



Full Year Financial Statement and Dividend Announcement for the Year Ended 31 December 2017

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

	Note	Group		+/(-) %	Group		+/(-) %
		4Q 2017 \$'000	4Q 2016 \$'000		FY 2017 \$'000	FY 2016 \$'000	
Revenue							
- Property developments		193,956	147,612	31.4	571,682	411,727	38.8
- Construction		46,619	92,509	(49.6)	239,308	298,213	(19.8)
- Hospitality		13,729	7,025	95.4	38,624	27,425	40.8
- Property investments & others		1,834	2,903	(36.8)	10,109	10,630	(4.9)
		<u>256,138</u>	<u>250,049</u>	2.4	<u>859,723</u>	<u>747,995</u>	14.9
Cost of sales		(204,011)	(204,315)	(0.1)	(707,216)	(601,516)	17.6
Gross profit		<u>52,127</u>	<u>45,734</u>	14.0	<u>152,507</u>	<u>146,479</u>	4.1
Other items of income							
Interest income		846	999	(15.3)	4,224	4,146	1.9
Other income	1	906	8,498	(89.3)	21,572	12,972	66.3
Other items of expense							
Marketing and distribution expenses		(1,818)	(2,916)	(37.7)	(14,622)	(6,810)	114.7
Administrative expenses	2	(20,597)	(15,980)	28.9	(68,970)	(60,463)	14.1
Finance costs		(5,639)	(5,744)	(1.8)	(25,120)	(19,555)	28.5
Share of results of associates		390	(7)	NM	582	(660)	(188.2)
Profit before tax		<u>26,215</u>	<u>30,584</u>	(14.3)	<u>70,173</u>	<u>76,109</u>	(7.8)
Income tax expense	3	(4,514)	(7,652)	(41.0)	(14,399)	(24,385)	(41.0)
Profit after tax		<u>21,701</u>	<u>22,932</u>	(5.4)	<u>55,774</u>	<u>51,724</u>	7.8
Profit attributable to:							
Owners of the Company		14,531	14,882	(2.4)	35,506	35,686	(0.5)
Non-controlling interests		7,170	8,050	(10.9)	20,268	16,038	26.4
		<u>21,701</u>	<u>22,932</u>	(5.4)	<u>55,774</u>	<u>51,724</u>	7.8

1(a)(ii) Items, which if significant, must be included in the income statement

		Group		+/(-) %	Group		+/(-) %
		4Q 2017 \$'000	4Q 2016 \$'000		FY 2017 \$'000	FY 2016 \$'000	
Other income							
(Reversal of gain)/gain on disposal of investment property		(86)	-	NM	13,298	-	NM
Net fair value gain on investment properties		-	5,419	NM	-	5,419	NM
Gain on disposal of investment securities		-	-	NM	4,921	-	NM
Rental income from development properties		250	547	(54.3)	935	1,336	(30.0)
Write back of impairment loss on trade receivables		-	-	NM	507	-	NM
Sales of materials		130	83	56.6	543	443	22.6
Government grants		92	940	(90.2)	386	1,825	(78.8)
GST refunded		-	512	NM	163	512	(68.2)
Deposits forfeited from buyers		46	-	NM	208	43	383.7
Gain on disposal of property, plant and equipment		11	-	NM	118	497	(76.3)
Foreign exchange gain		-	919	NM	-	2,090	NM
Dividend income from investment securities		-	-	NM	-	503	NM
Others		463	78	NM	493	304	62.2
		<u>906</u>	<u>8,498</u>	(89.3)	<u>21,572</u>	<u>12,972</u>	66.3
The following items have been included in arriving at profit before tax:							
Employee benefits expenses		16,038	14,113	13.6	62,688	56,114	11.7
Depreciation of property, plant and equipment		4,525	1,745	159.3	10,889	6,986	55.9
(Reversal of)/provision for foreseeable loss on construction and development property		(3,817)	788	NM	7,987	5,751	38.9
Legal and professional fees		1,270	1,024	24.0	4,357	6,688	(34.9)
Maintenance of properties		836	1,927	(56.6)	3,694	4,052	(8.8)
Fair value loss on investment properties		1,873	-	NM	1,873	-	NM
Foreign exchange loss		2,491	-	NM	2,283	-	NM

Note:-

NM - Not meaningful.

1(a)(ii) Items, which if significant, must be included in the income statement (Cont'd)

Notes to Group Income Statement

- 1 Other income fell by 89.3% in 4Q2017 due to absence of fair value gain on investment properties and net foreign exchange gain.
- 2 Higher administrative expenses in 4Q2017 were due to depreciation charges, fair value loss on investment properties and foreign exchange loss.
- 3 Effective tax rate was lower in 4Q2017 due to overprovision of prior years tax and partially offset by higher taxable income from a development project in Australia.

