# CAPITAMALLS ASIA LIMITED

**(Registration Number : 200413169H)**
**(Hong Kong Stock Code: 6813)**
**(Singapore Stock Code: JS8)**

## 2014 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT

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## CAPITAMALLS ASIA LIMITED
## 2014 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT

### 1(a)(i) Income Statement

| | Note | Group | | |
|---|---|---|---|---|
| | | 1Q 2014 S$'000 | 1Q 2013 S$'000 (Restated)[1] | Change % |
| **Revenue** | A | **125,003** | **119,313** | **4.8** |
| Cost of Sales | B | (45,107) | (40,078) | 12.5 |
| Gross Profit | | 79,896 | 79,235 | 0.8 |
| Other Operating Income | C | 9,707 | 16,544 | (41.3) |
| Administrative Expenses | D | (35,839) | (32,028) | 11.9 |
| Other Operating Expenses | | (2,800) | (2,007) | 39.5 |
| Finance Costs | E | (20,742) | (24,684) | (16.0) |
| Share of Results (net of tax) of: | | | | |
| - Associates | F | 35,945 | 30,304 | 18.6 |
| - Jointly-Controlled Entities | G | 31,294 | 21,530 | 45.4 |
| | | 67,239 | 51,834 | 29.7 |
| Profit before Taxation | | 97,461 | 88,894 | 9.6 |
| Taxation | H | (10,731) | (4,954) | > 100 |
| Profit for the Period | | 86,730 | 83,940 | 3.3 |
| Attributable to: | | | | |
| **Owners of the Company ("PATMI")** | | **75,288** | **73,233** | **2.8** |
| Non-Controlling Interests ("NCI") | | 11,442 | 10,707 | 6.9 |
| Profit for the Period | | 86,730 | 83,940 | 3.3 |
| **Earnings per share** | | | | |
| Basic earnings per share (cents) | 6 | 1.9 | 1.9 | 2.7 |
| Diluted earnings per share (cents) | | 1.9 | 1.9 | 2.7 |

[1] *As required by FRS 110 – Consolidated Financial Statements, 1Q 2013 results was restated with the consolidation of CapitaMalls Malaysia Trust's results (please refer to item 4). The Revenue, Profit for the Period and NCI for 1Q 2013 were restated to S$119.3 million, S$83.9 million and S$10.7 million from S$91.5 million, S$74.7 million and S$1.5 million respectively. Nonetheless, there was no impact to PATMI of the Group.*

## 1(a)(ii) Explanatory Notes to Income Statement – 1Q 2014 vs 1Q 2013 (Restated)

### (A) Revenue

The higher revenue in 1Q 2014 was mainly contributed by higher property income from Olinas Mall in Japan and operating malls in China, coupled with higher property management fees from Singapore which was mainly attributable to Bedok Mall and Westgate that began operations in December 2013. The increase was partially offset by lower leasing commission and project management fees from China.

### (B) Cost of Sales

Cost of sales in 1Q 2014 was higher mainly due to higher staff related costs from management companies in China, as well as higher operating expenses incurred by operating malls which was in line with the increase in revenue.

### (C) Other Operating Income

| | | Group | | |
|---|---|---|---|---|
| | | **1Q 2014 S$'000** | **1Q 2013 S$'000 (Restated)** | **Change %** |
| **Other Operating Income** | | **9,707** | **16,544** | **(41.3)** |
| Interest income | (i) | 9,159 | 9,410 | (2.7) |
| Other income | (ii) | 548 | 7,134 | 92.3 |

(i) The lower interest income in 1Q 2014 was mainly due to decrease in loans extended to associates as compared to 1Q 2013.

(ii) 1Q 2013 included portfolio gain of S$6.6 million relating to the transfer of two assets to CapitaMalls China Development Fund III ("CMCDF III").

### (D) Administrative Expenses

| | Group | | |
|---|---|---|---|
| | **1Q 2014 S$'000** | **1Q 2013 S$'000 (Restated)** | **Change %** |
| **Administrative Expenses** | **(35,839)** | **(32,028)** | **11.9** |
| **Included in Administrative Expenses:-** | | | |
| Depreciation and amortization | (2,271) | (2,237) | 1.5 |
| (Allowance for) / reversal of doubtful receivables, net | (14) | 520 | N.M. |

*N.M.: Not meaningful*

Administrative expenses comprised mainly staff and related costs, depreciation expenses, operating lease expenses and other administrative expenses.

Administrative expenses in 1Q 2014 were higher mainly due to increase in information technology ("IT") and staff related expenses.

### (E) Finance Costs

The decrease in finance costs was primarily attributable to capitalisation of finance costs in properties under development, as well as the redemption of S$125.0 million 3-year bonds in January 2014.

## 1(a)(ii) Explanatory Notes to Income Statement – 1Q 2014 vs 1Q 2013 (Restated) (cont'd)

### (F) Share of Results (net of tax) of Associates

| | | Group | | |
|---|---|---|---|---|
| | | **1Q 2014 S$'000** | **1Q 2013 S$'000 (Restated)** | **Change %** |
| **Share of Results (net of tax) of Associates** | | **35,945** | **30,304** | **18.6** |
| Property income | (i) | 73,592 | 59,958 | 22.7 |
| Loss on disposal of an asset | (ii) | (1,877) | – | N.M. |
| Others | (iii) | (8,992) | (4,823) | 86.4 |
| Finance costs, taxation and NCI | (iv) | (26,778) | (24,831) | 7.8 |

(i) Property income was higher in 1Q 2014 primarily due to better performances from operating malls.

(ii) The portfolio loss in 1Q 2014 was in relation to proportionate share of loss arising from the sale of Ito Yokado Eniwa ("IYE") in Japan by the Japan fund.

(iii) Others comprised mainly real estate investment trusts or property trusts' fund management fees, administrative expenses, foreign exchange gains or losses and interest income from deposit placements.

(iv) The increase in finance costs in 1Q 2014 was mainly due to recognition of finance costs for malls which commenced operations in 2013.

