

WHEELOCK

PROPERTIES

Co. Reg. No. 197201797H
(Incorporated in the Republic of Singapore)

UNAUDITED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2013

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WHEELOCK PROPERTIES (SINGAPORE) LIMITED
(Incorporated in the Republic of Singapore)

1(a)(i) CONSOLIDATED INCOME STATEMENT

	Quarter ended			Period ended		
	30 Jun 2013	30 Jun 2012	Change	30 Jun 2013	30 Jun 2012	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Revenue	33,493	116,603	(71.3)	60,522	142,737	(57.6)
Cost of sales	(7,241)	(51,320)	(85.9)	(13,012)	(59,547)	(78.1)
Gross profit	26,252	65,283	(59.8)	47,510	83,190	(42.9)
Other income	1,471	924	59.2	96,590	2,061	NM
Selling and marketing expenses	(713)	(2,407)	(70.4)	(1,420)	(3,249)	(56.3)
Administrative and corporate expenses	(2,379)	(2,847)	(16.4)	(4,636)	(7,045)	(34.2)
Other operating expenses	(7,616)	(3,505)	117.3	(12,651)	(1,994)	534.5
Profit before taxation	17,015	57,448	(70.4)	125,393	72,963	71.9
Income tax expense	(2,787)	(8,900)	(68.7)	(5,887)	(11,277)	(47.8)
Profit for the period	14,228	48,548	(70.7)	119,506	61,686	93.7

1(a)(ii) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Quarter ended			Period ended		
	30 Jun 2013	30 Jun 2012	Change	30 Jun 2013	30 Jun 2012	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Profit for the period	14,228	48,548	(70.7)	119,506	61,686	93.7
Other comprehensive income:						
Items that may be reclassified subsequently to profit or loss:						
Available-for-sale financial assets						
- net change in fair value	(34,093)	(13,806)	146.9	(25,041)	20,235	(223.8)
- transfer to profit or loss on disposal	(108)	0	NA	(95,663)	0	NA
Exchange differences arising on consolidation of foreign subsidiaries	6,848	2,372	188.7	15,095	(4,102)	468.0
Other comprehensive income for the period, net of income tax*	(27,353)	(11,434)	139.2	(105,609)	16,133	(754.6)
Total comprehensive income for the period	(13,125)	37,114	(135.4)	13,897	77,819	(82.1)

* There was no tax effect on the components included in other comprehensive income.

1(a)(iii) NOTES TO THE CONSOLIDATED INCOME STATEMENT

The following items have been charged or (credited) in arriving at profit for the period:

	Quarter ended			Period ended		
	30 Jun 2013	30 Jun 2012	Change	30 Jun 2013	30 Jun 2012	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Interest income	(588)	(806)	(27.0)	(1,352)	(1,850)	(26.9)
Gain on disposal of investments	(678)	0	NA	(94,489)	(7)	NM
Others	(205)	(118)	73.7	(749)	(204)	267.2
Other income	(1,471)	(924)	59.2	(96,590)	(2,061)	NM
Exchange loss (net)						
- net change in fair value of forward exchange contracts	2,840	(337)	942.7	5,029	(496)	NM
- others	4,807	4,068	18.2	7,624	2,445	211.8
	7,647	3,731	105.0	12,653	1,949	549.2
Changes in fair value on investment properties	(38)	(711)	(94.7)	(50)	(492)	(89.8)
Loss on disposal of property, plant and equipment	1	0	NA	30	0	NA
Fixtures, plant and equipment included in investment property written off	0	420	(100.0)	0	420	(100.0)
Others	6	65	(90.8)	18	117	(84.6)
Other operating expenses	7,616	3,505	117.3	12,651	1,994	534.5
Depreciation of property, plant and equipment	71	70	1.4	142	140	1.4
Dividend income from investments	(10,317)	(6,654)	55.0	(11,880)	(6,694)	77.5
Interest income from investments	(3,468)	(1,574)	120.3	(6,558)	(1,574)	316.6
Over provision of tax in prior years	0	0	NA	(233)	(5)	NM

