



## BUKIT SEMBAWANG ESTATES LIMITED

(Company Registration Number: 196700177M)

(Incorporated in Singapore on 27 June 1967)

### Financial Statement and Dividend Announcement for the Fourth Quarter and Twelve Months ended 31 March 2012

#### PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

- 1(a) **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.**

#### Consolidated Statement of Comprehensive Income for the fourth quarter and twelve months ended 31 March 2012

	Note	Fourth quarter			Twelve months		
		01.01.2012 to 31.03.2012	01.01.2011 to 31.03.2011 (Restated)*	Change %	01.04.2011 to 31.03.2012	01.04.2010 to 31.03.2011 (Restated)*	Change %
		\$'000	\$'000		\$'000	\$'000	
Revenue		50,916	72,500	(29.8)	390,574	515,119	(24.2)
Cost of sales		(25,192)	(58,919)	(57.2)	(228,789)	(313,956)	(27.1)
<b>Gross profit</b>	1	25,724	13,581	89.4	161,785	201,163	(19.6)
Other income	2	2,267	1,235	83.6	38,961	2,904	1,241.6
Administrative expenses		(892)	(1,051)	(15.1)	(3,457)	(3,512)	(1.6)
Other operating (expenses)/income	3	(1,155)	11,601	(110.0)	12,578	8,544	47.2
<b>Profit from operations</b>		25,944	25,366	2.3	209,867	209,099	0.4
Finance income	4	855	470	81.9	3,767	659	471.6
Finance expense	5	-	(850)	(100.0)	(6,746)	(4,377)	54.1
<b>Net finance income/(expense)</b>		855	(380)	325.0	(2,979)	(3,718)	(19.9)
<b>Profit before income tax</b> <sup>1</sup>		26,799	24,986	7.3	206,888	205,381	0.7
Income tax expense		(5,259)	1,370	(483.9)	(23,983)	(29,432)	(18.5)
<b>Profit for the period/year attributable to equity holders of the Company</b>		<b>21,540</b>	<b>26,356</b>	<b>(18.3)</b>	<b>182,905</b>	<b>175,949</b>	<b>4.0</b>
<b>Other comprehensive income</b>							
Change in fair value of available-for-sale financial assets	6	10	541	(98.2)	(4,287)	8,218	(152.2)
Transfer of fair value reserve to profit or loss on disposal of available-for-sale financial assets	7	(1,964)	-	N.A.	(37,519)	(386)	9,619.9
Effective portion of changes in fair value of cash flow hedges	8	-	467	N.A.	-	(4,718)	N.A.
Transfer of hedging reserve to profit or loss	8	-	288	N.A.	5,205	288	1,707.3
<b>Other comprehensive income for the period/year, net of income tax</b>		<b>(1,954)</b>	<b>1,296</b>	<b>(250.8)</b>	<b>(36,601)</b>	<b>3,402</b>	<b>(1,175.9)</b>
<b>Total comprehensive income for the period/year</b>		<b>19,586</b>	<b>27,652</b>	<b>(29.2)</b>	<b>146,304</b>	<b>179,351</b>	<b>(18.4)</b>
<b>Earnings per share</b> <sup>2</sup>							
Basic earnings per share (cents)		8.32	10.57		70.64	71.00	
Diluted earnings per share (cents)		8.32	10.43		70.64	70.02	

\* Comparative figures have been restated to take into account the retrospective adjustments arising from the adoption of INT FRS 115 *Agreements for the Construction of Real Estate* as detailed in Section 5 on page 11.