1(a)(iii) Statement of Comprehensive Income

	Note	Group		+/-) %	Group		+/-) %
		4Q 2017 \$'000	4Q 2016 \$'000		FY 2017 \$'000	FY 2016 \$'000	
Profit after tax		21,701	22,932	(5.4)	55,774	51,724	7.8
Other comprehensive income:							
<i>Items that will not be reclassified to profit or loss</i>							
Share of loss on property revaluation of associates		(221)	-	NM	(54)	227	(123.8)
		(221)	-		(54)	227	(123.8)
<i>Items that may be reclassified subsequently to profit or loss</i>							
Net gain/(loss) on fair value changes of available-for-sale financial assets		-	297	NM	(135)	3,644	(103.7)
Realisation of reserves on disposal of available-for-sale financial assets	1	-	-		(5,020)	-	NM
Foreign currency translation (loss)/gain	2	(2,724)	(292)	832.9	611	1,452	(57.9)
Share of foreign currency translation of joint venture		(40)	-	NM	(40)	-	NM
		(2,764)	5	NM	(4,584)	5,096	(190.0)
Other comprehensive (loss)/gain for the quarter, net of tax		(2,985)	5	NM	(4,638)	5,323	(187.1)
Total comprehensive income for the quarter		18,716	22,937	(18.4)	51,136	57,047	(10.4)
Total comprehensive income attributable to:							
Owners of the Company		11,546	14,887	(22.4)	30,868	41,009	(24.7)
Non-controlling interests		7,170	8,050	(10.9)	20,268	16,038	26.4
		18,716	22,937	(18.4)	51,136	57,047	(10.4)

Notes to Statement of Comprehensive Income

- 1 Relates to reclassification of reserve to income statement upon disposal of an available-for-sale financial asset.
- 2 Foreign currency translation arose from the translation of financial statements of foreign operations whose functional currencies are different from that of the Group's functional currency. Higher translation loss for 4Q2017 was due mainly to weakening of Australian Dollar against Singapore Dollar on the Group's foreign net assets which are largely denominated in Australian Dollar.

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

	The Group		The Company			
	Note	31 Dec 2017 \$'000	31 Dec 2016 \$'000	Note	31 Dec 2017 \$'000	31 Dec 2016 \$'000
Non-current assets						
Property, plant and equipment	1	324,054	219,604		1,829	1,684
Investment properties	2	251,706	288,693		-	-
Intangible assets		1,872	2,202		373	528
Investment in subsidiaries		-	-		48,302	48,302
Investment in associates and joint venture		6,941	6,359		650	650
Deferred tax assets		5,289	2,995		-	-
Other receivables	3	82,536	88	10	310,479	231,928
Investment securities		-	8,010		-	8,010
		672,398	527,951		361,633	291,102
Current assets						
Gross amount due from customers for contract work-in-progress	4	13,467	9,677		-	-
Development properties	5	1,688,660	1,127,718		-	-
Inventories		761	48		-	-
Prepayments		5,003	4,022		1,848	1,831
Trade and other receivables		89,723	81,241	10	18,273	5,311
Cash and short-term deposits	6	257,846	481,582	11	6,167	122,273
		2,055,460	1,704,288		26,288	129,415
Total assets		2,727,858	2,232,239		387,921	420,517
Deduct: Current liabilities						
Loans and borrowings	7	8,735	234,182	12	-	150,000
Gross amount due to customers for contract work-in-progress	4	33,910	11,100		-	-
Trade and other payables	8	58,470	86,394	13	11,243	124
Other liabilities		48,535	42,190		4,675	5,944
Income tax payable	9	12,811	28,358		39	586
		162,461	402,224		15,957	156,654
Net current assets/(liabilities)		1,892,999	1,302,064		10,331	(27,239)
Deduct: Non-current liabilities						
Loans and borrowings	7	1,524,075	936,736	12	245,000	120,000
Trade and other payables	8	212,713	106,692	13	10,000	-
Other liabilities		64	-		-	-
Deferred tax liabilities		19,963	9,974		21	21
		1,756,815	1,053,402		255,021	120,021
		808,582	776,613		116,943	143,842
Equity attributable to owners of the Company						
Share capital		79,691	79,691		79,691	79,691
Treasury shares		(33,653)	(33,653)		(33,653)	(33,653)
Retained earnings		744,361	733,696		67,659	91,790
Other reserves		(16,111)	(13,860)		3,246	6,014
		774,288	765,874		116,943	143,842
Non-controlling interests		34,294	10,739		-	-
Total equity		808,582	776,613		116,943	143,842

Notes to Statement of Financial Position

Note

The Group

- The increase in property, plant and equipment was mainly due to acquisition of an island resort in Maldives (Grand Park Kodhipparu Resort) and a hotel in Western Australia (The Sebel Mandurah).
- The decrease in investment properties was mainly due to disposal of the office building at 420 St Kilda Road, Melbourne partly offset by acquisition of a strata restaurant property at Mandurah, Western Australia and transfer of units within a completed development project to investment property.
- The increase in other receivables was due to a long term loan extended to a joint venture company for the acquisition of an office building in Auckland, New Zealand and sales proceeds receivables from sale of Fulcrum units.
- The net increase in gross amount due to customers for contract work-in-progress was due to progress billings in excess of construction work-in-progress.
- The increase in development properties was mainly due to acquisitions of land parcels at Woodleigh Lane, Singapore and in South Perth, Australia and partially offset by transfer of units within a completed development project to investment property.
- The decrease in cash and short term deposits was due to repayment of bank loans, redemption of \$150 million notes which was due in October 2017 and acquisitions of land/properties in Singapore, Australia and New Zealand. The decrease was partially offset by issuance of \$125 million notes and proceeds from divestment of the office building at 420 St Kilda Road, Melbourne.
- The increase in combined current and non-current loans and borrowings was due to financing obtained for Woodleigh Lane, Grand Park Kodhipparu Resort, Grandeur Park Residence and issuance of \$125 million notes, substantially offset by repayment of bank loans and redemption of \$150 million notes.
- The increase in combined current and non-current trade and other payables was due to advances from non-controlling interest for working capital.
- The decrease in income tax payable was due to payment of tax on sales of Victoria Street site in Melbourne. The decrease was partially offset by the provision of tax on sales of office building at 420 St Kilda Road in Melbourne.