NA: Not Applicable

NM: Not Meaningful

1(b)(i) STATEMENTS OF FINANCIAL POSITION

	Group		Company	
	30 Jun 2013	31 Dec 2012	30 Jun 2013	31 Dec 2012
	\$'000	\$'000	\$'000	\$'000
Non-current assets				
Property, plant and equipment	1,472	1,487	1,248	1,252
Investment properties	1,222,091	1,222,000	312,000	312,000
Amounts due from subsidiaries	0	0	1,282,450	948,671
Interests in subsidiaries	0	0	237,872	236,786
Interests in an associate	7	7	0	0
Investments	831,972	823,818	0	0
Other non-current assets	540	540	540	540
	2,056,082	2,047,852	1,834,110	1,499,249
Current assets				
Development properties	1,222,066	617,509	68,548	68,489
Trade and accrued receivables	1,863	151,812	1,707	151,562
Amounts due from subsidiaries	0	0	186	636
Amounts due from related corporations	31	37	31	37
Deposits and other receivables	9,810	11,841	2,864	6,867
Cash and cash equivalents	501,207	720,649	478,163	685,287
	1,734,977	1,501,848	551,499	912,878
Total assets	3,791,059	3,549,700	2,385,609	2,412,127
Equity attributable to owners of the Company				
Share capital	1,055,901	1,055,901	1,055,901	1,055,901
Reserves	2,014,549	2,072,446	1,066,920	1,128,029
Total equity	3,070,450	3,128,347	2,122,821	2,183,930
Non-current liabilities				
Interest-bearing liabilities (Ref: 1(b)(ii))	571,899	278,770	0	0
Deferred tax liabilities	13,066	37,010	1,246	26,118
	584,965	315,780	1,246	26,118
Current liabilities				
Trade payables	59,683	56,408	27,550	28,441
Other payables	37,682	32,236	14,039	12,942
Amounts due to subsidiaries	0	0	193,480	159,201
Current tax payable	38,279	16,929	26,473	1,495
	135,644	105,573	261,542	202,079
Total liabilities	720,609	421,353	262,788	228,197
Total equity and liabilities	3,791,059	3,549,700	2,385,609	2,412,127

REVIEW OF FINANCIAL POSITION

Group

Increase in development properties of \$605 million was mainly due to the completion of the acquisition of the site at Ang Mo Kio Avenue 2 and construction costs incurred on Ardmore Three and the sites at Fuyang City.

Decrease in trade and accrued receivables of \$150 million was mainly due to the receipts of progress billings of Scotts Square which had been accounted for as accrued receivables as at 31 December 2012.

Decrease in cash and cash equivalents of \$219 million was mainly due to the acquisition of site at Ang Mo Kio Avenue 2, acquisition of quoted securities and payment of dividends. This was partially offset by the receipt of balance 15% of sale proceeds on Scotts Square.

Increase in interest-bearing liabilities of \$293 million was mainly due to drawdown of bank loans to finance the acquisition of site at Ang Mo Kio Avenue 2 and payment of construction costs for Ardmore Three.

Decrease in deferred tax liabilities of \$24 million was mainly due to the reclassification of tax liabilities upon billing of the balance 15% of sale proceeds on Scotts Square.

Increase in current tax payable of \$21 million was mainly due to the reclassification from deferred tax liabilities and provision of tax in respect of profit recognised in the current financial period. This was partially offset by the payment of income tax for year of assessment 2013.

Company

Increase in amounts due from subsidiaries of \$333 million was mainly due to the provision of inter-company loans to subsidiaries to acquire the land parcel at Ang Mo Kio Avenue 2 and invest in quoted securities. This was partially offset by the repayment of inter-company loans by subsidiaries.

Decrease in trade and accrued receivables of \$150 million was mainly due to the receipts of progress billings of Scotts Square which had been accounted for as accrued receivables as at 31 December 2012.

Decrease in cash and cash equivalents of \$207 million was mainly due to the provision of inter-company loans to subsidiaries to acquire the site at Ang Mo Kio Avenue 2, invest in quoted securities and payment of dividends. This was partially offset by sale proceeds received from Scotts Square.