<sup>1</sup> Profit before income tax includes the following:

	Fourth quarter			Twelve months		
	01.01.2012 to 31.03.2012 \$'000	01.01.2011 to 31.03.2011 \$'000	Change %	01.04.2011 to 31.03.2012 \$'000	01.04.2010 to 31.03.2011 \$'000	Change %
Depreciation and amortisation	(65)	(62)	4.8	(254)	(231)	10.0
Dividend income from available-for-sale financial assets	16	699	(97.7)	873	1,874	(53.4)
Gain on disposal of available-for-sale financial assets	1,957	-	N.A.	37,400	452	8,174.3
Interest expense	-	(562)	N.A.	(1,541)	(4,089)	(62.3)
Interest income	170	85	100.0	551	274	101.1
Mark-to-market gain on derivative financial instruments	685	385	77.9	3,216	385	735.3
Transfer of hedging reserve to profit or loss	-	(288)	N.A.	(5,205)	(288)	1,707.3
Write-back of foreseeable losses on development properties	-	13,000	N.A.	17,000	13,000	30.8

<sup>2</sup> The basic and diluted earnings per share are computed based on profit for the period/year attributable to equity holders of the Company and the weighted average number of ordinary shares as set out on page 12.

### Notes to the Group's Consolidated Statement of Comprehensive Income:

#### Note 1 – Gross profit

The lower gross profit for the twelve months ended 31 March 2012 as compared to the prior corresponding year is mainly due to lower profit recognition on the development projects.

#### Note 2 – Other income

Other income for the twelve months ended 31 March 2012 includes a one-off gain of \$37.4 million from disposal of quoted securities and dividend income of \$0.9 million. Other income for the prior corresponding year was mainly dividend income of \$1.9 million.

#### Note 3 – Other operating (expenses)/income

Other operating income for the twelve months ended 31 March 2012 and the prior corresponding year included a write-back of foreseeable losses on the Skyline Residences development project amounting to \$17.0 million and \$13.0 million respectively. Excluding the write-back, other operating expenses amounted to \$4.4 million for the twelve months ended 31 March 2012 as compared to \$4.5 million for the prior corresponding year. Other operating expenses for both periods relate mainly to property tax and other development costs on certain development projects pending development.

#### Note 4 – Finance income

The increase in finance income is due to mark-to-market gain on interest rate swaps as well as higher interest income earned from fixed deposit placements attributable to higher progress billings during the twelve months ended 31 March 2012 as compared to the prior corresponding year.

#### Note 5 – Finance expense

The increase in finance expense for the twelve months ended 31 March 2012 as compared to the prior corresponding year is mainly due to the transfer of \$5.2 million from hedging reserve to profit or loss (refer to Note 8 in the following page for details).

#### Note 6 – Change in fair value of available-for-sale financial assets

The change in fair value of available-for-sale financial assets relates to the net change in market values of the Group's investments in equity securities between the commencement and end of each reporting period. The decrease in the change in fair value for the twelve months ended 31 March 2012 as compared to the prior corresponding year is caused by market movements in the prices of the Group's remaining equity securities during the respective periods.

**Note 7 – Transfer of fair value reserve to profit or loss on disposal of available-for-sale financial assets**

The fair value reserve of the available-for-sale financial assets were transferred to profit or loss upon the disposal of the Group's portfolio of quoted equity securities (refer to Note 2 for details).

**Note 8 – Effective portion of changes in fair value of cash flow hedges / Transfer of hedging reserve to profit or loss**

The Group had adopted hedge accounting for the interest rate swaps entered into to hedge its exposure to interest rate risks relating to future cash flows on the interest payments attributable to the bank loans. In the prior financial year, the cash flow hedge was discontinued. The net change in fair value of the cash flow hedges was recognised in equity up to the date of discontinuance and in profit or loss thereafter. During the twelve months ended 31 March 2012, the bank loans whose interest rates were previously hedged were refinanced. Accordingly, the total amount in the hedging reserve was transferred to profit or loss.

**Borrowing costs capitalised in development properties**

Borrowing costs capitalised in development properties amounted to \$16.5 million for the twelve months ended 31 March 2012 as compared to \$19.2 million for the corresponding year ended 31 March 2011.

