and equipment	15	251
-unquoted equity investment in a joint venture	-	4,968
Bad debts written off	2,994	26
Gain on liquidation of joint ventures	-	(9)
Debt forgiveness from non-controlling shareholders	(3,235)	-
Property, plant and equipment written off	-	1,036
Fair value gain recycled from fair value reserve to consolidated income statement on derecognition of available-for-sale financial assets	-	(274)
Fair value (gain)/loss on financial assets at fair value through profit or loss	677	(1,099)
Changes in fair value of derivative financial instrument	(304)	(1,291)
Provisions:		
-for the year	121	1,268
-no longer required	(7,596)	(201)
Interest expense	6,179	3,843
Interest income	(7,836)	(3,719)
Operating profit before working capital changes	78,284	261,328
Inventories	(23)	390
Development properties	(2,437)	650,288
Receivables	37,912	(123,856)
Payables	(93,229)	(440,403)
Cash generated from/(used in) operations	20,507	347,747
Interest paid	(5,777)	(3,858)
Income tax paid	(43,918)	(6,506)
Net cash generated from/(used in) operating activities	(29,188)	337,383
Amount carried forward	(29,188)	337,383

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

	12 months ended	
	31/1/2016	31/1/2015
	\$'000	\$'000
Amount brought forward	(29,188)	337,383
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(2,285)	(4,752)
Acquisition of investment property	-	(1,832)
Acquisition of quoted investments	(199)	(270)
Acquisition of non-controlling interest	-	(2,000)
Interest received	7,836	3,719
Increase in fixed deposit with maturity more than three months	2,662	(28)
Capital contribution made to associated companies and joint ventures	(40,960)	(800)
Junior bonds subscription to an associate	(32,000)	-
Advances and loans (made to)/from joint ventures and associated companies	(4,403)	(76,344)
Capital return from joint ventures in liquidation	-	800
Proceeds from redemption of redeemable preference shares from a joint venture	-	7,726
Dividends from joint ventures	70,446	55,563
Repayment of loans (to)/from joint ventures	265	(18,397)
Proceeds from disposal of quoted equity investments	-	3,748
Proceeds from sale of investment property	5,274	
Proceeds from sale of property, plant and equipment	3,926	41
Net cash (used in)/generated from investing activities	10,562	(32,826)
Cash Flow from Financing Activities		
Dividends paid to shareholders of the Company	(36,941)	(22,164)
Dividends paid to minority shareholder of a subsidiary	(4,000)	(2,682)
Proceeds from bank borrowings	8,051	314,889
Repayment of bank borrowings	(9,000)	(470,154)
Repayment of loan to non-controlling shareholders of a subsidiary	(4,000)	(46,403)
Loans from non-controlling shareholders of a subsidiary	2,935	7,296
Increase in fixed deposit pledged	(13)	(3,006)
Net cash (used in)/generated from financing activities	(42,968)	(222,224)
Net increase/(decrease) in cash and cash equivalents	(61,594)	82,333
Cash and cash equivalents at beginning of year	276,026	194,050
Exchange differences on translation of cash and cash equivalent at beginning of year	(556)	(357)
Cash and cash equivalents at end of year	213,876	276,026

The Group has unused bank facilities of \$211.7M as of 31 January 2016.

The Group generated a net decrease of \$61.6M cash flow during current year compared to net increase of \$82.3M during previous year. The net decrease in cash and cash equivalents was due to net cash used in operating and financing activities of \$29.2M and \$42.9M respectively. Investing activities generated \$10.6M of net cash.

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 year

	Share capital \$'000	Reserves \$'000	Retained profits \$'000	Total \$'000
The Company				
Balance at 1/2/2015	161,863	1,272	233,186	396,321
Total comprehensive income and loss for the period	-	(650)	136,498	135,848
Dividends paid in respect of financial year ended 31 January 2015	-	-	(36,941)	(36,941)
Balance at 31/1/2016	<u>161,863</u>	<u>622</u>	<u>332,743</u>	<u>495,228</u>
Balance at 1/2/2014	161,863	1,248	200,115	363,226
Total comprehensive income and loss for the period	-	24	55,235	55,259
Dividends paid in respect of financial year ended 31 January 2014	-	-	(22,164)	(22,164)
Balance at 31/1/2015	<u>161,863</u>	<u>1,272</u>	<u>233,186</u>	<u>396,321</u>