### (G) Share of Results (net of tax) of Jointly-Controlled Entities ("JCE")

| | | Group | | |
|---|---|---|---|---|
| | | **1Q 2014 S$'000** | **1Q 2013 S$'000** | **Change %** |
| **Share of Results (net of tax) of JCE** | | **31,294** | **21,530** | **45.4** |
| Property income | (i) | 45,312 | 29,567 | 53.3 |
| Residential profit * | (ii) | 4,996 | 2,019 | > 100 |
| Others | | 820 | 377 | > 100 |
| Finance costs, taxation and NCI | (iii) | (19,834) | (10,433) | 90.1 |

** Net of finance costs and taxation*

(i) Property income was higher in 1Q 2014 largely attributable to new contributions from Bedok Mall and Westgate which began operations in December 2013, better results from ION Orchard, and improved performances from properties held through JCE in China.

(ii) Residential profit in 1Q 2014 was in respect of profit recognition for units sold in Bedok Residences, while 1Q 2013 was in respect of profit from the sale of The Orchard Residences.

(iii) The higher finance costs in 1Q 2014 was mainly due to recognition of finance costs for Bedok Mall and Westgate which commenced operations in December 2013.

## 1(a)(ii) Explanatory Notes to Income Statement – 1Q 2014 vs 1Q 2013 (Restated) (cont'd)

### (H) Taxation expense and adjustments for over/ under-provision of tax in respect of prior years

| | Group | | |
|---|---|---|---|
| | **1Q 2014 S$'000** | **1Q 2013 S$'000** | **Change %** |
| **Taxation** | **(10,731)** | **(4,954)** | **> 100** |
| Current tax | (10,547) | (4,604) | > 100 |
| Deferred tax | (184) | (350) | (47.4) |

Taxation is based on the statutory tax rates of the respective countries in which the companies operate in and takes into account non-deductible expenses and temporary differences.

The increase in current taxation was mainly due to higher taxation on CMT's higher distribution as compared to 1Q 2013, arising from the advanced distribution made prior to 1Q 2013 in connection with the new units issued by CMT under the private placement completed in November 2012; coupled with higher taxation as a result of higher profits from Singapore's entities in 1Q 2014.

## 1(a)(iii) Statement of Comprehensive Income

| | Group | | |
|---|---|---|---|
| | **1Q 2014 S$'000** | **1Q 2013 S$'000 (Restated)** | **Change %** |
| Profit for the period | 86,730 | 83,940 | 3.3 |
| Other comprehensive income: | | | |
| Items that may be reclassified subsequently to income statement: | | | |
| Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations[1] | 18,201 | 26,869 | (32.3) |
| Change in fair value of available-for-sale investments | 5,365 | 5,189 | 3.4 |
| Effective portion of change in fair value of cash flow hedges | 129 | (2,103) | N.M. |
| Share of other comprehensive income of associates and jointly-controlled entities [1] | 21,175 | 13,739 | 54.1 |
| | 44,870 | 43,694 | 2.7 |
| Total comprehensive income | 131,600 | 127,634 | 3.1 |
| Attributable to: | | | |
| **Owners of the Company** | **123,658** | **113,732** | 8.7 |
| Non-Controlling Interests | 7,942 | 13,902 | (42.9) |
| | 131,600 | 127,634 | 3.1 |

[1] The movement in 1Q 2014 arose mainly from strengthening of Chinese Renminbi ("RMB") and United States Dollar ("USD") against Singapore Dollar ("SGD") by approximately 0.9% and 0.7% respectively, partially offset by weakening of Ringgit Malaysia ("RM") against SGD by approximately 0.8%.

The movement in 1Q 2013 arose mainly from strengthening of RMB and USD against SGD, by approximately 1.4% and 1.3% respectively, partially offset by weakening of Japanese Yen ("JPY") against SGD by approximately 10.8%.

**CAPTIAMALLS ASIA LIMITED**

**2014 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT**

## 1(b)(i) Statement of Financial Position

| | Group | | | Company | | |
|---|---|---|---|---|---|---|
| | 31/03/2014 S$'000 | 31/12/2013 S$'000 (Restated) | Change % | 31/03/2014 S$'000 | 31/12/2013 S$'000 | Change % |
| **Non-Current Assets** | | | | | | |
| Plant and Equipment | 20,095 | 20,207 | (0.6) | 6,607 | 6,659 | (0.8) |
| Investment Properties | 2,743,080 | 2,742,724 | < 0.1 | – | – | – |
| Properties Under Development | 150,872 | 146,934 | 2.7 | – | – | – |
| Subsidiaries (1) | – | – | – | 4,153,186 | 3,925,526 | 5.8 |
| Associates (2) | 3,958,157 | 3,886,291 | 1.8 | – | – | – |
| Jointly-Controlled Entities (3) | 2,594,275 | 2,445,766 | 6.1 | – | – | – |
| Other Investments | 564,002 | 555,871 | 1.5 | – | – | – |
| Other Assets | 145,145 | 145,038 | 0.1 | – | – | – |
| | **10,175,626** | **9,942,831** | **2.3** | **4,159,793** | **3,932,185** | **5.8** |
| **Current Assets** | | | | | | |
| Trade and Other Receivables (4) | 300,561 | 304,583 | (1.3) | 773,088 | 935,007 | (17.3) |
| Cash and Cash Equivalents (5) | 835,323 | 1,062,751 | (21.4) | 704 | 1,256 | (43.9) |
| | **1,135,884** | **1,367,334** | **(16.9)** | **773,792** | **936,263** | **(17.4)** |
| **Total Assets** | **11,311,510** | **11,310,165** | **–** | **4,933,585** | **4,868,448** | **1.3** |
| **Equity Attributable to Owners of the Company** | | | | | | |
| Share Capital | 4,630,182 | 4,620,971 | 0.2 | 4,630,182 | 4,620,971 | 0.2 |
| Revenue Reserves | 2,599,586 | 2,519,125 | 3.2 | 197,700 | 129,662 | 52.5 |
| Other Reserves (6) | 61,389 | 23,672 | > 100 | 24,070 | 31,961 | (24.7) |
| | 7,291,157 | 7,163,768 | 1.8 | 4,851,952 | 4,782,594 | 1.5 |
| Non-Controlling Interests | 640,089 | 651,719 | (1.8) | – | – | – |
| **Total Equity** | **7,931,246** | **7,815,487** | **1.5** | **4,851,952** | **4,782,594** | **1.5** |
| **Non-Current Liabilities** | | | | | | |
| Loans and Borrowings (7) | 2,782,223 | 2,745,504 | 1.3 | – | – | – |
| Deferred Tax Liabilities | 97,171 | 96,524 | 0.7 | 178 | 178 | – |
| Other Non-Current Liabilities | 82,130 | 86,649 | (5.2) | 5,205 | 6,222 | (16.3) |
| | **2,961,524** | **2,928,677** | **1.1** | **5,383** | **6,400** | **(15.9)** |
| **Current Liabilities** | | | | | | |
| Trade and Other Payables | 285,237 | 317,911 | (10.3) | 73,541 | 76,928 | (4.4) |
| Loans and Borrowings (7) | 68,029 | 193,114 | (64.8) | – | – | – |
| Current Tax Payable | 65,474 | 54,976 | 19.1 | 2,709 | 2,526 | 7.2 |
| | **418,740** | **566,001** | **(26.0)** | **76,250** | **79,454** | **(4.0)** |
| **Total Liabilities** | **3,380,264** | **3,494,678** | **(3.3)** | **81,633** | **85,854** | **(4.9)** |
| **Total Equity and Liabilities** | **11,311,510** | **11,310,165** | – | **4,933,585** | **4,868,448** | **1.3** |
| **Net Current Assets** | **717,144** | **801,333** | **(10.5)** | **697,542** | **856,809** | **(18.6)** |
| **Total Assets less Current Liabilities** | **10,892,770** | **10,744,164** | **1.4** | **4,857,335** | **4,788,994** | **1.4** |