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

Notes to Statement of Financial Position (Cont'd)

Note

The Company

- 10 The increase in combined current and non-current trade and other receivables was due to working capital loans extended to a subsidiary.
- 11 The decrease in cash and short term deposits was due to redemption of \$150 million notes due in October 2017 and working capital loans extended to a subsidiary, partially offset by issuance of \$125 million notes.
- 12 The decrease in loans and borrowings was due to redemption of \$150 million notes and partially offset by issuance of \$125 million notes.
- 13 The increase in trade and other payables was due to advances from a subsidiary for working capital.

1(b)(ii) Aggregate amount of the group's borrowings and debt securities as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year

	As at 31 Dec 2017 \$'000	As at 31 Dec 2016 \$'000
Amount repayable in one year or less, or on demand		
- Secured	8,735	84,182
- Unsecured	-	150,000
Amount repayable after one year		
- Secured	1,279,075	816,736
- Unsecured	245,000	120,000

Details of any collateral

The Group's total borrowings of \$1.5 billion are loans taken to finance property development projects, investment properties and hotels, and for working capital.

The Group's borrowings of \$1.3 billion are mainly secured by:

- (a) legal mortgage on the development properties, investment properties and hotels;
- (b) subordination of shareholder's loan to the property development companies;
- (c) assignment of sale proceeds of the development properties;
- (d) assignment of all rights, title, interest and benefits under contracts in respect of the development properties;
- (e) assignment of construction contracts, performance bonds and fire insurance policy on the development properties;
- (f) assignment of tenancy and sale agreements of the investment properties;
- (g) fixed and floating charge on the hotels; and
- (h) corporate guarantee from the Company.

The Group's unsecured borrowings of \$245.0 million comprise the following notes issued under its \$750 million Multicurrency Debt Issuance Programme:

- (a) \$120 million 5-year fixed rate notes issued on 14 June 2016. The notes bear interest at the rate of 4.75 per cent. per annum payable semi-annually in arrear and will due in June 2021.
- (b) \$125 million 5-year fixed rate notes issued on 19 May 2017. The notes bear interest at the rate of 4.90 per cent. per annum payable semi-annually in arrear and will due in May 2022.

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

	Group		Group	
	4Q 2017 \$'000	4Q 2016 \$'000	FY 2017 \$'000	FY 2016 \$'000
Cash flows from operating activities				
Operating profit before taxation	26,215	30,584	70,173	76,109
Adjustments for:				
Amortisation of intangible assets	56	88	225	107
Depreciation of property, plant and equipment	4,525	1,745	10,889	6,986
Interest income	(846)	(999)	(4,224)	(4,146)
Dividend income from investment securities	-	-	-	(503)
Interest expense	5,639	5,744	25,120	19,555
Gain on disposal of property, plant and equipment	(11)	-	(118)	(497)
Gain on disposal of investment property	86	-	(13,298)	-
Unrealised exchange gain	1,973	452	1,646	(972)
Share of results of associates	(390)	7	(582)	660
Net fair value loss/(gain) on investment properties	1,873	(5,419)	1,873	(5,419)
Gain on disposal of a quoted investment securities	-	-	(4,921)	-
Gain on disposal of intangible assets	(14)	-	(110)	-
Property, plant and equipment written off	-	-	34	10
Impairment loss/(reversal of impairment) on receivables	113	353	(394)	169
(Reversal of)/provision for foreseeable loss on construction and development properties	(3,817)	788	7,987	5,751
Share-based compensation	597	596	2,387	1,392
Operating profit before changes in working capital	35,999	33,939	96,687	99,202
Development properties	(741,919)	(40,865)	(554,261)	(491,740)
Inventories	(303)	364	(731)	39,124
Prepayments	(973)	415	(992)	(167)
Trade and other receivables	150,502	9,740	(63,006)	163,953
Gross amount due to customers for contract work-in-progress, net	(2,892)	15,361	9,526	3,922
Trade and other payables	16,515	22,956	78,639	(12,652)
Other liabilities	9,367	6,418	6,736	5,333
Cash (used in)/generated from operations	(533,704)	48,328	(427,402)	(193,025)
Interest paid	(21,844)	(22,865)	(46,095)	(33,814)
Interest received	846	999	4,224	4,146
Income tax paid	2,393	(8,217)	(22,240)	(34,244)
Net cash (used in)/generated from operating activities	(552,309)	18,245	(491,513)	(256,937)