Decrease in deferred tax liabilities and increase in current tax payable of \$25 million was mainly due to the reclassification of tax liabilities upon billing of the balance 15% of sale proceeds on Scotts Square.

Increase in amounts due to subsidiaries of \$34 million was mainly due to transfer of surplus funds from subsidiaries.

1(b)(ii) BORROWINGS

	Group	
	30 Jun 2013	31 Dec 2012
	\$'000	\$'000
Repayable after 1 year but within 5 years:		
Interest-bearing liabilities (secured)	421,402	133,174
Interest-bearing liability (unsecured)	150,497	145,596
	571,899	278,770

The secured bank loans are generally secured by mortgages over the Group's development properties in Singapore, legal assignment of all rights, titles, interests and benefits under contracts in respect of the properties. Corporate guarantees are issued by the Company for the secured and unsecured bank loans and the repayment in respect of the amounts due to the Company by certain subsidiaries are subordinated to the bank loans.

1(c) CONSOLIDATED STATEMENT OF CASH FLOWS

	Quarter ended		Period ended	
	30 Jun 2013	30 Jun 2012	30 Jun 2013	30 Jun 2012
	\$'000	\$'000	\$'000	\$'000
Operating activities				
Profit for the period	14,228	48,548	119,506	61,686
Adjustments for:				
Income tax expense	2,787	8,900	5,887	11,277
Depreciation of property, plant and equipment	71	70	142	140
Net change in fair value of forward exchange contracts	2,840	(337)	5,029	(496)
Exchange gain (net)	(120)	(508)	(147)	(348)
Loss on disposal of property, plant and equipment	1	0	30	0
Interest income	(588)	(806)	(1,352)	(1,850)
Interest income from investments	(3,468)	(1,574)	(6,558)	(1,574)
Fixtures, plant and equipment included in investment property written off	0	420	0	420
Changes in fair value on investment properties	(38)	(711)	(50)	(492)
Gain on disposal of investments	(678)	0	(94,489)	(7)
Dividend income from investments	(10,317)	(6,654)	(11,880)	(6,694)
Operating profit before working capital changes	4,718	47,348	16,118	62,062
Changes in working capital:				
Development properties	(581,824)	43,319	(586,849)	(108,434)
Trade and accrued receivables	1,348	(16,915)	149,949	(10,957)
Amounts due from related corporations	34	24	6	(2)
Deposits and other receivables	160,053	(2,934)	3,679	(3,945)
Trade payables	7,227	673	3,588	(6,029)
Other payables	(6,676)	(2,301)	289	(357)
Cash (utilised in)/generated from operations	(415,120)	69,214	(413,220)	(67,662)
Interest received	674	876	1,472	1,954
Income tax paid	(4,921)	(42,426)	(8,481)	(42,432)
Dividends paid	(71,794)	(71,794)	(71,794)	(71,794)
Cash flows from operating activities	(491,161)	(44,130)	(492,023)	(179,934)

	Quarter ended		Period ended	
	30 Jun 2013	30 Jun 2012	30 Jun 2013	30 Jun 2012
	\$'000	\$'000	\$'000	\$'000
Investing activities				
Proceeds from sale of investments	9,443	0	166,493	111
Purchase of property, plant and equipment	(87)	(143)	(166)	(253)
Expenditure on investment properties	(228)	(1,393)	(354)	(1,612)
Acquisition of investments	(35,031)	(268,984)	(196,035)	(271,622)
Dividends received	11,880	6,694	11,880	6,800
Interest received	2,063	9	4,886	9
Cash flows from investing activities	(11,960)	(263,817)	(13,296)	(266,567)
Financing activities				
Drawdown of bank loans	288,700	3,090	291,143	115,947
Finance costs	(4,661)	(950)	(5,599)	(1,679)
Cash flows from financing activities	284,039	2,140	285,544	114,268
Net decrease in cash and cash equivalents	(219,082)	(305,807)	(219,775)	(332,233)
Cash and cash equivalents at beginning of the period	720,175	1,049,171	720,649	1,077,245
Effect of exchange rate changes on balances held in foreign currencies	114	206	333	(1,442)
Cash and cash equivalents at the end of the period (Note 1)	501,207	743,570	501,207	743,570