*(1) The increase was mainly due to additional shareholders' loans extended to subsidiaries for on-going investments.*

*(2) The increase was mainly due to capital contributions made to CMCDF III and CapitaMalls China Income Fund, as well as the share of profits for YTD Mar 2014.*

*(3) The increase was mainly due to capital contributions made to JCEs for on-going development projects in Suzhou and Singapore, as well as share of profits for YTD Mar 2014, partially offset by dividends received from a JCE.*

*(4) For Company, the decrease was mainly due to partial repayment of short-term loans by subsidiaries.*

*(5) The decrease was mainly due to redemption of S$125.0 million 3-year bonds in January 2014 and capital injection into on-going development projects.*

*(6) The increase was mainly due to translation of financial statements of foreign entities as a result of strengthening of RMB and USD against SGD.*

*(7) The decrease in total Loans and Borrowings (current and non-current) was mainly due to redemption of the 3-year bonds in January 2014.*

## 1(b)(ii) Group's Bank Borrowings and Debt Securities (included in Financial Liabilities)

| | Group | |
|---|---|---|
| | **31/03/2014 S$'000** | **31/12/2013 S$'000 (Restated)** |
| **Amount repayable in one year or less, or on demand:-** | | |
| Secured | 28,777 | 25,203 |
| Unsecured | 39,252 | 167,911 |
| | 68,029 | 193,114 |
| **Amount repayable after one year:-** | | |
| Secured | 736,607 | 742,141 |
| Unsecured | 2,045,616 | 2,003,363 |
| | 2,782,223 | 2,745,504 |
| **Total Debt** | **2,850,252** | **2,938,618** |
| **Total Debt less Cash and Cash Equivalents** | **2,014,929** | **1,875,867** |

**Details of any collateral**

Secured borrowings were generally secured by the borrowing companies' investment properties and assignment of all rights and benefits with respect to the properties.

## 1(c) Consolidated Statement of Cash Flows

| | Group | |
|---|---|---|
| | **1Q 2014 S$'000** | **1Q 2013 S$'000 (Restated)** |
| **Cash Flows from Operating Activities** | | |
| **Profit After Taxation** | **86,730** | **83,940** |
| **Adjustments for :** | | |
| Depreciation of plant and equipment | 2,271 | 2,237 |
| Interest expense | 20,742 | 24,684 |
| Interest income | (9,159) | (9,410) |
| Share of results of associates and jointly-controlled entities, net of taxation | (67,239) | (51,834) |
| Taxation | 10,731 | 4,954 |
| Share-based payment expenses | 4,122 | 540 |
| Management fees received in units | (6,026) | (2,354) |
| | 42,172 | 52,757 |
| **Changes in working capital :** | | |
| Trade and other receivables | 5,372 | 20,717 |
| Trade and other payables | (23,915) | (28,632) |
| **Cash Generated from Operations** | **23,629** | **44,842** |
| Income tax paid | (1,260) | (9,820) |
| **Net Cash Flows Generated from Operating Activities** | **22,369** | **35,022** |
| **Cash Flows from Investing Activities** | | |
| Interest income received | 2,112 | 1,611 |
| Dividends received from associates and jointly-controlled entities | 37,491 | 24,797 |
| Proceeds from disposal of plant and equipment | 8 | 1 |
| Proceeds of loans and advances from associates and jointly-controlled entities | 1,603 | 253,555 |
| Investment in associates and jointly-controlled entities | (138,945) | (7,934) |
| Investment in available-for-sale investments | (1,138) | – |
| Advances to investee companies | (180) | (180) |
| Additions to investment properties and properties under development | (7,848) | (8,714) |
| Deposits and prepayments to acquire properties under development | (2,116) | (32,170) |
| Purchase of plant and equipment | (2,078) | (1,463) |
| **Net Cash Flows (Used in) / Generated from Investing Activities** | **(111,091)** | **229,503** |

## 1(c) Consolidated Statement of Cash Flows (cont'd)

| | Group | |
|---|---|---|
| | 1Q 2014 S$'000 | 1Q 2013 S$'000 (Restated) |
| **Cash Flows from Financing Activities** | | |
| Proceeds from bank borrowings | 42,351 | 141,073 |
| Repayment of bank borrowings | (9,676) | (153,291) |
| Repayment of debt securities | (125,000) | – |
| Dividends paid to non-controlling interests | (19,593) | (19,197) |
| Interest expense paid | (29,850) | (31,295) |
| **Net Cash Flows Used in Financing Activities** | **(141,768)** | **(62,710)** |
| **Net (Decrease) / Increase in Cash and Cash Equivalents** | **(230,490)** | **201,815** |
| Cash and cash equivalents at beginning of the period | 1,062,751 | 739,047 |
| Effect of exchange rate changes on cash balances held in foreign currencies | 3,062 | (8,077) |
| **Cash and Cash Equivalents at End of the Period** | **835,323** | **932,785** |

**Cash and Cash Equivalents at end of the period**

The cash and cash equivalents of about S$835.3 million as at 31 March 2014 (31 March 2013: S$932.8 million) included S$217.9 million in fixed deposits (31 March 2013: S$147.3 million).