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

	Group		Group	
	4Q 2017 \$'000	4Q 2016 \$'000	FY 2017 \$'000	FY 2016 \$'000
Cash flows from investing activities:				
Purchase of property, plant and equipment	(20,429)	(573)	(117,978)	(2,029)
Proceeds from disposal of property, plant and equipment	11	-	164	730
Proceeds from disposal of investment property	(1,153)	-	69,625	-
Proceeds from disposal of a quoted investment securities	-	-	7,776	-
Proceeds from disposal of intangible assets	116	-	295	-
Dividend income	-	-	-	1,070
(Advances to)/repayment from advances to associates	(25,000)	2,290	(28,568)	8,198
Proceeds from liquidation of an associate	-	-	-	3,582
Additions of intangible assets	(60)	(3)	(80)	(2,211)
Additions of investment properties	(4,462)	(35)	(5,449)	(311)
Net cash (used in)/generated from investing activities	(50,977)	1,679	(74,215)	9,029
Cash flows from financing activities:				
Repayment of loans and borrowings	(15,774)	(21,116)	(311,880)	(150,845)
Proceeds from loans and borrowings	515,490	20,600	700,559	342,835
Redemption of term notes	(150,000)	-	(150,000)	-
Proceeds from issuance of term notes	-	-	125,000	120,000
Dividends paid	-	-	(24,841)	(24,841)
Proceeds from issue of new shares by subsidiary to non-controlling interests	3,287	48	3,287	48
Net cash generated from/(used in) financing activities	353,003	(468)	342,125	287,197
Net (decrease)/increase in cash and cash equivalents	(250,283)	19,456	(223,603)	39,289
Effect of exchange rate changes on cash and cash equivalents	(183)	150	(133)	(163)
Cash and cash equivalents at beginning of the period	508,312	461,976	481,582	442,456
Cash and cash equivalents at end of the period	257,846	481,582	257,846	481,582
Cash and cash equivalents comprise:				
Short term fixed deposits	120,203	323,612	120,203	323,612
Cash and bank balances	137,643	157,970	137,643	157,970
	257,846	481,582	257,846	481,582

Net cash (used in)/generated from operating activities

Net cash used in operating activities in 4Q2017 as compared to net cash generated from operating activities in 4Q2016 was mainly due to increased development expenditure, partially offset by cash inflow from payments received from sales of development properties.

Higher net cash used in operating activities in FY2017 as compared to FY2016 was due to increased development expenditure, deposits for land/property acquisition in Singapore and Australia, advances for a proposed investment in a real estate development project in Ho Chi Minh City, Vietnam and partially offset by working capital loans from non-controlling interest.

Net cash (used in)/generated from investing activities

Net cash used in investing activities in 4Q2017 as compared to net cash generated from investing activities in 4Q2016 was mainly due to purchase of The Sebel Mandurah in Western Australia and advances to a joint venture company for joint acquisition of an office building in Auckland, New Zealand.

Net cash used in investing activities in FY2017 as compared to net cash generated from investing activities in FY2016 was due to capital expenditure and acquisition of Grand Park Kodhipparu Resort, The Sebel Mandurah, 205 Queen Street in New Zealand. The cash outflow was partially offset by cash inflow from disposal of 420 St Kilda Road, Melbourne.

Net cash generated from/(used in) financing activities

Net cash generated from financing activities in 4Q2017 as compared to net cash used in financing activities in 4Q2016 was due to financing obtained, partially offset by redemption of term notes.

Higher net cash generated from financing activities in FY2017 as compared to FY2016 was due to the financing obtained outweighing the repayment of bank loans and redemption of term notes.

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

Group	Attributable to owners of the Company										Non-controlling interests \$'000	Total equity \$'000
	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Share-based compensation reserve \$'000	Capital reserve \$'000	Fair value adjustment reserve \$'000	Asset revaluation reserve \$'000	Currency translation reserve \$'000	Retained earnings \$'000	Total \$'000		
At 1 January 2017	79,691	(33,653)	(533)	1,392	674	5,155	2,709	(23,257)	733,696	765,874	10,739	776,613
Total comprehensive income for the period	-	-	-	-	-	(5,155)	167	3,335	20,975	19,322	13,098	32,420
Dividends paid	-	-	-	-	-	-	-	-	(24,841)	(24,841)	-	(24,841)
Share-based compensation expenses	-	-	-	1,790	-	-	-	-	-	1,790	-	1,790
At 30 September 2017	79,691	(33,653)	(533)	3,182	674	-	2,876	(19,922)	729,830	762,145	23,837	785,982
Total comprehensive income for the quarter	-	-	-	-	-	-	(221)	(2,764)	14,531	11,546	7,170	18,716
Share-based compensation expenses	-	-	-	597	-	-	-	-	-	597	-	597
Incorporation of a subsidiary with non-controlling interests	-	-	-	-	-	-	-	-	-	-	3,287	3,287
At 31 December 2017	79,691	(33,653)	(533)	3,779	674	-	2,655	(22,686)	744,361	774,288	34,294	808,582