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.**

	Note	Group		Company	
		31.03.2012 \$'000	31.03.2011 (Restated)* \$'000	31.03.2012 \$'000	31.03.2011 \$'000
<b>Non-current assets</b>					
Investment property		4,683	4,843	-	-
Property, plant and equipment		119	155	-	-
Investments in subsidiaries		-	-	80,294	80,294
Available-for-sale financial assets	1	-	48,094	-	48,094
Deferred tax assets		250	224	-	-
		<u>5,052</u>	<u>53,316</u>	<u>80,294</u>	<u>128,388</u>
<b>Current assets</b>					
Development properties	2	1,123,999	1,199,811	-	-
Trade and other receivables	3	15,885	21,190	1,103,058	1,303,492
Cash and cash equivalents	4	298,438	205,257	15,678	14,838
		<u>1,438,322</u>	<u>1,426,258</u>	<u>1,118,736</u>	<u>1,318,330</u>
<b>Total assets</b>		<b><u>1,443,374</u></b>	<b><u>1,479,574</u></b>	<b><u>1,199,030</u></b>	<b><u>1,446,718</u></b>
<b>Equity attributable to shareholders of the Company</b>					
Share capital	5	631,801	616,160	631,801	616,160
Reserves	6	459,716	344,481	210,697	242,434
<b>Total equity</b>		<u>1,091,517</u>	<u>960,641</u>	<u>842,498</u>	<u>858,594</u>
<b>Non-current liabilities</b>					
Interest-bearing bank loans	7	275,481	443,042	215,637	443,042
Derivative financial liabilities	8	-	4,272	-	4,272
Deferred tax liabilities		9,682	1,666	14	14
		<u>285,163</u>	<u>448,980</u>	<u>215,651</u>	<u>447,328</u>
<b>Current liabilities</b>					
Trade and other payables	9	48,511	42,870	138,989	139,948
Derivative financial liabilities	8	1,892	836	1,892	836
Current tax payable		16,291	26,247	-	12
		<u>66,694</u>	<u>69,953</u>	<u>140,881</u>	<u>140,796</u>
<b>Total liabilities</b>		<u>351,857</u>	<u>518,933</u>	<u>356,532</u>	<u>588,124</u>
<b>Total equity and liabilities</b>		<b><u>1,443,374</u></b>	<b><u>1,479,574</u></b>	<b><u>1,199,030</u></b>	<b><u>1,446,718</u></b>

\* Comparative figures have been restated to take into account the retrospective adjustments arising from the adoption of INT FRS 115 *Agreements for the Construction of Real Estate* as detailed in Section 5 on page 11.

**Notes to the Statement of Financial Position of the Group:****Note 1 – Available-for-sale financial assets**

The decrease is mainly due to the disposal of the Group's portfolio of quoted equity securities, which are non-core assets, during the second half year ended 31 March 2012. The proceeds were used to repay outstanding bank loans and to finance the Group's development projects.

**Note 2 – Development properties**

The net decrease is mainly due to higher progress billings, offset by an increase in attributable profits and increase in development costs of development projects capitalised during the year.

**Note 3 – Trade and other receivables**

The decrease is mainly due to lower outstanding progress billing receivables on the development projects.

**Note 4 – Cash and cash equivalents**

Please refer to Section 1(c) for cash flows for the year.

**Note 5 – Share capital**

The increase in share capital is due to the conversion of warrants pursuant to the Company's rights issue in April 2009. Please refer to Section 1(d)(i) for statement of changes in equity for the year.

**Note 6 – Reserves**

Please refer to Section 1(d)(i) for statement of changes in equity for the year.

**Note 7 – Interest-bearing bank loans**

The net decrease in interest-bearing bank loans is mainly due to repayments of bank loans using proceeds from warrants conversion, sale of development properties and disposal of available-for-sale financial assets.

**Note 8 – Derivative financial liabilities**

This represents the fair value of interest rate swaps. The decrease is attributable to mark-to-market gain recognised on interest rate swaps for the year.

**Note 9 – Trade and other payables**

The increase is mainly due to higher trade payables relating to the construction costs of the development projects.