## 1(d)(i) Statement of Changes in Equity

### As at 31/03/2014 vs 31/03/2013 (Restated) – Group

| | Share Capital S$'000 | Revenue Reserve S$'000 | Other Reserves* S$'000 | **Total S$'000** | Non-Controlling Interest S$'000 | **Total Equity S$'000** |
|---|---|---|---|---|---|---|
| **Balance as at 01/01/2014, as previously reported** | **4,620,971** | **2,519,125** | **23,672** | **7,163,768** | **104,934** | **7,268,702** |
| Effect of change in accounting policy[#] | – | – | – | **–** | 546,785 | **546,785** |
| **Balance as at 01/01/2014, as restated** | **4,620,971** | **2,519,125** | **23,672** | **7,163,768** | **651,719** | **7,815,487** |
| **Total comprehensive income for 1Q 2014** | | | | | | |
| Profit for the period | – | 75,288 | – | **75,288** | 11,442 | **86,730** |
| **Other comprehensive income** | | | | | | |
| Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations | – | – | 21,701 | **21,701** | (3,500) | **18,201** |
| Change in fair value of available-for-sale investments | – | – | 5,365 | **5,365** | – | **5,365** |
| Effective portion of change in fair value of cash flow hedges | – | – | 129 | **129** | – | **129** |
| Share of other comprehensive income of associates and jointly-controlled entities | – | – | 21,175 | **21,175** | – | **21,175** |
| Total other comprehensive income, net of income tax | – | – | 48,370 | **48,370** | (3,500) | **44,870** |
| **Total comprehensive income** | **–** | **75,288** | **48,370** | **123,658** | **7,942** | **131,600** |
| **Transactions with owners, recorded directly in equity** | | | | | | |
| Contributions by and distributions to owners | | | | | | |
| Issue of shares | 9,211 | – | (9,211) | – | **–** | – |
| Share-based payments | – | – | 3,560 | **3,560** | 21 | **3,581** |
| Dividends paid to non-controlling interests | – | – | – | – | (19,593) | **(19,593)** |
| Total contributions by and distributions to owners | 9,211 | – | (5,651) | **3,560** | (19,572) | **(16,012)** |
| Share of associate's movement in capital reserve | – | – | 171 | **171** | – | **171** |
| **Total transactions with owners** | **9,211** | – | **(5,480)** | **3,731** | **(19,572)** | **(15,841)** |
| Transfer between reserves | – | 5,173 | (5,173) | **–** | – | **–** |
| **Balance as at 31/03/2014** | **4,630,182** | **2,599,586** | **61,389** | **7,291,157** | **640,089** | **7,931,246** |

[#] *Please refer to item 4.*
** Includes foreign currency translation reserve, capital reserves, fair value reserve, equity compensation reserve, hedging reserve and other reserves.*

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### 1(d)(i) Statement of Changes in Equity (cont'd)

#### As at 31/03/2014 vs 31/03/2013 (Restated) – Group (cont'd)

| | Share Capital S$'000 | Revenue Reserve S$'000 | Other Reserves* S$'000 | **Total S$'000** | Non-Controlling Interest S$'000 | **Total Equity S$'000** |
|---|---|---|---|---|---|---|
| **Balance as at 01/01/2013, as previously reported** | **4,612,590** | **2,050,446** | **(172,689)** | **6,490,347** | **247,614** | **6,737,961** |
| Effect of change in accounting policy[#] | – | – | – | – | 543,272 | **543,272** |
| **Balance as at 01/01/2013, as restated** | **4,612,590** | **2,050,446** | **(172,689)** | **6,490,347** | **790,886** | **7,281,233** |
| **Total comprehensive income for 1Q 2013** | | | | | | |
| Profit for the period | – | 73,233 | – | **73,233** | 10,707 | **83,940** |
| **Other comprehensive income** | | | | | | |
| Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations | – | – | 23,674 | **23,674** | 3,195 | **26,869** |
| Change in fair value of available-for-sale investments | – | – | 5,189 | **5,189** | – | **5,189** |
| Effective portion of change in fair value of cash flow hedges | – | – | (2,103) | **(2,103)** | – | **(2,103)** |
| Share of other comprehensive income of associates and jointly-controlled entities | – | – | 13,739 | **13,739** | – | **13,739** |
| Total other comprehensive income, net of income tax | – | – | 40,499 | **40,499** | 3,195 | **43,694** |
| **Total comprehensive income** | **–** | **73,233** | **40,499** | **113,732** | **13,902** | **127,634** |
| **Transactions with owners, recorded directly in equity** | | | | | | |
| Contributions by and distributions to owners | | | | | | |
| Issue of shares | 8,044 | – | (8,044) | **–** | – | **–** |
| Share-based payments | – | – | 1,406 | **1,406** | 40 | **1,446** |
| Dividends paid to non-controlling interests | – | – | – | **–** | (19,196) | **(19,196)** |
| Total contributions by and distributions to owners | **8,044** | – | **(6,638)** | **1,406** | **(19,156)** | **(17,750)** |
| Share of associate's movement in capital reserve | – | (3) | 12 | **9** | – | **9** |
| **Total transactions with owners** | **8,044** | **(3)** | **(6,626)** | **1,415** | **(19,156)** | **(17,741)** |
| Transfer between reserves | – | (56) | 56 | **–** | – | **–** |
| **Balance as at 31/03/2013** | **4,620,634** | **2,123,620** | **(138,760)** | **6,605,494** | **785,632** | **7,391,126** |