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

Group	Attributable to owners of the Company										Non-controlling interests \$'000	Total equity \$'000
	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Share-based compensation reserve \$'000	Capital reserve \$'000	Fair value adjustment reserve \$'000	Asset revaluation reserve \$'000	Currency translation reserve \$'000	Retained earnings \$'000	Total equity \$'000		
At 1 January 2016	79,691	(33,653)	(533)	-	674	1,511	2,482	(24,709)	722,851	748,314	(5,347)	742,967
Total comprehensive income for the period	-	-	-	-	-	3,347	227	1,744	20,804	26,122	7,988	34,110
Dividends paid	-	-	-	-	-	-	-	-	(24,841)	(24,841)	-	(24,841)
Share-based compensation expenses	-	-	-	796	-	-	-	-	-	796	-	796
At 30 September 2016	79,691	(33,653)	(533)	796	674	4,858	2,709	(22,965)	718,814	750,391	2,641	753,032
Total comprehensive income for the quarter	-	-	-	-	-	297	-	(292)	14,882	14,887	8,050	22,937
Share-based compensation expenses	-	-	-	596	-	-	-	-	-	596	-	596
Incorporation of a subsidiary with non-controlling interests	-	-	-	-	-	-	-	-	-	-	48	48
At 31 December 2016	79,691	(33,653)	(533)	1,392	674	5,155	2,709	(23,257)	733,696	765,874	10,739	776,613

Company	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Share-based compensation reserve \$'000	Fair value adjustment reserve \$'000	Retained earnings \$'000	Total equity \$'000
At 1 January 2017	79,691	(33,653)	(533)	1,392	5,155	91,790	143,842
Total comprehensive income for the period	-	-	-	-	(5,155)	(420)	(5,575)
Dividends paid	-	-	-	-	-	(24,841)	(24,841)
Share-based compensation expenses	-	-	-	1,790	-	-	1,790
At 30 September 2017	79,691	(33,653)	(533)	3,182	-	66,529	115,216
Total comprehensive income for the quarter	-	-	-	-	-	1,130	1,130
Share-based compensation expenses	-	-	-	597	-	-	597
At 31 December 2017	79,691	(33,653)	(533)	3,779	-	67,659	116,943

Company	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Share-based compensation reserve \$'000	Fair value adjustment reserve \$'000	Retained earnings \$'000	Total equity \$'000
At 1 January 2016	79,691	(33,653)	(533)	-	1,511	110,246	157,262
Total comprehensive income for the period	-	-	-	-	3,347	(1,175)	2,172
Dividends paid	-	-	-	-	-	(24,841)	(24,841)
Share-based compensation expenses	-	-	-	796	-	-	796
At 30 September 2016	79,691	(33,653)	(533)	796	4,858	84,230	135,389
Total comprehensive income for the quarter	-	-	-	-	297	7,560	7,857
Share-based compensation expenses	-	-	-	596	-	-	596
At 31 December 2016	79,691	(33,653)	(533)	1,392	5,155	91,790	143,842

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 the end of the financial period reported on and as at the end of the corresponding period of the immediately preceding financial year

As at 31 December 2017, the Company held 46,501,100 (31 December 2016 : 46,501,100) ordinary shares as treasury shares. The total number of issued shares excluding treasury shares as at 31 December 2017 was 621,014,061 (31 December 2016 : 621,014,061).

As at 31 December 2017, the number of outstanding share options under the Company's Employee Share Option Scheme was 40,000,000 (31 December 2016 : 40,000,000).

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

The total number of issued shares excluding treasury shares of 46,501,100 (31 December 2016 : 46,501,100) shares as at 31 December 2017 was 621,014,061 (31 December 2016 : 621,014,061) shares.

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable as no treasury shares had been sold, transferred, disposed, cancelled or used in any other manner.

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

The figures have not been audited or reviewed by the Company's auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matters)

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 those of the audited financial statements for the year ended 31 December 2016, as well as all the applicable Financial Reporting Standards ("FRS") which became effective for the financial year beginning on or after 1 January 2017.

The adoption of those new and revised FRSs has no material effect on the current financial statements for the current period.

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

Please refer to paragraph 4 above.

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		Group	
	4Q 2017	4Q 2016	FY 2017	FY 2016
Earnings per ordinary share for the period :-				
(i) Based on weighted average number of ordinary shares in issue (in cents)	2.34	2.40	5.72	5.75
(ii) On a fully diluted basis (in cents)	2.30	2.38	5.62	5.70

Notes:

(i) The computation of basic earnings per share was based on the weighted average of 621,014,061 ordinary shares (31 December 2016 : 621,014,061 ordinary shares).

(ii) The computation of fully diluted basic earnings per share was based on the adjusted weighted average of 631,733,913 ordinary shares (31 December 2016 : 626,240,728 ordinary shares).

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

	Group		Company	
	31 Dec 2017	31 Dec 2016	31 Dec 2017	31 Dec 2016
Net asset value per ordinary share (in cents) based on issued share capital as at the end of the period reported on	124.68	123.33	18.83	23.16

The computation of net asset value per ordinary share was based on 621,014,061 ordinary shares (excluding treasury shares of 46,501,100) (31 December 2016 : 621,014,061 ordinary shares excluding treasury shares of 46,501,100).