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

	31.03.2012 \$'000	31.03.2011 \$'000
<b><u>Unsecured</u></b>		
- Amount repayable in one year or less, or on demand	-	-
- Amount repayable after one year	275,481	-
<b><u>Secured</u></b>		
- Amount repayable in one year or less, or on demand	-	-
- Amount repayable after one year	-	443,042

**Details of any collateral**

As at 31 March 2012, all loans were unsecured.

As at 31 March 2011, the secured borrowings were collateralised by:

- mortgages on certain development properties of the Group including certain assignment of rights and interest;
- charge over the project accounts of the Group; and
- guarantee by the Company and certain of its subsidiaries.

These secured borrowings were repaid on 12 September 2011.

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.**

	Fourth quarter		Twelve months	
	01.01.2012 to 31.03.2012 \$'000	01.01.2011 to 31.03.2011 (Restated) \$'000	01.04.2011 to 31.03.2012 \$'000	01.04.2010 to 31.03.2011 (Restated) \$'000
<b>Cash flows from operating activities</b>				
Profit before income tax	26,799	24,986	206,888	205,381
<b>Adjustments for:</b>				
Depreciation of investment property	40	44	160	166
Depreciation of property, plant and equipment	25	18	94	65
Dividend income from available-for-sale financial assets	(16)	(699)	(873)	(1,874)
Gain on disposal of available-for-sale financial assets	(1,957)	-	(37,400)	(452)
Interest expense	-	562	1,541	4,089
Interest income	(170)	(85)	(551)	(274)
Mark-to-market gain on derivative financial instruments	(685)	(385)	(3,216)	(385)
Transfer of hedging reserve to profit or loss	-	288	5,205	288
Write-back of foreseeable losses on development properties	-	(13,000)	(17,000)	(13,000)
<b>Operating profit before working capital changes</b>	<b>24,036</b>	<b>11,729</b>	<b>154,848</b>	<b>194,004</b>
Changes in working capital:				
Development properties	(31,078)	51,521	109,334	165,929
Trade and other receivables	24,579	171,298	4,260	(18,162)
Trade and other payables	16,197	12,394	5,435	16,659
Cash generated from operations	33,734	246,942	273,877	358,430
Interest received	193	95	514	271
Income tax refunded/(paid)	15	(675)	(25,890)	(1,089)
<b>Net cash from operating activities</b>	<b>33,942</b>	<b>246,362</b>	<b>248,501</b>	<b>357,612</b>
<b>Cash flows from investing activities</b>				
Capital expenditure on investment property	-	-	-	(98)
Dividends received	16	337	1,367	1,786
Proceeds from disposal of available-for-sale financial assets	2,040	-	44,217	442
Purchase of property, plant and equipment	-	-	(58)	(22)
<b>Net cash from investing activities</b>	<b>2,056</b>	<b>337</b>	<b>45,526</b>	<b>2,108</b>
<b>Cash flows from financing activities</b>				
Dividends paid	-	-	(31,069)	(9,694)
Interest paid (including amounts capitalised in development properties)	(1,999)	(5,780)	(12,554)	(20,888)
Proceeds from conversion of warrants	-	17,003	15,641	29,103
Payment of financing transaction costs	-	-	(1,864)	-
Proceeds from bank loans	-	23,000	406,000	30,800
Repayments of bank loans	(20,000)	(278,980)	(577,000)	(288,980)
<b>Net cash used in financing activities</b>	<b>(21,999)</b>	<b>(244,757)</b>	<b>(200,846)</b>	<b>(259,659)</b>
<b>Net increase in cash and cash equivalents</b>	<b>13,999</b>	<b>1,942</b>	<b>93,181</b>	<b>100,061</b>
Cash and cash equivalents at beginning of period/year	284,439	203,315	205,257	105,196
<b>Cash and cash equivalents at end of period/year</b>	<b>298,438</b>	<b>205,257</b>	<b>298,438</b>	<b>205,257</b>

- 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 of shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