[#] *Please refer to item 4.*

** Includes foreign currency translation reserve, capital reserves, fair value reserve, equity compensation reserve, hedging reserve and other reserves.*

## 1(d)(i) Statement of Changes in Equity (cont'd)

### As at 31/03/2014 vs 31/03/2013 – Company

| | Share Capital S$'000 | Revenue Reserve S$'000 | Other Reserves S$'000 | **Total Equity S$'000** |
|---|---|---|---|---|
| **Balance as at 01/01/2014** | **4,620,971** | **129,662** | **31,961** | **4,782,594** |
| **Total comprehensive income** | | | | |
| Profit for the period | – | 63,706 | – | **63,706** |
| **Transactions with owners, recorded directly in equity** | | | | |
| Contributions by and distributions to owners | | | | |
| Issue of shares | 9,211 | – | (4,321) | **4,890** |
| Share-based payments | – | – | 762 | **762** |
| **Total transactions with owners** | **9,211** | – | **(3,559)** | **5,652** |
| Transfer between reserves | – | 4,332 | (4,332) | – |
| **Balance as at 31/03/2014** | **4,630,182** | **197,700** | **24,070** | **4,851,952** |
| **Balance as at 01/01/2013** | **4,612,590** | **137,160** | **34,650** | **4,784,400** |
| **Total comprehensive income** | | | | |
| Profit for the period | – | 117,637 | – | **117,637** |
| **Transactions with owners, recorded directly in equity** | | | | |
| Contributions by owners | | | | |
| Issue of shares | 8,044 | – | (6,956) | **1,088** |
| Share-based payments | – | – | 463 | **463** |
| **Total transactions with owners** | **8,044** | – | **(6,493)** | **1,551** |
| **Balance as at 31/03/2013** | **4,620,634** | **254,797** | **28,157** | **4,903,588** |

## 1(d)(ii) Changes in the Company's Issued Share Capital

### Issued Share Capital

Movements in the Company's issued and fully paid-up share capital during the financial period were as follows:

| | No. of Shares | Capital S$'000 |
|---|---|---|
| As at 01/01/2014 | 3,892,493,217 | 4,620,971 |
| Issue of shares under Share Plans | 5,202,085 | 9,211 |
| **As at 31/03/2014** | **3,897,695,302** | **4,630,182** |

## 1(d)(ii) Changes in the Company's Issued Share Capital (cont'd)

### Performance Shares

As at 31 March 2014, the number of shares awarded and outstanding under the Company's Performance Share Plan was 3,015,000 (31 March 2013: 2,870,700).

Under the Performance Share Plan, the final number of shares to be released will depend on the achievement of pre-determined targets over a three-year performance period. No shares will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more shares than the baseline award could be released. For awards granted prior to 2012, the maximum is 200% of the baseline award. From 2012, the maximum will be 175% of the baseline award.

### Restricted Stock Plan

The number of shares comprised in contingent awards granted under the Company's Restricted Stock Plan are as follows :

| | As at 31 March 2014 | | | As at 31 March 2013 | | |
|---|---|---|---|---|---|---|
| | **Equity-settled** | **Cash-settled** | **Total** | **Equity-settled** | **Cash-settled** | **Total** |
| Final number of shares that has been determined but not released | 6,004,712 | 1,185,486 | 7,190,198 | 6,170,862 | 1,507,676 | 7,678,538 |

Under the Restricted Stock Plan, the final number of the shares to be released will depend on the achievement of pre-determined targets at the end of a one-year performance period. No shares will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more shares than the baseline award could be delivered up to a maximum of 150% of the baseline award. The shares have a vesting period of three years. With effect from 2012, the cash-settled award plan for non-managerial employees has been replaced by a Restricted Cash Plan.

## 1(d)(iii) Treasury Shares

The Company did not hold any treasury shares as at 31 March 2014 and 31 March 2013. There were no sale, transfer, disposal, cancellation and/or use of treasury shares for the period ended 31 March 2014.

## 1(d)(iv) Purchase, sale or redemption of the Company's listed securities

During the period ended 31 March 2014, neither the Company nor its subsidiary had purchased, sold or redeemed any of the listed securities of the Company.

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

The figures have neither been audited nor reviewed by our auditors.

## 3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of a matter)

Not applicable.

## 4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as that of the audited financial statements for the year ended 31 December 2013, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 January 2014.

Financial Reporting Standards ("FRS") which became effective for the Group's financial period beginning 1 January 2014 are:

(i) Amendments to FRS 32 Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities;
(ii) FRS 110 Consolidated Financial Statements;
(iii) FRS 111 Joint Arrangements; and
(iv) FRS 112 Disclosures of Interests in Other Entities

### 4(a) Amendments to FRS 32 Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities

Amendments to FRS 32 clarify the existing criteria for net presentation on the face of the statement of financial position. The adoption of the amendments is applied retrospectively and there is no significant financial impact on the Group's financial position from the adoption of amendment to FRS 32.

**4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied (cont'd)**

**4(b) FRS 110 *Consolidated Financial Statements***

FRS 110 establishes a single control model as the basis for determining the entities that will be consolidated. It also requires management to exercise significant judgement to determine which investees are controlled, and therefore are required to be consolidated by the Group. The Group has re-evaluated its involvement with investees under the new control model and concluded that it is required under FRS 110 to consolidate CapitaMalls Malaysia Trust, which was previously accounted for as an associate using the equity method.