	Quarter ended		Period ended	
	30 Jun 2013	30 Jun 2012	30 Jun 2013	30 Jun 2012
	\$'000	\$'000	\$'000	\$'000
Note 1				
Cash and cash equivalents in the statements of financial position	501,207	747,950	501,207	747,950
Less: Deposit pledged	0	(4,380)	0	(4,380)
Cash and cash equivalents in the statement of cash flows	501,207	743,570	501,207	743,570

Deposit pledged represents bank balance of a subsidiary pledged as security to obtain a credit facility.

1(d)(i) STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Translation Reserve	Fair Value Reserve	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000	\$'000	\$'000
Group					
At 1 April 2013	1,055,901	4,474	283,239	1,811,755	3,155,369
Total comprehensive income for the period					
Profit for the period	0	0	0	14,228	14,228
Other comprehensive income					
Available-for-sale financial assets					
- net change in fair value	0	0	(34,093)	0	(34,093)
- transfer to profit or loss on disposal	0	0	(108)	0	(108)
Exchange differences arising on consolidation of foreign subsidiaries	0	6,848	0	0	6,848
Total other comprehensive income	0	6,848	(34,201)	0	(27,353)
Total comprehensive income for the period	0	6,848	(34,201)	14,228	(13,125)
Transaction with owners of the Company, recorded directly in equity					
Distribution to owners					
Dividends to owners	0	0	0	(71,794)	(71,794)
Total transaction with owners	0	0	0	(71,794)	(71,794)
At 30 June 2013	1,055,901	11,322	249,038	1,754,189	3,070,450

	Share Capital	Translation Reserve	Fair Value Reserve	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000	\$'000	\$'000
Group					
At 1 April 2012	1,055,901	3,241	148,815	1,728,113	2,936,070
Total comprehensive income for the period					
Profit for the period	0	0	0	48,548	48,548
Other comprehensive income					
Available-for-sale financial assets					
- net change in fair value	0	0	(13,806)	0	(13,806)
Exchange differences arising on consolidation of foreign subsidiaries	0	2,372	0	0	2,372
Total other comprehensive income	0	2,372	(13,806)	0	(11,434)
Total comprehensive income for the period	0	2,372	(13,806)	48,548	37,114
Transaction with owners of the Company, recorded directly in equity					
Distribution to owners					
Dividends to owners	0	0	0	(71,794)	(71,794)
Total transaction with owners	0	0	0	(71,794)	(71,794)
At 30 June 2012	1,055,901	5,613	135,009	1,704,867	2,901,390

	Share Capital	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000
Company			
At 1 April 2013	1,055,901	1,133,435	2,189,336
Total comprehensive income for the period			
Profit for the period	0	5,279	5,279
Transaction with owners of the Company, recorded directly in equity			
Distribution to owners			
Dividends to owners	0	(71,794)	(71,794)
Total transaction with owners	0	(71,794)	(71,794)
At 30 June 2013	1,055,901	1,066,920	2,122,821

	Share Capital	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000
Company			
At 1 April 2012	1,055,901	921,996	1,977,897
Total comprehensive income for the period			
Loss for the period	0	(1,520)	(1,520)
Transaction with owners of the Company, recorded directly in equity			
Distribution to owners			
Dividends to owners	0	(71,794)	(71,794)
Total transaction with owners	0	(71,794)	(71,794)
At 30 June 2012	1,055,901	848,682	1,904,583

1(d)(ii) SHARE CAPITAL

Since the last financial year ended 31 December 2012, there has been no change in the issued and paid-up share capital of the Company (1,196,559,876 shares).

As at 30 June 2013, there were no unissued shares of the Company or its subsidiaries under option (30 June 2012: nil).

2. REVIEW OF RESULTS BY AUDITORS

The figures have not been audited by the auditors but have been reviewed in accordance with Singapore Standard On Review Engagements (“SSRE”) 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*.