<b>Group</b>	Share capital \$'000	Capital reserve \$'000	Fair value reserve \$'000	Hedging reserve \$'000	Accumulated profits \$'000	Dividend reserve \$'000	Total \$'000
At 1 April 2010, as previously reported	587,057	60,714	33,974	(775)	78,466	9,591	769,027
Effect of adopting INT FRS 115	-	-	-	-	(7,146)	-	(7,146)
At 1 April 2010, restated	587,057	60,714	33,974	(775)	71,320	9,591	761,881
<b>Total comprehensive income for the year</b>							
Profit for the year, restated	-	-	-	-	175,949	-	175,949
<b>Other comprehensive income</b>							
Change in fair value of available-for-sale financial assets	-	-	8,218	-	-	-	8,218
Transfer of fair value reserve to profit or loss on disposal of available-for-sale financial asset	-	-	(386)	-	-	-	(386)
Effective portion of changes in fair value of cash flow hedges	-	-	-	(4,718)	-	-	(4,718)
Transfer of hedging reserve to profit or loss	-	-	-	288	-	-	288
<b>Total comprehensive income for the year</b>	-	-	7,832	(4,430)	175,949	-	179,351
<b>Transactions with owners, recorded directly in equity</b>							
Shares issued pursuant to warrants conversion	29,103	-	-	-	-	-	29,103
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	(103)	(9,591)	(9,694)
- final dividends for the year, proposed	-	-	-	-	(31,069)	31,069	-
<b>Total transactions with owners</b>	29,103	-	-	-	(31,172)	21,478	19,409
At 31 March 2011	616,160	60,714	41,806	(5,205)	216,097	31,069	960,641

<b>Group</b>	<b>Share capital \$'000</b>	<b>Capital reserve \$'000</b>	<b>Fair value reserve \$'000</b>	<b>Hedging reserve \$'000</b>	<b>Accumulated profits \$'000</b>	<b>Dividend reserve \$'000</b>	<b>Total \$'000</b>
At 1 April 2011, as previously reported	616,160	60,714	41,806	(5,205)	217,798	31,069	962,342
Effect of adopting INT FRS 115	-	-	-	-	(1,701)	-	(1,701)
At 1 April 2011, restated	616,160	60,714	41,806	(5,205)	216,097	31,069	960,641
<b>Total comprehensive income for the year</b>							
Profit for the year	-	-	-	-	182,905	-	182,905
<b>Other comprehensive income</b>							
Change in fair value of available-for-sale financial assets	-	-	(4,287)	-	-	-	(4,287)
Transfer of fair value reserve to profit or loss on disposal of available-for-sale financial asset	-	-	(37,519)	-	-	-	(37,519)
Transfer of hedging reserve to profit or loss	-	-	-	5,205	-	-	5,205
<b>Total comprehensive income for the year</b>	-	-	(41,806)	5,205	182,905	-	146,304
<b>Transactions with owners, recorded directly in equity</b>							
Shares issued pursuant to warrants conversion	15,641	-	-	-	-	-	15,641
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	-	(31,069)	(31,069)
- final dividends for the year, proposed	-	-	-	-	(46,604)	46,604	-
<b>Total transactions with owners</b>	15,641	-	-	-	(46,604)	15,535	(15,428)
At 31 March 2012	631,801	60,714	-	-	352,398	46,604	1,091,517

<b>Company</b>	Share capital \$'000	Capital reserve \$'000	Fair value reserve \$'000	Hedging reserve \$'000	Accumulated profits \$'000	Dividend reserve \$'000	Total \$'000
At 1 April 2010	587,057	61,908	33,884	(775)	142,126	9,591	833,791
<b>Total comprehensive income for the year</b>							
Profit for the year	-	-	-	-	1,902	-	1,902
<b>Other comprehensive income</b>							
Change in fair value of available-for-sale financial assets	-	-	8,218	-	-	-	8,218
Transfer of fair value reserve to profit or loss on disposal of available- for-sale financial asset	-	-	(296)	-	-	-	(296)
Effective portion of changes in fair value of cash flow hedges	-	-	-	(4,718)	-	-	(4,718)
Transfer of hedging reserve to profit or loss	-	-	-	288	-	-	288
<b>Total comprehensive income for the year</b>	-	-	7,922	(4,430)	1,902	-	5,394
<b>Transactions with owners, recorded directly in equity</b>							
Shares issued pursuant to warrants conversion	29,103	-	-	-	-	-	29,103
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	(103)	(9,591)	(9,694)
- final dividends for the year, proposed	-	-	-	-	(31,069)	31,069	-
<b>Total transactions with owners</b>	29,103	-	-	-	(31,172)	21,478	19,409
At 31 March 2011	616,160	61,908	41,806	(5,205)	112,856	31,069	858,594