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

Quarterly results : 4Q2017 vs 4Q2016

Overall

Group revenue increased 2.4% from \$250.0 million to \$256.1 million, mainly driven by robust contributions from the Hospitality and Property Developments divisions. Gross profit rose 14.0% to \$52.1 million, while profit before tax came in 14.3% lower on the back of lower takings from other income and higher administrative expenses.

Property Developments

Revenue climbed 31.4% from \$147.6 million in 4Q2016 to \$194.0 million in 4Q2017 due to the progressive recognition of High Park Residences and Grandeur Park Residences. A pick-up in sales at Fulcrum along Fort Road and the progressive handover of townhouses of Williamsons Estate in Doncaster, Melbourne, also helped contribute to the stronger topline.

Construction

Revenue decreased by 49.6% from \$92.5 million in 4Q2016 to \$46.6 million in 4Q2017 as new projects secured were not sufficient to replenish the construction order book. Lower contribution from Tampines N6C1A/1B and the absence of takings from Bukit Batok N1C13 & N2C23 and Sembawang N1C10 led to a decline in construction revenue in 4Q2017. This was however partially mitigated by healthy contributions from the Group's two Bidadari projects.

Hospitality

Revenue from the Hospitality division almost doubled from \$7.0 million in 4Q2016 to \$13.7 million in 4Q2017, due to contribution from the Group's newest hospitality offering in Maldives, Grand Park Kodhipparu Resort. Overall topline was also boosted by improved occupancy at the Group's Singapore-based hotel, Park Hotel Alexandra.

Property Investments & Others

Revenue from the division fell 36.8% from \$2.9 million to \$1.8 million over 4Q2016 to 4Q2017. This was mainly attributed to the divestment of the Group's office building at 420 St Kilda Road in Melbourne, Australia.

- 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 include discussion of any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also include discussion of any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on (Cont'd)**

Full year results : FY2017 vs FY2016

Overall

The Group posted a 14.9% increase in revenue to \$859.7 million. This was mainly due to improved performance from the Hospitality and Property Developments divisions. Despite a stronger topline, gross profit registered a slower growth of 4.1% to \$152.5 million due to softer construction margins. Profit before tax declined 7.8% to \$70.2 million due to higher marketing and distribution expenses, administrative expenses and finance costs, but was partially offset by a divestment gain arising from the sale of the office building at 420 St Kilda Road, Melbourne.

Tax-wise, the Group recorded a lower effective tax rate compared to that of previous year. This was due to the higher tax rate arising from divestment gains from the Victoria Street site in Melbourne, Australia in FY2016. As a result, the Group's net profit after tax rose by 7.8% to \$55.8 million from \$51.7 million a year before.

Property Developments

Contributions rose 38.8% from \$411.7 million to \$571.7 million over FY2016 to FY2017. This was mainly attributed to progressive revenue recognition from High Park Residences and Grandeur Park Residences, along with new sales at the Fulcrum. The progressive handover of townhouses of Williamsons Estate in Doncaster, Melbourne, also contributed positively for the topline.

Construction

Revenue decreased by 19.8% to \$239.3 million from \$298.2 million. This was due to lower contributions from Bukit Batok N1C13 & N2C23, and Sembawang N1C10, following their completion in 1H2017, and slower precast components sales. The decrease was partially offset by higher revenue contribution from Woodlands N1C26 & N1C27, Tampines N6C1A/1B, Bidadari C6 & C7 and Bidadari C8 & C9.

Hospitality

Contributions from the Hospitality division soared 40.8% to \$38.6 million from \$27.4 million year-on-year, boosted by higher occupancy rates at Park Hotel Alexandra and contributions from the Group's latest hospitality asset, Grand Park Kodhipparu Resort, Maldives, which opened its doors to business in June 2017.

Property Investments & Others

Revenue from the Property Investment Division fell by 4.9% from \$10.6 million to \$10.1 million, due to the divestment of 420 St Kilda Road in Melbourne, Australia, in September 2017.

Group Statement of Financial Position Review

The Group's net current assets grew by \$0.64 billion to \$1.95 billion during the year in review. This was due largely to the acquisition of the South Perth and Woodleigh Lane sites. Financing needs pertaining to the Woodleigh Lane site and Grand Park Kodhipparu Resort, along with higher loans from minority shareholders contributed to the increase of non-current liabilities from \$1.05 billion to \$1.76 billion.

Total equity increased from \$776.6 million to \$808.6 million, after taking into account dividend payments of \$24.8 million and a net profit of \$55.8 million recorded in FY2017. Net debt soared by \$0.59 billion from \$0.69 billion to \$1.28 billion as the Group utilised its cash for investments and capital expenditure needs. In addition, the Group also obtained project financing for its Woodleigh Lane project and Grand Park Kodhipparu Resort. As a result, the Group's net-debt-to-equity ratio increased to 1.58 as at 31 December 2017, as compared to 0.89 a year ago.

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

No prospects statements for 4Q2017 were previously provided.

- 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**

Property Developments

Singapore

The recent wave of collective sales across Singapore's property landscape has led to renewed interest for both new and resale private residential properties.