The financial information as set out in Sections 1, 4, 5, 6, 7, 11 and 12 of this announcement have been extracted from the consolidated condensed interim financial information that has been reviewed in accordance with SSRE 2410.

3. AUDITORS’ REPORT

Refer to the attached auditors’ report.

4. BASIS OF PREPARATION

The Group has adopted the same accounting policies and methods of computation in the financial statements for the period ended 30 June 2013, as compared with the Group’s audited financial statements for the year ended 31 December 2012.

5. EFFECT OF CHANGES IN ACCOUNTING POLICIES AND METHODS

Not applicable.

6. EARNINGS PER SHARE

	Quarter ended		Period ended	
	30 Jun 2013	30 Jun 2012	30 Jun 2013	30 Jun 2012
Basic earnings per share	1.19 cents	4.06 cents	9.99 cents	5.16 cents
Diluted earnings per share	1.19 cents	4.06 cents	9.99 cents	5.16 cents

Basic and diluted earnings per share are calculated based on the Group’s profit attributable to Shareholders and on the weighted average number of shares of the Company in issue for the 2nd quarter and period ended 30 June 2013 of 1,196,559,876 (2012: 1,196,559,876 shares).

7. NET ASSET VALUE PER SHARE

Group		Company	
30 Jun 2013	31 Dec 2012	30 Jun 2013	31 Dec 2012
\$	\$	\$	\$
2.57	2.61	1.77	1.83

8. REVIEW OF PERFORMANCE

Revenue and Profit

The Group achieved revenue of \$33 million and profit after tax of \$14 million for the 2nd quarter ended 30 June 2013, a decrease of 71% when compared to the same period last year.

The Group achieved revenue of \$61 million and profit after tax of \$120 million for the 6-month ended 30 June 2013, a decrease of 58% and an increase of 94% when compared to the same period last year.

Revenue for the 2nd quarter and 6-month ended 30 June 2013 decreased as the revenue recognised from Ardmore Three based on the progress of construction works was much lower than the revenue recognised from the sales of Orchard View and Scotts Square in the same period last year. This was partially offset by higher dividend income and interest income received from the Group's investments and revenue from the retail malls.

The decrease in cost of sales for the 2nd quarter and 6-month ended 30 June 2013 was in line with the decrease in revenue for property development.

The increase in other income for the 6-month ended 30 June 2013 was mainly due to the accounting gain on disposal of SC Global Developments Ltd's shares of \$93 million.

The decrease in selling and marketing expenses for the 2nd quarter and 6-month ended 30 June 2013 was mainly due to the sales commission for sale of units in Orchard View in the same period last year.

The decrease in administrative and corporate expenses for the 2nd quarter and 6-month ended 30 June 2013 was mainly due to the lower staff costs incurred in the current period.

The higher other operating expenses for the 6-month ended 30 June 2013 was mainly due to exchange loss. The Group uses foreign exchange contracts to hedge against its foreign currency available-for-sale investments. However, for accounting purpose, the net exchange loss of \$8 million arising from foreign exchange contracts was recognised in profit or loss while the translation gain from the quoted equity securities of \$10 million was recognised in equity.

In addition, an exchange loss of \$5 million arising from translation of a foreign currency bank loan for financing the Fuyang project was charged to profit or loss. The corresponding exchange gain arising from translation of the China subsidiary of \$15 million was recorded in equity.

The decrease in income tax expense for the 2nd quarter and 6-month ended 30 June 2013 was in line with the decrease in profit from development properties.

Nature of business and profit recognition

Profits on pre-sale of development properties in Singapore are recognised using the percentage of completion method. The percentage of completion is measured by reference to the percentage of construction costs incurred at the reporting date to the estimated total construction costs for each project. Revenue and profits are only recognised in respect of finalised sales agreements and to the extent that such revenue and profits relate to the progress of the construction work.

For the Group's project in the People's Republic of China ("PRC"), profit on the sale of the development property is recognised on completion of the project.

This basis of revenue and profit recognition together with the nature of our business in Singapore and PRC lead to volatility of earnings between comparable periods.