<b>Company</b>	Share capital \$'000	Capital reserve \$'000	Fair value reserve \$'000	Hedging reserve \$'000	Accumulated profits \$'000	Dividend reserve \$'000	Total \$'000
At 1 April 2011	616,160	61,908	41,806	(5,205)	112,856	31,069	858,594
<b>Total comprehensive income for the year</b>							
Profit for the year	-	-	-	-	35,933	-	35,933
<b>Other comprehensive income</b>							
Change in fair value of available-for-sale financial assets	-	-	(4,287)	-	-	-	(4,287)
Transfer of fair value reserve to profit or loss on disposal of available- for-sale financial asset	-	-	(37,519)	-	-	-	(37,519)
Transfer of hedging reserve to profit or loss	-	-	-	5,205	-	-	5,205
<b>Total comprehensive income for the year</b>	-	-	(41,806)	5,205	35,933	-	(668)
<b>Transactions with owners, recorded directly in equity</b>							
Shares issued pursuant to warrants conversion	15,641	-	-	-	-	-	15,641
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	-	(31,069)	(31,069)
- final dividends for the year, proposed	-	-	-	-	(46,604)	46,604	-
<b>Total transactions with owners</b>	15,641	-	-	-	(46,604)	15,535	(15,428)
At 31 March 2012	631,801	61,908	-	-	102,185	46,604	842,498

- 1(d)(ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

There was no change in the Company's issued share capital during the 3 months ended 31 March 2012.

In accordance with the terms and conditions of the warrants issued on 8 April 2009, the rights to subscribe for new ordinary shares in the capital of the Company comprised in the warrants expired at 5.00 p.m. on 8 April 2011. Any subscription rights comprised in the warrants which have not been exercised have lapsed and the warrants have ceased to be valid for any purpose whatsoever. Accordingly, the number of outstanding warrants as at 31 March 2012 is Nil (2011: 6,850,265).

The Company had no treasury shares as at 31 March 2012 and 31 March 2011.

- 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 Company had 258,911,326 issued and fully paid up ordinary shares as at 31 March 2012 (2011: 252,108,476).

The Company had no treasury shares as at 31 March 2012 and 31 March 2011.

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

Not applicable.

- 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 our auditors.

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

Not applicable.

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

Except as disclosed in Section 5 below, the Group and the Company have applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the Group's and the Company's most recently audited financial statements for the year ended 31 March 2011.

5 **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

The Group and the Company have adopted various new and revised Financial Reporting Standards (“FRSs”) and Interpretations of FRSs (“INT FRSs”) which took effect for the financial year beginning on 1 April 2011. The adoption of these new and revised FRSs and INT FRSs did not have any significant impact on the Group’s and the Company’s financial position or results, except for INT FRS 115 *Agreements for the Construction of Real Estate* (“INT FRS 115”) which is effective for financial periods commencing on 1 January 2011.

INT FRS 115 clarifies when revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before the construction of the real estate is completed. INT FRS 115 clarifies that contracts which are not classified as construction contracts under FRS 11 *Construction Contracts* can only be accounted for under the percentage of completion method if the entity continuously transfers to the buyer control and the significant risks and rewards of ownership of the work-in-progress in its current state as construction progresses.

The Group’s current accounting policy for residential property development projects is to recognise revenue based on the percentage of completion method which is an allowed alternative method under Recommended Accounting Practice 11 *Pre-completion Contracts for the Sale of Development Property* (“RAP 11”). RAP 11 was withdrawn following the adoption of INT FRS 115.