The favourable backdrop boded well for the Group, which saw all remaining units at Fulcrum being snapped up. Grandeur Park Residences also benefited from stronger buyer interest, with the number of units sold-to-date rising to 87.5%.

With regard to new projects, preparation works at the Woodleigh Lane site are on track for its launch by mid-2018 while the completion of the Group's collective sale of Changi Garden is pipelined for 2Q2018.

The Group will continue to look for opportunities to further replenish its land bank in Singapore

Australia

Due to delay experienced, the handover of the remaining townhouses at Williamsons Estate has been re-scheduled to the coming months. For Willow Apartments (68.8% sold to-date), the handover process will commence in March 2018.

As for the South Melbourne project, the launch date remains at 2Q2018.

Construction

In the absence of new contracts secured in 4Q2017, the Group's total construction order book slipped further to \$397.1 million at the close of 2017 from \$458.3 million a quarter ago. However, the Group's recent win of a \$168 million design and build contract from HDB will bump up the Group's order book in 1Q2018. Securing the contract also served to reinforce the division's strong design capabilities and its competitive edge in the industry.

To further replenish its construction order book, the Group will continue to participate in new public housing tenders, as well as non-housing public projects.

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 (Cont'd)

Hospitality

With higher international visitor arrivals in Singapore expected in 2018, the Group expects the occupancy rate of its Singapore-based hotel, Park Hotel Alexandra to maintain. As for Grand Park Kodhipparu Resort, the Group expects better contribution from a full year operations in 2018.

With regard to new additions to the portfolio, the Group expects the acquisition of the Mercure & Ibis Styles Grosvenor Hotel in Adelaide, Australia to be completed in March 2018.

Property Investments

The occupancy rates of the Group's investment properties in Singapore recorded improvements. However, rental rates remain soft.

Outside Singapore, the Group's associate has completed its acquisition of a Grade A office building at 205 Queen Street, Auckland, New Zealand.

11 Dividend

(a) Current Financial Period Reported On

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

Name of Dividend	First & Final
Dividend Type	Cash
Dividend Amount per Share (in cents)	4.0 cents per ordinary share 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 Type	Cash
Dividend Amount per Share (in cents)	4.0 cents per ordinary share Tax exempt (one-tier tax)

(c) Date payable

The proposed final dividend, if approved at the Annual General Meeting to be held on 25 April 2018, is expected to be paid on or about 23 May 2018.

(d) Books closure date

Notice is hereby given that the Share Transfer Books and the Register of Members of the Company will be closed on 10 May 2018 for the purpose of determining shareholders' entitlement to the First & Final Dividend to be approved at the Annual General Meeting of the Company to be held on 25 April 2018. Duly completed registrable transfers in respect of the shares in the Company received up to close of business at 5.00 p.m. on 8 May 2018 by the Company's Share Registrar, RHT Corporate Advisory Pte. Ltd., 9 Raffles Place #29-01, Republic Plaza Tower 1, Singapore 048619, will be registered to determine shareholders entitlement to such dividend. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with shares as at 5.00 p.m. on 8 May 2018 will be entitled to such proposed 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.

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

14 Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

The Company confirms that it has procured undertakings from all of its directors and executive officers under Rule 720(1).

15 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

Business Segments

	Property		Property	Hospitality	Corporate	Total
	Developments	Construction	Investments		& Others	
Year ended 31 December 2017	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Segment revenue						
Total segment sales	573,304	283,222	11,977	38,624	17,796	924,923
Intersegment sales	(1,622)	(43,914)	(1,892)	-	(17,772)	(65,200)
Sales to external customers	571,682	239,308	10,085	38,624	24	859,723
Interest income	2,177	669	252	3	1,123	4,224
Finance costs	(7,142)	3	(3,510)	(7,890)	(6,581)	(25,120)
Depreciation and amortisation	(305)	(2,251)	(24)	(7,789)	(745)	(11,114)
Share of results of associates	(7)	-	(94)	-	683	582
Net fair value gain on investment properties	-	-	(1,873)	-	-	(1,873)
Other non-cash items:						
Share-based compensation expense	-	-	-	-	(2,387)	(2,387)
(Reversal of)/provision for foreseeable losses on construction and development properties	1,513	(9,500)	-	-	-	(7,987)
Segment profit	62,556	(1,017)	15,957	(7,257)	(66)	70,173
Assets and liabilities						
Investment in associates and joint venture	1,378	-	-	-	5,563	6,941
Additions to non-current assets:						
Property, plant and equipment	757	9,450	121	106,798	852	117,978
Investment properties	-	-	5,449	-	-	5,449
Intangible assets	-	-	-	-	80	80
Segment assets	1,922,390	134,823	260,224	311,679	45,472	2,674,588
Segment liabilities	1,281,524	100,308	262,908	242,703	31,833	1,919,276