Assets

The Group's total assets as at 30 June 2013 were higher at \$3.8 billion compared to \$3.5 billion as at 31 December 2012. The increase in total assets was mainly due to the increase in development properties on the completion of the acquisition of the site at Ang Mo Kio Avenue 2 and as construction progresses for Ardmore Three. Return on assets (based on profit for the period) for the 6-month ended 30 June 2013 was 3.2% (6-month ended 30 June 2012: 1.8%).

Shareholders' Equity

The shareholders' equity as at 30 June 2013 and 31 December 2012 was \$3.1 billion. Return on shareholders' equity (based on profit for the period) for the 6-month ended 30 June 2013 was 3.9% (6-month ended 30 June 2012: 2.1%).

Borrowings

The Group's borrowings as at 30 June 2013 were \$572 million compared to \$279 million as at 31 December 2012. The higher borrowings were mainly due to the drawdown of bank loans to finance the acquisition of site at Ang Mo Kio Avenue 2 and payment of construction costs for Ardmore Three. The debt-equity ratio as at 30 June 2013 was 18.6% (as at 31 December 2012: 8.9%).

Net Cash Flow

Net cash flow utilised in operating activities for the 6-month ended 30 June 2013 was \$492 million, mainly due to the acquisition of site at Ang Mo Kio Avenue 2, partially offset by sales proceeds received from development properties. For financing activities, the loans drawn down was \$291 million.

Property Review

Development Properties

Scotts Square

Scotts Square, comprising 2 luxury residential towers above the boutique Scotts Square mall, obtained its Temporary Occupation Permit on 22 August 2011.

On 8 and 10 January 2013, the development also obtained its Certificate of Statutory Completion and Subsidiary Strata Certificates of Title respectively. We have successfully collected the final 15% progress payment from 99% of the buyers.

As at 30 June 2013, 79% (267 units) of the 338 units were sold, representing 85% of the net saleable area at an average price of \$4,004 psf.

Marketing of the remaining units for sale is on-going.

Ardmore Three

Ardmore Three is a luxurious 36-storey development along Ardmore Park. It comprises 84 well-appointed three-bedroom apartments each measuring about 1,800 sq. ft.

Construction is in progress and the development is expected to be completed by 2014.

3 units were sold at an average price of \$3,158 psf.

Development site at Ang Mo Kio Ave 2

The Group successfully tendered for the site under the Government Land Sales Programme and was awarded the site on 9 January 2013.

The 99-year leasehold site is bounded by Ang Mo Kio Ave 2 and Ang Mo Kio Street 13 and is strategically located opposite the reputable CHIJ St Nicholas Girls' School and about 300 metres to the future Mayflower station of the new Thomson Line. Thomson Line, to be ready by year 2019, runs from Woodlands in the north to Gardens by the Bay in the south.

It has an expansive land size of 198,942 sq. ft. and can yield approximately 700 units.

Design development is presently on-going.

雍景山

This 3.2 million sq. ft. residential site will comprise villas, townhouses, duplexes and apartments and is situated at Fuyang City, 22 km away from Hangzhou, China.

Consent for construction of Phase I has been obtained. Construction work for the show area and sales office has commenced and target to complete in the 4th quarter of 2013.

Investment Properties

Wheelock Place

As at 30 June 2013, the overall occupancy rate is 94% and the average monthly rental achieved is about \$14 psf.

The occupancy rate and average monthly rental for the retail podium is 99% and exceeds \$16 psf respectively.

The leasing strategy for the retail podium is to continue to maintain high occupancy rate and increase foot fall for the centre through retention of good covenant tenants and introducing new brands to complement and enhance the existing retail mix. Active marketing are in progress to secure a suitable tenant for the vacant unit.

Office occupancy is 91% and the average rent is more than \$11 psf per month for the quarter ended 30 June 2013. Leases totalling 16,000 sq. ft. will expire in the 3rd quarter of 2013. Of this, 54% is under advanced negotiations with 2 new tenants. We are continuing our active marketing for the remaining space.

Scotts Square Retail

As at 30 June 2013, the overall occupancy rate is 95% and the average rental achieved was more than \$22 psf.