	Share capital \$'000	Reserves \$'000	Retained profits \$'000	Exchange fluctuation account \$'000	Sub-total \$'000	Non- controlling interests \$'000	Total \$'000
The Group							
Balance at 1/2/2015	161,863	9,343	448,802	(68)	619,940	39,539	659,479
Imputed interest on non controlling shareholders	-	-	-	-	-	10,007	10,007
Total comprehensive income and loss for the period	-	(8,779)	55,744	(2,407)	44,558	5,056	49,614
Dividends paid in respect of financial year ended 31 January 2015	-	-	(36,941)	-	(36,941)	(4,000)	(40,941)
Balance at 31/1/2016	<u>161,863</u>	<u>564</u>	<u>467,605</u>	<u>(2,475)</u>	<u>627,557</u>	<u>50,602</u>	<u>678,159</u>
Balance at 1/2/2014	161,863	6,229	310,385	309	478,786	13,296	492,082
Total comprehensive income and loss for the period	-	5,254	160,446	(377)	165,323	28,920	194,243
Acquisition of non-controlling interest without a change in control	-	(2,005)	-	-	(2,005)	5	(2,000)
Transfer of impairment loss previously provided for available for sale investments to retained profits upon disposals	-	(135)	135	-	-	-	-
Dividends paid in respect of financial year ended 31 January 2014	-	-	(22,164)	-	(22,164)	(2,682)	(24,846)
Balance at 31/1/2015	<u>161,863</u>	<u>9,343</u>	<u>448,802</u>	<u>(68)</u>	<u>619,940</u>	<u>39,539</u>	<u>659,479</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**

There was no change in the company's share capital as at 31 January 2016 compared to 31 January 2015.

There were no outstanding executives' share options granted as at 31 January 2016 and 31 January 2015.

There was no treasury share held or issued as at 31 January 2016 and 31 January 2015.

- 1(d)(iii) To show the total number of issued shares excluding treasury shares at the end of the current financial period and as at the end of the immediately preceding financial year**

	As at 31-1-2016	As at 31-01-2015
Number of issued shares excluding treasury shares	738,816,000	738,816,000

- 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.**

There were no sales, transfers, disposal, cancellation and / or use of treasury shares as at 31 January 2016.

- 2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2400 (Engagements to Review Financial Statements), or an equivalent standard)**

The figures have not been audited or reviewed.

- 3. Where the figures have been audited or reviewed, the auditors' 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**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as compared with those used in the audited financial statements for the year ended 31 January 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 has adopted all the new and revised Financial Reporting Standards ("FRS") that are relevant to its operations and effective for annual periods beginning on or after 1 February 2015. The adoption of these new/revised FRSs and INT FRSs does not result in changes to the Group's and Company's accounting policies and has no material effect on the amounts reported for the current period or prior years.

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**

	3 months ended		12 months ended	
	31/1/2016	31/1/2015	31/1/2016	31/1/2015
Earnings per ordinary share for the period based on net profit attributable to shareholders of the Company:				
(i) Based on weighted average number of ordinary shares in issue	4.35 cents	10.41 cents	7.55 cents	21.72 cents
(ii) On a fully diluted basis	4.35 cents	10.41 cents	7.55 cents	21.72 cents

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**

	Group		Company	
	31/1/2016	31/1/2015	31/1/2016	31/1/2015
Net asset value per ordinary share	85 cents	84 cents	67 cents	53 cents
Net tangible assets backing ordinary share	85 cents	84 cents	67 cents	53 cents

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, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on**

Construction

Construction revenue decreased by \$65.5M to \$19.7M during current year from \$85.2M during previous year. It decreased by \$32.2M to \$0.3M in Q4 current year from \$32.5M in Q4 previous year. The decrease was mainly due to decrease in construction activity as Genting Hotel at Jurong obtained its TOP on 13 March 2015.

Net profit before tax and non-controlling interests for construction segment increased to \$57.0M during current year from a loss of \$10.3M during previous year. It increased to \$25.3M in Q4 current year from a loss of \$10.3M in Q4 previous year. The increase was mainly due to write back of project costs for completed projects Parkland Residences, Paya Lebar Square and China Town Point upon finalisation of accounts.