In accordance with FRS 110, this change in accounting policy was applied retrospectively. The material effects of this on the previously reported numbers for 2013, subject to year-end audit, are set out below:

| **Statement of Financial Position** | **Group Increase / (Decrease)** | |
|---|---|---|
| **(S$ million)** | **2014** | **2013** |
| **As at 1 January** | | |
| Non-Controlling Interests | 546.8 | 543.3 |
| Total Equity | 546.8 | 543.3 |
| **As at 31 December** | | |
| Investment Properties | | 1,196.1 |
| Associates | | (308.9) |
| Other Assets | | 62.2 |
| Total Assets | | 949.4 |
| Loans and Borrowings | | 352.6 |
| Other Liabilities | | 50.0 |
| Total Liabilities | | 402.6 |
| Net Assets | | 546.8 |

| **Income Statement** | **Group Increase / (Decrease)** | | | |
|---|---|---|---|---|
| **(S$ million)** | **1Q 2013** | **2Q 2013** | **3Q 2013** | **4Q 2013** |
| Quarterly Impact | | | | |
| Revenue | 27.8 | 28.0 | 28.3 | 28.6 |
| Earnings Before Interest and Tax | 13.8 | 33.4 | 13.4 | 14.0 |
| Share of Results (net of tax) of Associates | (5.2) | (16.5) | (5.3) | (5.9) |
| Profit for the Year | 9.2 | 29.6 | 9.4 | 10.2 |
| Non-Controlling Interests | 9.2 | 29.6 | 9.4 | 10.2 |
| Year-to-date Impact | | | | |
| Revenue | 27.8 | 55.8 | 84.1 | 112.7 |
| Earnings Before Interest and Tax | 13.8 | 47.2 | 60.6 | 74.6 |
| Share of Results (net of tax) of Associates | (5.2) | (21.7) | (27.0) | (32.9) |
| Profit for the Year | 9.2 | 38.8 | 48.2 | 58.4 |
| Non-Controlling Interests | 9.2 | 38.8 | 48.2 | 58.4 |

There is no change in Profit Attributable to Owners of the Company, Equity Attributable to Owners of the Company, Return on Equity, Basic Earnings per share and Diluted Earnings per share.

## 4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied (cont'd)

### 4(c) FRS 111 *Joint Arrangements*

FRS 111 establishes the principles for classification and accounting of joint arrangements. As the Group is currently applying the equity method of accounting for its joint ventures, there is no impact to the Group's profit or net assets.

### 4(d) FRS 112 *Disclosure of Interests in Other Entities*

FRS 112 sets out the disclosures required to be made in respect of all forms of an entity's interests in other entities, including subsidiaries, joint arrangements, associates and unconsolidated structured entities.

As FRS 112 is primarily a disclosure standard, there is no financial impact on the results and financial position of the Group and the Company upon adoption of this standard.

### 4(e) Statement of reconciliation to International Financial Reporting Standards

The unaudited financial results of the Group and the Company have been prepared in accordance with FRS, which differs in certain aspects from International Financial Reporting Standards ("IFRS"). With respect to the Group's operations, there are no material differences between FRS and IFRS.

## 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 Item 4 above.

## 6 Earnings per ordinary share ("EPS") based on profit after tax & NCI attributable to the equity holders of the Company :

| | | Group | |
|---|---|---|---|
| | | **1Q 2014** | **1Q 2013** |
| **6(a)** | EPS based on weighted average number of ordinary shares in issue (in cents) | 1.9 | 1.9 |
| | Weighted average number of ordinary shares (in million) | 3,894.3 | 3,889.3 |
| **6(b)** | EPS based on fully diluted basis (in cents) | 1.9 | 1.9 |
| | Weighted average number of ordinary shares (in million) | 3,906.3 | 3,900.8 |

## 7 Net asset value and net tangible assets per ordinary share based on issued share capital (excluding treasury shares) as at the end of the period

| | Group | | Company | |
|---|---|---|---|---|
| | **31/03/2014** | **31/12/2013** | **31/03/2014** | **31/12/2013** |
| NAV per ordinary share [(1)] | S$1.87 | S$1.84 | S$1.24 | S$1.23 |
| NTA per ordinary share [(1)] | S$1.87 | S$1.84 | S$1.24 | S$1.23 |

[1] *Based on 3,897.7 million (31 December 2013 : 3,892.5 million) shares.*

## 8 Review of the Group's Performance

### Group Key Financial Highlights

| S$'000 | 1Q 2014 | 1Q 2013 (Restated) | Change % |
|---|---|---|---|
| **Revenue Under Management** | 603,565 | 504,088 | 19.7 |
| **Revenue** | 125,003 | 119,313 | 4.8 |
| **Earnings before Interest and Tax ("EBIT")** | 118,203 | 113,578 | 4.1 |
| **Profit After Tax and Minority Interests ("PATMI")** | 75,288 | 73,233 | 2.8 |
| **Operating PATMI** | 77,165 | 66,658 | 15.8 |
| **Portfolio (Loss) / Gain** | (1,877) | 6,575 | N.M. |

**1Q 2014 vs 1Q 2013**

Revenue Under Management was 19.7% higher in 1Q 2014 mainly attributable to the commencement of operations at Bedok Mall and Westgate in December 2013, the opening of two malls under China funds in 2013, as well as improved rental revenue from operating malls.

Revenue was higher in 1Q 2014 by 4.8% as compared to 1Q 2013. This was mainly driven by higher property income of Olinas Mall in Japan and operating malls in China, coupled with higher property management fees from Singapore contributed by the opening of Bedok Mall and Westgate in December 2013, partially offset by lower leasing commission and project management fees from China.

EBIT and PATMI increased by 4.1% and 2.8% in 1Q 2014 to S$118.2 million and S$75.3 million respectively. Excluding portfolio gain or loss, the increase in EBIT and PATMI were largely due to better performances from China funds contributed by new malls that opened in 2013, new contributions from Bedok Mall and Westgate, profit recognition for units sold in Bedok Residences, share of higher rental revenue and lower finance costs of ION Orchard, improved property management fee business in Singapore, partially offset by lower contribution from management fee business in China.

The portfolio loss in 1Q 2014 was in relation to proportionate share of loss arising from sale of IYE mall in Japan. For 1Q 2013, the portfolio gain was attributable to the transfer of two assets to CMCDF III.

## 8 Review of the Group's Performance (cont'd)

### Country Performance

### Singapore

| S$'000 | 1Q 2014 | 1Q 2013 | Change % |
|---|---|---|---|
| Revenue | 29,265 | 27,183 | 7.7 |
| PATMI | 67,111 | 57,777 | 16.2 |

Revenue for 1Q 2014 was higher mainly attributable to leasing commission and property management fees from Bedok Mall and Westgate which began operations in December 2013.

PATMI for Singapore increased to S$67.1 million largely due to new contributions from Bedok Mall and Westgate, profit recognition for units sold in Bedok Residences, share of higher rental revenue and lower finance costs of ION Orchard, as well as improved performance from property management fee business. The increase was partially offset by absence of profit from sale of The Orchard Residences in 1Q 2013.