Upon the adoption of INT FRS 115, for development properties under the progressive payment scheme, the Group continues to recognise revenue and related expenses based on the percentage of completion method. For development properties under deferred payment scheme (“DPS”), revenue and related expenses are accounted for under the completion of construction method. Prior to the adoption of INT FRS 115, profits on property development projects sold under DPS were recognised based on initial deposit received and/or receivable and upon TOP of the project.

This change in accounting policy was applied retrospectively and the impact on the Group’s comparative figures arising from the adoption of INT FRS 115 is set out below:

**Consolidated Statement of Comprehensive Income**

	Fourth quarter 01.01.2011 to 31.03.2011 \$’000	Twelve months 01.04.2010 to 31.03.2011 \$’000
(Decrease)/Increase in revenue	(4,132)	15,104
Decrease/(Increase) in cost of sales	2,787	(8,544)
(Decrease)/Increase in profit before income tax	(1,345)	6,560
Decrease/(Increase) in income tax expense	229	(1,115)
(Decrease)/Increase in profit attributable to equity holders of the Company	(1,116)	5,445
(Decrease)/Increase in basic earnings per share (cents)	(0.45)	2.20
(Decrease)/Increase in diluted earnings per share (cents)	(0.44)	2.17

**Consolidated Statement of Financial Position**

	31.03.2011 \$’000	31.03.2010 \$’000
Decrease in development properties	(2,050)	(8,610)
Decrease in accumulated profits	(1,701)	(7,146)
Decrease in deferred tax liabilities	(349)	(1,464)

**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.**

The basic and diluted earnings per share is computed based on profit for the period/year attributable to equity holders of the Company and the weighted average number of ordinary shares set out below. In the prior corresponding period/year, the weighted average number of ordinary shares had been adjusted to take into account the warrants exercised during the period/year and the effect of the warrants outstanding at the end of the period/year.

	Fourth quarter		Twelve months	
	31.03.2012	31.03.2011 (Restated)	31.03.2012	31.03.2011 (Restated)
Basic earnings per share (cents)	8.32	10.57	70.64	71.00
Diluted earnings per share (cents)	8.32	10.43	70.64	70.02

	Fourth quarter		Twelve months	
	31.03.2012	31.03.2011	31.03.2012	31.03.2011
Weighted average number of ordinary shares for calculation of:				
- Basic earnings per share	258,911,326	249,365,085	258,911,326	247,811,805
- Diluted earnings per share	258,911,326	252,767,734	258,911,326	251,307,452

**7 Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:**

- (a) current financial period reported on; and  
 (b) immediately preceding financial year.

	Group		Company	
	31.03.2012	31.03.2011 (Restated)	31.03.2012	31.03.2011
Net asset value per ordinary share	\$4.22	\$3.81	\$3.25	\$3.41

Net asset value per share is calculated based on 258,911,326 and 252,108,476 ordinary shares as at the end of the current financial period and the immediately preceding financial year respectively.

- 8 **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:**
- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
  - (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

The Group's revenue for the twelve months ended 31 March 2012 was \$390.6 million as compared to \$515.1 million in the prior corresponding year.

The lower gross profit for the twelve months ended 31 March 2012 as compared to the prior corresponding year is mainly due to lower profit recognition on the development projects.

For the twelve months ended 31 March 2012, net profit before tax included a write-back of foreseeable losses on the Skyline Residences development project amounting to \$17.0 million (2011: \$13.0 million), and a one-off gain on disposal of available-for-sale financial assets amounting to \$37.4 million (2011: \$0.5 million). Accordingly, net profit before tax increased by 0.7% from \$205.4 million in the prior corresponding year to \$206.9 million for the twelve months ended 31 March 2012.

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

Not applicable.