	Property		Property	Hospitality	Corporate	Total
	Developments	Construction	Investments		& Others	
Year ended 31 December 2016	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Segment revenue						
Total segment sales	413,228	350,359	12,360	27,425	14,486	817,858
Intersegment sales	(1,501)	(52,146)	(1,790)	-	(14,426)	(69,863)
Sales to external customers	411,727	298,213	10,570	27,425	60	747,995
Interest income	2,398	763	31	-	954	4,146
Dividend income	-	-	-	-	503	503
Finance costs	(6,887)	(142)	(3,118)	(5,879)	(3,529)	(19,555)
Depreciation and amortisation	(295)	(1,843)	(14)	(4,348)	(593)	(7,093)
Share of results of associates	(135)	-	-	-	(525)	(660)
Net fair value gain on investment properties	-	-	5,419	-	-	5,419
Other non-cash items:						
Impairment loss on development properties	(5,751)	-	-	-	-	(5,751)
Share-based compensation expense	-	-	-	-	(1,392)	(1,392)
Segment profit	52,147	19,605	9,766	(2,151)	(3,258)	76,109
Assets and liabilities						
Investment in associates	1,425	-	-	-	4,934	6,359
Additions to non-current assets:						
Property, plant and equipment	223	629	4	199	974	2,029
Investment properties	-	-	311	-	-	311
Intangible assets	-	1,746	-	-	465	2,211
Segment assets	1,419,187	151,454	295,977	226,273	139,348	2,232,239
Segment liabilities	980,183	93,995	121,348	131,598	128,502	1,455,626

Geographical Segments

	Singapore	Australia	Maldives	Malaysia	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Year ended 31 December 2017					
Revenue	801,276	41,115	7,845	9,487	859,723
Non-current assets	467,372	16,213	88,938	5,109	577,632
Year ended 31 December 2016					
Revenue	663,074	71,355	-	13,566	747,995
Non-current assets	449,870	56,270	-	4,359	510,499

Non-current assets information presented above consist of property, plant and equipment, investment properties and intangible assets as presented in the consolidated balance sheet.

16 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Please refer to Paragraph 8 and 15.

17 Breakdown of Group's revenue and operating profit after tax for first half year and second half year

	Group		Increase/
	FY 2017	FY 2016	(Decrease)
	\$'000	\$'000	%
Revenue			
- first half	394,405	346,152	13.9
- second half	465,318	401,843	15.8
Full year	<u>859,723</u>	<u>747,995</u>	
Operating profit after tax before deducting non-controlling interest			
- first half	15,369	19,697	(22.0)
- second half	40,405	32,027	26.2
Full year	<u>55,774</u>	<u>51,724</u>	

18 Breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

	FY 2017	FY 2016
	\$	\$
Ordinary	24,840,562	24,840,563
Preference	-	-
Total:	<u>24,840,562</u>	<u>24,840,563</u>

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

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Lim Tiam Seng	80	Brother of Lim Tiang Chuan; Father of Dawn Lim Sock Kiang; and Father-in-law of Chia Lee Meng Raymond.	Honorary Chairman and Advisor Duties include: (i) Advise corporate objectives and strategies Position held since 22 April 2016	N/A
Lim Tian Back	69	Brother of Lim Tiam Seng and Lim Tiang Chuan; Uncle of Dawn Lim Sock Kiang; and Uncle-in-law of Chia Lee Meng Raymond.	Project Director Duties include: (i) Manage projects; and (ii) Monitor defects and feedback during project defect liabilities period Position held since 1993	N/A
Lim Tian Moh	63	Brother of Lim Tiam Seng and Lim Tiang Chuan; Uncle of Dawn Lim Sock Kiang; and Uncle-in-law of Chia Lee Meng Raymond.	Project Director Duties include: (i) Oversee Precast operation and coordinating construction site operation Position held since 1999	N/A
Lim Sock Joo	48	Daughter of Lim Tiam Seng; Spouse of Chia Lee Meng Raymond; Niece of Lim Tiang Chuan; and Sister of Dawn Lim Sock Kiang.	Executive Director of CEL Development Pte. Ltd. Duties include: (i) Handle matters relating to business, management and operation of CEL Development Pte Ltd and its subsidiaries, including business development and hospitality sector Position held since 1 July 2013	N/A
Lim Ling Kwee	47	Son of Lim Tiam Seng; Nephew of Lim Tiang Chuan; Brother of Dawn Lim Sock Kiang; and Brother-in-law of Chia Lee Meng Raymond.	Executive Director of CEL Development Pte. Ltd. Duties include: (i) Manage projects Position held since 2 March 1988	N/A
Sng Boon Siang	39	Nephew of Lim Tiam Seng and Lim Tiang Chuan; Cousin of Dawn Lim Sock Kiang; and Cousin-in-law of Chia Lee Meng Raymond.	Technical and Planning Manager Duties include: (i) Assist project sites in all technical and planning matters Position held since 1 January 2017	N/A
Lin Jun Qiang Shawn	34	Nephew of Lim Tiam Seng and Lim Tiang Chuan; Cousin of Dawn Lim Sock Kiang; and Cousin-in-law of Chia Lee Meng Raymond.	Senior Manager (Business Development cum Hospitality) Duties include: (i) Handle matters relating to business development and hospitality Position held since 1 July 2017	Promoted to Senior Manager on 1 July 2017

BY ORDER OF THE BOARD

Chia Lee Meng Raymond
Executive Chairman and Group Chief Executive Officer

13 February 2018