### China

| S$'000 | 1Q 2014 | 1Q 2013 | Change % |
|---|---|---|---|
| Revenue | 40,036 | 39,509 | 1.3 |
| PATMI | 25,859 | 27,979 | (7.6) |

Revenue for 1Q 2014 was higher compared to 1Q 2013 mainly due to higher rental revenue from operating malls, higher fund and property management fees due to higher property income from operating malls and two malls that commenced operations in 2013, partially offset by lower leasing commission and project management fees.

China's PATMI for 1Q 2014 was lower mainly due to absence of portfolio gain arising from the transfer of two assets to CMCDF III in 1Q 2013 and lower interest income from loans extended to associates. The decrease in PATMI was partially mitigated by better performances from China funds mainly contributed by two new malls that commenced operations in 2013, improved fund and property management fee business as a result of higher revenue as stated above.

### Malaysia

| S$'000 | 1Q 2014 | 1Q 2013 (Restated) | Change % |
|---|---|---|---|
| Revenue | 39,230 | 38,108 | 2.9 |
| PATMI | 9,066 | 10,085 | (10.1) |

Revenue for 1Q 2014 was higher largely contributed by higher rental income from CMMT and Queensbay Mall.

Despite the higher revenue, the decrease in PATMI for 1Q 2014 was mainly due to the weakening of RM against SGD.

## 8 Review of the Group's Performance (cont'd)

### Country Performance (cont'd)

### Japan

| S$'000 | 1Q 2014 | 1Q 2013 | Change % |
|---|---|---|---|
| **Revenue** | 15,202 | 13,277 | 14.5 |
| **PATMI** | 3,019 | 6,185 | (51.2) |

The higher revenue in 1Q 2014 was mainly attributable to higher property income from Olinas mall, partially offset by the weakening of JPY against SGD.

The decrease in PATMI for 1Q 2014 was mainly due to proportionate share of portfolio loss in relation to the sale of IYE. The decrease was also due to realisation of foreign currency translation loss upon upstream of dividends .

### India

| S$'000 | 1Q 2014 | 1Q 2013 | Change % |
|---|---|---|---|
| **Revenue** | 1,270 | 1,236 | 2.8 |
| **PATMI** | (1,138) | (719) | 58.3 |

Revenue for 1Q 2014 was comparable to the corresponding period last year.

The higher negative PATMI for 1Q 2014 was mainly due to share of higher losses from Horizon Realty Fund.

## 9 Variance from Prospect Statement

The current results are broadly in line with the prospect statement made in the fourth quarter 2013 financial results announcement.

## 10 Commentary on the significant trends and the competitive conditions of the industry in which the group operates in and any known factors or events that may affect the group in the next reporting period and the next 12 months

### Singapore

According to advance estimates by Ministry of Trade and Industry ("MTI"), the Singapore economy grew by 5.1% year-on-year in 1Q 2014. On a seasonally-adjusted quarter-on-quarter annualised basis, the economy grew by 0.1% moderating from the 6.1% expansion in the preceding quarter. MTI reported that the growth forecast for 2014 is maintained at between 2.0% and 4.0%.

The retail index (excluding motor vehicle sales) increased by 9.2% in January 2014 and decreased by 9.2% in February 2014, based on figures released by Singapore Department of Statistics.

## 10 Commentary on the significant trends and the competitive conditions of the industry in which the group operates in and any known factors or events that may affect the group in the next reporting period and the next 12 months (cont'd)

**China**

China's economy expanded 7.4% year-on-year in the first quarter of 2014. Retails sales grew 12.0% year-on-year for the first quarter to RMB 6.2 trillion, while Consumer Price Index rose 2.3% year-on-year.

The National Party Congress held in March 2014 further demonstrated China's commitment to growth stabilisation and social stability as the leaders set the 2014 GDP growth target at 7.5% for the third consecutive year. Inflation rate target is kept at 3.5%. The National Development and Reform Commission ("NDRC") under the Chinese State Council, maintains the forecast for total retail sales growth at 14.5%.

**Malaysia**

The Malaysian economy is expected to remain on a steady growth path, expanding by 4.5% - 5.5% (Source: Bank Negara Malaysia Annual Report 2013). The projection range was broadened to reflect heightened global uncertainties. The retail sales are estimated to grow by 6.0% this year (Source: Malaysia Retail Industry Report, March 2014).

**Japan**

The Bank of Japan (BOJ) projected that Japan's economy is expected to continue a moderate recovery as a trend, while it will be affected by the front-loaded increase and subsequent decline in demand prior to and after the consumption tax hike. BOJ maintain the projection of Japan's GDP growth for 2014 from 0.9% to 1.5% due to an increase in housing investment and resilient private consumption resulting from an overall improvement in the employment and income situation.

**India**

India's economy grew by 4.7% for the fourth quarter in 2013 (Source: Ministry of Statistics and Programme Implementation) and GDP expectations have now been revised to 4.7% for fiscal year 2013 (Source: Asia Pacific Consensus Forecasts). India's GDP is poised to accelerate to 5.5 % in fiscal year 2014 on the back of improved performance in industry and services and will inch up to 6% in 2015-16 as external demand improves due to the strength in advanced economies (Source: Asian Development Bank).

## 11 Dividend

**11(a) Any dividend declared for the present financial period?** No.

**11(b) Any dividend declared for the previous corresponding period?** No.

**11(c) Date payable :** Not applicable.

**11(d) Books closing date :** Not applicable.

## 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 has not obtained a general mandate from shareholders for Interested Person Transactions.