We are actively in contact with retailers and agents to market the vacant units.

9. FORECAST STATEMENT

The Group's performance for the period under review is broadly in line with the prospect statement made when the 1st quarter of 2013 financial results were announced.

10. CURRENT YEAR'S PROSPECTS

The project at Ang Mo Kio Avenue 2 should be ready for launch before end of 2013.

The launch of the first of four phases for the Fuyang project is expected in the 4th quarter of 2013. Under the Group's accounting policy, profit on any overseas development project is recognised on completion of the project. Accordingly, for sold units, any profit arising will be recognised upon completion of the 1st phase, expected in year 2016.

Rental income from Wheelock Place and Scotts Square Retail will continue to contribute to the Group's recurring income.

After allowing for capital outflows for the above development projects, the Group remains in a strong financial position to take advantage of investment and development opportunities which may arise locally or overseas.

11. DIVIDEND

The Directors do not recommend any interim dividend for the 2nd quarter ended 30 June 2013 (30 June 2012: nil).

ADDITIONAL INFORMATION

12. SEGMENTAL INFORMATION

The Group has three reportable segments as described below:

Property development: The development, construction and sale of development properties.

Property investment: The holding and management of investment properties.

Investments: The holding of investments in quoted securities.

Other operations include investment holding company and provision of management services.

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Quarter ended 30 Jun 2013						
Total revenue from external customers	2,077	17,631	13,785	0	0	33,493
Inter-segment revenue	0	509	0	1,216	(1,725)	0
Reportable segment (loss)/ profit before taxation	(1,485)	12,897	11,109	(3,389)	(2,117)	17,015

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Quarter ended 30 Jun 2012						
Total revenue from external customers	92,057	16,318	8,228	0	0	116,603
Inter-segment revenue	0	569	0	966	(1,535)	0
Reportable segment profit/ (loss) before taxation	36,791	12,186	5,714	(609)	3,366	57,448

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Period ended 30 Jun 2013						
Total revenue from external customers	6,783	35,301	18,438	0	0	60,522
Inter-segment revenue	0	1,060	0	1,937	(2,997)	0
Reportable segment profit/ (loss) before taxation	1,503	26,195	104,886	(3,417)	(3,774)	125,393

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Period ended 30 Jun 2012						
Total revenue from external customers	103,180	31,289	8,268	0	0	142,737
Inter-segment revenue	0	1,133	0	2,351	(3,484)	0
Reportable segment profit before taxation	41,676	21,878	6,102	1,472	1,835	72,963

13. COMMENTS ON SEGMENT RESULTS

The revenue for property development for the 2nd quarter and 6-month ended 30 June 2013 decreased as the revenue recognised from Ardmore Three based on the progress of construction works was much lower than the revenue recognised from the sales of Orchard View and Scotts Square in the same period last year.

The increase in revenue and profit for property investment for the 2nd quarter and 6-month ended 30 June 2013 was mainly due to the higher revenue from Wheelock Place as a result of higher occupancy and rental rates.

The increase in profit for investments for the 2nd quarter ended 30 June 2013 was mainly due to the higher dividend income and interest income received from the Group's investments.

The increase in profit for investments for the 6-month ended 30 June 2013 was mainly due to the gain on disposal of SC Global Developments Ltd's shares, higher dividend income and interest income received from the Group's investments.

The decrease in profit for other operations for the 2nd quarter and 6-month ended 30 June 2013 was mainly due to the exchange loss arising from the hedging of available-for-sale financial assets and translation of bank loan denominated in foreign currency. Exchange differences arising from translation of quoted equity securities were recognised in the fair value reserve in equity.

14. INTERESTED PERSON TRANSACTIONS

The Company has not obtained a general mandate from shareholders for interested person transactions.

15. CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(5) OF THE LISTING MANUAL

The Board of Directors of the Company confirms that to the best of its knowledge, nothing has come to the attention of the Board which may render the financial statements for the 2nd quarter ended 30 June 2013 to be false or misleading in any material respects.

By Order of the Board

Pearly Oon
Company Secretary
6 August 2013