Hotel and F&B business

Revenue for hotel & F&B businesses decreased by \$4.3M to \$39.1M during current year from \$43.4M during previous year. It increased by \$0.2M to \$9.8M in Q4 current year from \$9.6M in Q4 previous year. The decrease was mainly due to lower rates in Duxton Perth and lower occupancy in Duxton Saigon. The main road at the entrance to Duxton Saigon which was closed by the Vietnamese authorities since October 2014 has re-opened in Q2 current year. The occupancy of Duxton Saigon has improved gradually.

Net profit before tax and non-controlling interests for hotel segment increased by \$2.3M to \$7.1M during current year from \$4.8M during previous year. It increased to \$2.6M in Q4 current year from a loss of \$0.4M in Q4 previous year. The increase was mainly due to higher profit generated by F&B business in current year.

On 23 March 2016 Dalton Investments Pte. Ltd. ("Dalton"), a wholly owned subsidiary of LKHS, entered into a capital assignment agreement ("CAA") to sell the entire charter capital of subsidiary Vinametric Limited ("Vinametric") to a third party New Life Real Estate Business Company Limited ("New Life") for an aggregate consideration of US\$49.0M. Vinametric owns and operate Duxton Hotel Saigon while New Life is a Vietnamese incorporated company and its principal activities are in real estate business.

The aggregate consideration is made up of the initial consideration of US\$38.4M as adjusted for current assets and current liabilities of Vinametric on the targeted closing date of 1 June 2016 and the repayment of shareholder loan of US\$10.6M to Dalton. New Life will pay all Vietnamese specific taxes to the Vietnamese tax authorities in respect of the proposed disposal.

The assignment consideration has been deposited by New Life into the escrow bank account of Vinametric at Saigon Commercial Bank on 23 March 2016. It shall be paid to Dalton on the date being 3 business days after all conditions precedent have been satisfied. Key conditions precedent include Dalton getting approvals from governmental authorities, Vinametric adopting a new charter, Vinametric obtaining an enterprise registration certificate and investment registration certificate and Vinametric obtaining approval from State Bank Of Vietnam to repay shareholder loan to Dalton.

The estimated net proceeds from the proposed disposal, including Dalton existing loan and after deducting professional fees and expenses of approximately \$1.0M is approximately \$67.6M. The book value of the subsidiary company as at 31 October 2015 is approximately \$2.6M. Accordingly, the estimated net proceeds over the net book value of approximately \$65.0M shall be used for general working capital and investment purposes.

The proposed disposal is consistent with the Group's commitment to optimise profitability and operations. The proposed disposal will enable the Group to unlock cash in its non-strategic assets for investment in higher yielding assets. Please refer to our announcement dated 24 March 2016 for further details of the proposed disposal.

Development

Revenue for development segment decreased by \$1,120.0M to \$8.2M during current year from \$1,128.2M during previous year. It decreased by \$750.9M to \$4.6M in Q4 current year from \$755.5M in Q4 previous year. The decrease was mainly due to the recognition of revenue in previous year for Parkland Residences and Paya Lebar Square which obtained TOP on 29 October 2014 and 3 November 2014 respectively.

Net profit before tax and non-controlling interests for development segment decreased by \$238.8M to \$5.1M during current year from \$243.9M during previous year. It decreased by \$143.6M to \$7.6M during Q4 current year from \$151.2M in Q4 previous year. The decrease was mainly due to lower contribution from development projects as both Parkland Residences and Paya Lebar Square obtained TOP on 29 October 2014 and 3 November 2014 respectively. Kismis Residences is in planning stage and has not yet been launched.

Investments

Investment revenue increased by \$17.5M to \$19.7M during current year from \$2.2M during previous year. It increased by \$4.3M to \$6.1M in Q4 current year from \$1.8M in Q4 previous year. The increase was due to the commencement of operations at Paya Lebar Square (Retail Mall) on 16 December 2014. Paya Lebar Square (Retail Mall) obtained TOP on 3 November 2014 and it is 99% leased as of 23 March 2016.