- 10 **A commentary at the date of the announcement of the 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.**

Based on Urban Redevelopment Authority's statistics, the total number of new home sales was 6,682 units during the first three months of the year. The sales were mainly from suburban projects. Prices of Singapore's residential properties decreased by 0.1% in the first quarter of 2012, as compared with the increase of 0.2% in the previous quarter. This was the first quarterly fall in prices since second quarter of 2009.

Following successive cooling measures introduced by the Singapore Government, sentiments in the high-end residential property market have been dampened. We expect property market conditions in this segment to remain challenging.

Luxus Hills Phase 2 and Verdure at Holland Road are expected to be completed during the second quarter of 2012.

11 **Dividend**

	31.03.2012	31.03.2011
Name of dividend	Final Ordinary	Final Ordinary
Dividend type	Cash	Cash
Dividend rate	4 cents	4 cents
Tax rate	Tax exempt (One-tier)	Tax exempt (One-tier)
Name of dividend	Final Special	Final Special
Dividend type	Cash	Cash
Dividend rate	14 cents	8 cents
Tax rate	Tax exempt (One-tier)	Tax exempt (One-tier)

The Board of Directors has recommended a final dividend of 4 cents per ordinary share and a special dividend of 14 cents per ordinary share for the year ended 31 March 2012. The proposed final and special dividends, if approved by the shareholders of the Company at the 46<sup>th</sup> Annual General Meeting, will be paid on 15 August 2012.

**Books closure date**

NOTICE IS HEREBY GIVEN that the Share Transfer Books and the Register of Members of the Company will be closed on 3 August 2012, for the preparation of dividend warrants. Duly completed transfers received by the Company's Share Registrar, M & C Services Private Limited, 138 Robinson Road #17-00, The Corporate Office, Singapore 068906 up to the close of business at 5.00 p.m. on 2 August 2012 will be registered to determine shareholders' entitlement to the above dividend. In respect of shares in securities accounts with The Central Depository (Pte) Limited ("CDP"), the said dividend will be paid by the Company to CDP, which will in turn distribute the dividend entitlement to holders of shares in accordance with its practice.

The 46<sup>th</sup> Annual General Meeting of the Company will be held at Amara Singapore Hotel, Ballroom 2, Level 3, 165 Tanjong Pagar Road, Singapore 088539 on 25 July 2012 at 10.30 a.m.

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 Group does not have any Interested Person Transactions.

## PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

- 14 **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.**

	Development properties		Investment holding		Total	
	2012	2011 (Restated)	2012	2011	2012	2011 (Restated)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
External revenues	390,127	514,886	447	233	390,574	515,119
Finance income	504	273	19,402	19,992	19,906	20,265
Finance expense	(1,541)	(4,089)	(21,344)	(19,894)	(22,885)	(23,983)
Depreciation	94	65	160	166	254	231
Reportable segment profit before tax	170,767	203,375	36,161	2,026	206,928	205,401
Other material non-cash item: - Write-back of foreseeable losses on development properties	17,000	13,000	-	-	17,000	13,000
Capital expenditure	58	22	-	98	58	120

- 15 **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 Note 8.

- 16 **A breakdown of sales as follows:-**

Group	01.04.2011 to 31.03.2012 \$'000	01.04.2010 to 31.03.2011 (Restated) \$'000	Change %
(a) Sales reported for first half year	220,800	137,926	60.1
(b) Operating profit after tax before deducting minority interests reported for first half year	85,535	49,280	73.6
(c) Sales reported for second half year	169,774	377,193	(55.0)
(d) Operating profit after tax before deducting minority interests reported for second half year	97,370	126,669	(23.1)

- 17 **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:-**

Total annual dividend	Latest 12 months \$'000	Previous 12 months \$'000
Ordinary	46,604	31,069
Preference	-	-
<b>Total</b>	<b>46,604</b>	<b>31,069</b>

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

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Company confirms that, to the best of its knowledge, belief and information, none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or the chief executive officer or a substantial shareholder of the Company.

**BY ORDER OF THE BOARD**

**TAN GUAT NGOH  
COMPANY SECRETARY  
23 MAY 2012**