## 14 Segmental Information

### 14(a)(i) By Business – 1Q 2014 vs 1Q 2013 (Restated)

| | Revenue | | | PATMI | | |
|---|---|---|---|---|---|---|
| | 1Q 2014 S$'000 | 1Q 2013 S$'000 (Restated) | Change % | 1Q 2014 S$'000 | 1Q 2013 S$'000 | Change % |
| Investment Business | 73,906 | 69,087 | 7.0 | 88,012 | 87,042 | 1.1 |
| Management Fee Business [1] | 50,744 | 49,827 | 1.8 | 15,905 | 14,265 | 11.5 |
| Others[2] | 353 | 399 | (11.5) | (28,629) | (28,074) | 2.0 |
| **Total** | **125,003** | **119,313** | **4.8** | **75,288** | **73,233** | **2.8** |

*Note : [1] Management fee business excludes intersegment revenue of S$21.2 million (1Q 2013: S$22.8 million)*
*[2] Includes revenue from headquarters.*

### 14(a)(ii) PATMI By Business and Entities – 1Q 2014 vs 1Q 2013 (Restated)

| | 1Q 2014 | | | 1Q 2013 (Restated) | | |
|---|---|---|---|---|---|---|
| | Company and subsidiaries S$'000 | Associates S$'000 | Jointly-Controlled Entities S$'000 | Company and subsidiaries S$'000 | Associates S$'000 | Jointly-Controlled Entities S$'000 |
| Investment Business | 21,090 | 35,634 | 31,288 | 35,521 | 29,982 | 21,539 |
| Management Fee Business | 15,588 | 311 | 6 | 13,952 | 322 | (9) |
| Others | (28,629) | – | – | (28,074) | – | – |
| **Total** | **8,049** | **35,945** | **31,294** | **21,399** | **30,304** | **21,530** |

## 14 Segmental Information (cont'd)

### 14(a)(iii) By Country – 1Q 2014 vs 1Q 2013 (Restated)

| | Revenue | | | PATMI | | |
|---|---|---|---|---|---|---|
| | **1Q 2014 S$'000** | **1Q 2013 S$'000 (Restated)** | **Change %** | **1Q 2014 S$'000** | **1Q 2013 S$'000** | **Change %** |
| Singapore | 29,265 | 27,183 | 7.7 | 67,111 | 57,777 | 16.2 |
| China | 40,036 | 39,509 | 1.3 | 25,859 | 27,979 | (7.6) |
| Malaysia | 39,230 | 38,108 | 2.9 | 9,066 | 10,085 | (10.1) |
| Japan | 15,202 | 13,277 | 14.5 | 3,019 | 6,185 | (51.2) |
| India | 1,270 | 1,236 | 2.8 | (1,138) | (719) | 58.3 |
| Corporate and Others[1] | – | – | – | (28,629) | (28,074) | 2.0 |
| **Total** | **125,003** | **119,313** | **4.8** | **75,288** | **73,233** | **2.8** |

*Note : [1] Included the following:*

| | *1Q 2014 S$ mil* | *1Q 2013 S$ mil* | *Change %* |
|---|---|---|---|
| *Treasury finance costs* | *(13.6)* | *(16.8)* | *(19.0)* |
| *HQ cost and corporate tax* | *(15.0)* | *(11.3)* | *32.7* |
| ***Total*** | ***(28.6)*** | ***(28.1)*** | ***1.8*** |

*The lower treasury finance costs in 1Q 2014 was mainly attributable to capitalisation of finance costs in properties under development, as well as the redemption of the 3-year bonds in January 2014.*

*The higher headquarter ("HQ") cost and corporate tax in 1Q 2014 were mainly due to higher IT related expenses and higher provision for taxation.*

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

Please refer to Item 8.

**16 Breakdown of Group's revenue and profit before tax before non-controlling interests for first half year and second half year**

Not applicable.

**17 Breakdown of Total Annual Dividend (in dollar value) of the Company**

Not applicable.

**18 The Singapore Code on Take-overs and Mergers**

This Announcement has not been reported on in accordance with Rule 25 of the Singapore Code on Take-overs and Mergers and will be reported on as required by Rule 25 no later than 19 May 2014.

**RESPONSIBILITY STATEMENT**

The Directors (including any who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Announcement are fair and accurate and that, where appropriate, no material facts have been omitted from this Announcement, and they jointly and severally accept responsibility accordingly. Where any information has been extracted or reproduced from published or otherwise publicly available sources, the sole responsibility of the Directors has been to ensure, through reasonable enquiries, that such information is accurately and correctly extracted from such sources or, as the case may be, reflected or reproduced in this Announcement [1].

[1] *On 14 April 2014, Credit Suisse (Singapore) Limited and Morgan Stanley Asia (Singapore) Pte. on behalf of Sound Investment Holdings Pte. Ltd., a wholly-owned subsidiary of CapitaLand Limited, announced a takeover offer for the Company (the "Offer"). The Offer remains open as at the date of this Announcement. As such, the Company is regarded to be in an "offer period" under the Singapore Code on Take-overs and Mergers ("Code"). Under the Code, announcements issued by a target company to its shareholders during an offer period must contain a statement by the directors of the target company to the effect that they have taken all reasonable care to ensure that the facts stated and all opinions expressed therein are fair and accurate and, where appropriate, no material facts have been omitted in the relevant announcement. Accordingly, strictly for purposes of compliance with the Code, the responsibility statement above has been included.*

## 19 Confirmation Pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company (comprising the statements of financial position, consolidated income statement, statement of comprehensive income, statement of changes in equity and consolidated statement of cash flows, together with their accompanying notes) as at 31 March 2014 and the results of the business, changes in equity and cash flows of the Group for the three months ended on that date, to be false or misleading in any material respect.

On behalf of the Board

**Ng Kee Choe**
Chairman

**Lim Beng Chee**
Chief Executive Officer

**BY ORDER OF THE BOARD**
Choo Wei-Pin
Company Secretary
17 April 2014

*As at the date of this announcement, the board of directors of the Company comprises Mr Ng Kee Choe (Chairman and non-executive director), Mr Lim Beng Chee as the executive director; Mr Lim Ming Yan and Mr Lim Tse Ghow Olivier as non-executive directors; and Mr Sunil Tissa Amarasuriya, Tan Sri Amirsham A Aziz, Dr Loo Choon Yong, Mrs Arfat Pannir Selvam, Mr Bob Tan Beng Hai and Professor Tan Kong Yam as independent non-executive directors.*

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on CMA's current view of future events. This announcement is originally prepared in English and has been translated for publication in both English and Chinese versions. Where any inconsistency or conflict exists between the two versions, the English version shall prevail.