Net profit before tax and non-controlling interests for investment segment increased to \$4.2M during current year from a loss of \$1.8M during previous year. It increased to \$6.1M during Q4 current year from a loss of \$2.6M during Q4 previous year. The increase was mainly due to the increase in profits of \$11.0M at Paya Lebar Square offsetted by increase in loss of \$2.1M and \$2.5M at Westgate Tower and AXA Tower respectively and decrease in fair value gain of \$2.1M for short term quoted equity investment. Westgate Tower achieved 97% occupancy as at 23 March 2015.

On 2 February 2015, our wholly-owned subsidiary, Huatland Development Pte. Ltd. executed a letter of participation for the acquisition of 20% equity interest for the acquisition of AXA Tower located at 8 Shenton Way, Singapore 068811. Our 20% investment amount of \$73.0M is paid in cash and is invested in the form of equity of \$41.0M and junior bonds of \$32.0M. The total purchase consideration of AXA Tower is approximately \$1,170,000,000, translating to \$1,735 per square foot based on the existing net lettable area of 674,000 square feet. AXA Tower is on a site with balance lease term of about 66.5 years and its current occupancy is about 83%. The acquisition is undertaken by a consortium of investors led by Perennial Real Estate Holdings Limited and was completed on 24 April 2015.

Net profit attributable to shareholders

Net profit attributable to shareholders decreased by \$104.7M to \$55.7M during current year from \$160.4M during previous year. The decrease was mainly due to lower profits from development and investment segments. It decreased by \$44.8M to \$32.1M in Q4 current year from \$76.9M in Q4 previous year.

Balance Sheet

Group shareholders' funds increased by \$7.7M to \$627.6M as at 31 January 2016 from \$619.9M as at 31 January 2015. Cash and cash equivalents and fixed deposit decreased by \$61.8M to \$219.0M as at 31 January 2016 from \$280.8M as at 31 January 2015. The Group's bank borrowings decreased by \$0.9M to \$341.1M as at 31 January 2016 from \$342.0M as at 31 January 2015 due to repayments of bank borrowings during the year. Gearing was 0.19 as at 31 January 2016 compared to 0.10 as at 31 January 2015. The higher gearing is due to the decrease in cash and cash equivalents and fixed deposits.

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

Not applicable

10. A commentary at the date of the 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

The cooling measures introduced by the Singapore government and the release of more land for development to cool the residential market continue to slow down the sluggish property market. The Group will continue to be selective in land bidding and investments projects.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared/recommended for the current financial period reported on? Yes

Name of Dividend : First & Final Dividend
Dividend Type : Cash
Dividend Amount : 3.0 cents per ordinary share
Tax Rate : Tax exempt (One-Tier tax)

Name of Dividend : Special Dividend
Dividend Type : Cash
Dividend Amount : 1.0 cents per ordinary share
Tax Rate : Tax exempt (One-Tier tax)

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Name of Dividend : First & Final Dividend
Dividend Type : Cash
Dividend Amount : 3.0 cents per ordinary share
Tax Rate : Tax exempt (One-Tier tax)

Name of Dividend : Special Dividend
Dividend Type : Cash
Dividend Amount : 2.0 cents per ordinary share
Tax Rate : Tax exempt (One-Tier tax)

(c) Date payable

Subject to shareholders' approval at the Annual General meeting to be held on 31 May 2016, the proposed first and final dividend and the special dividend will be paid on 22 June 2016.

(d) Books closure date

The Share Transfer Books and the Register of Members of the Company will be closed on 13 June 2016 after 5.00 p.m for the purpose of determining shareholders' entitlement to the first and final dividend and the special dividend.

Duly completed registrable transfers received by the Company's Share Registrar, KCK CorpServe Pte. Ltd., 333 North Bridge Road #08-00, KH KEA Buildings, Singapore 188721 up to 5.00 p.m. on 13 June 2016 will be registered to determine shareholders' entitlements to the said proposed first and final dividend and the special dividend. Members whose Securities Accounts with The Central Depository (Pte) Limited are credited with shares at 5.00 p.m. on 13 June 2016 will be entitled to the abovementioned proposed first and final dividend and the special dividend.

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

Not applicable

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.

Not applicable

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

13. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

	Construction		Development		Hotels		Investments		Consolidated	
	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
REVENUE										
Total sales	23,552	203,524	8,201	1,449,427	43,984	48,863	17,949	2,166	93,686	1,703,980
Inter-segment sales	(3,883)	(118,317)	-	(321,263)	(4,915)	(5,472)	1,736	-	(7,062)	(445,052)
External sales	19,669	85,207	8,201	1,128,164	39,069	43,391	19,685	2,166	86,624	1,258,928
RESULTS										
Segment results	57,137	(8,700)	10,647	230,535	7,114	4,753	18,447	2,947	93,345	229,535
Finance costs	(97)	(1,557)	-	(1,118)	-	-	(6,082)	(1,168)	(6,179)	(3,843)
	57,040	(10,257)	10,647	229,417	7,114	4,753	12,365	1,779	87,166	225,692
Share of (losses)/profits in joint ventures/ associated companies	-	-	(5,524)	14,526	-	-	(8,183)	(3,544)	(13,707)	10,982
	57,040	(10,257)	5,123	243,943	7,114	4,753	4,182	(1,765)	73,459	236,674
Taxation									(12,396)	(47,248)
Non-controlling interests									(5,319)	(28,980)
Net profit									55,744	160,446

14. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments

The Group's construction business is conducted primarily in Singapore.

The Group's development projects Parkland Residences, a DBSS development and Paya Lebar Square, a commercial development, obtained TOP on 29 October 2014 and 3 November 2014 respectively. Kismis Lodge is still in planning and design stage.

The Group has 2 hotels, viz. Duxton Hotel Perth in Australia and Duxton Hotel Saigon in Vietnam. Dalton has entered into a CAA on 23 March 2016 to sell 100% charter capital in Vinametric who in turn owns Duxton Hotel Saigon for total aggregate consideration of US\$49.0M which includes the repayment of shareholder loan of US\$10.6M extended by Dalton. The disposal is targeted to complete on 1 June 2016 after all the conditions precedent are satisfied. Please refer to the announcement on 24 March 2016 for further details of the disposal.

The Group's main investments are investment properties in Singapore and Malaysia as well as some quoted equity investments. Key investment properties include Paya Lebar Square (Retail Mall) and Westgate Tower. Balestier Tower has obtained approval to be re-developed to a mixed commercial/service apartment from mixed commercial/residential apartment development.

Please refer to paragraph 8 above on changes in turnover and profit.

15. A breakdown of sales

	12 months ended		%
	31/1/2016	31/1/2015	
	\$'000	\$'000	
Sales reported for first half year	47,071	50,831	(7)
Operating profit after tax before deducting non-controlling interests reported for first half year	12,674	18,779	(33)
Sales reported for second half year	39,553	1,208,097	(97)
Operating profit after tax before deducting non-controlling interests reported for second half year	48,389	170,647	(72)

16. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

	Latest Full Year	Previous Full Year
	\$'000	\$'000
Ordinary one-tier dividend	22,164	22,164
Special one-tier dividend	7,388	14,777
	<u>29,552</u>	<u>36,941</u>

17. Interested parties transactions

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
Consistent Records Sdn Bhd	Bina Meganmas Sdn Bhd : S\$ 1,278,987.70 Loan	N/A

Pursuant to Chapter 9 of the SGX-ST Listing Manual, the above interested person transactions are either below the relevant materiality threshold or exempted from shareholders' approval.

18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

	Name	Age	Family Relationship with any Director, CEO and/or Substantial Shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
1.	Low Poh Kok	43	Brother of Low Poh Kuan. Nephew of Tan Sri Dato' Low Keng Huat and Low Keng Boon @ Lau Boon Sen. Cousin of Dato' Marco Low Peng Kiat.	Manager, Property Development with effect from 3/1/2005.	Nil
2.	Low Chin Han	35	Son of Low Keng Boon @ Lau Boon Sen. Nephew of Tan Sri Dato' Low Keng Huat. Cousin of Dato' Marco Low Peng Kiat and Low Poh Kuan.	General Director of Duxton Hotel Saigon with effect from 1/11/2011. Director of Duxton Hotel Perth with effect from 1/11/2011. Appointed as Director – Hospitality with effect from March 2014	Nil

BY ORDER OF THE BOARD

Low Keng Boon
Joint Managing Director

Dato' Marco Low Peng Kiat
Joint Managing Director

29 March 2016