

PART I INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

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

Consolidated Statement of Comprehensive Income

	12 months ended 31 December		
	2016	2015	Increase / (Decrease) %
	S\$'000	S\$'000	
Sales	184,888	270,867	(31.7)
Cost of sales	(125,536)	(200,101)	(37.3)
Gross profit	59,352	70,766	(16.1)
Other income	7,054	5,407	30.5
Other losses – net	(5,438)	(10,866)	(50.0)
Expenses			
- Distribution and marketing	(11,336)	(12,697)	(10.7)
- Administrative	(36,193)	(33,145)	9.2
- Finance	(4,500)	(4,105)	9.6
- Other	(2,390)	(1,407)	69.9
Share of profit of			
- joint ventures	69,079	16,989	>100
- associated companies	2,297	2,548	(9.9)
Profit before income tax	77,925	33,490	>100
Income tax expense	(9,482)	(2,140)	>100
Total profit	68,443	31,350	>100
Other comprehensive income:			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Share of other comprehensive income/(loss) of:			
- joint ventures	343	5	>100
- associated companies	(586)	(1,182)	(50.4)
Currency translation differences arising from consolidation	2,436	(9,779)	nm
	2,193	(10,956)	nm
<i>Items that will not be reclassified subsequently to profit or loss:</i>			
Share of other comprehensive income of joint ventures	8,805	11,118	(20.8)
Revaluation gains/(losses) on property, plant and equipment - net	3,344	(7,159)	nm
Tax on revaluation gains	(9,185)	(6,300)	45.8
Other comprehensive income/(loss), net of tax	5,157	(13,297)	nm
Total comprehensive income	73,600	18,053	>100
Profit attributable to:			
Equity holders of the Company	65,041	29,138	>100
Non-controlling interest	3,402	2,212	53.8
	68,443	31,350	>100
Total comprehensive income attributable to:			
Equity holders of the Company	60,841	11,164	>100
Non-controlling interest	12,759	6,889	85.2
	73,600	18,053	>100

nm : not meaningful

1(a)(ii) Other profit and loss items disclosure

	12 months ended 31 December		Increase / (Decrease) %
	2016	2015	
	S\$'000	S\$'000	
The following items were credited/(charged) to the income statement:			
<u>Other income</u>			
Interest income			
- Bank deposits	2,146	989	>100
- Advances to joint ventures	3,413	3,707	(7.9)
<u>Cost of sales and administrative expenses</u>			
Depreciation of property, plant and equipment	(9,594)	(8,429)	13.8
Amortisation of intangible assets	(4,153)	(3,653)	13.7
Write-off of property, plant and equipment	(58)	(88)	(34.1)
Allowance made for impairment loss on trade receivables	(740)	(372)	98.9
<u>Other losses – net</u>			
Impairment losses of:			
- Property, plant and equipment	-	(270)	nm
- Goodwill	-	(4,898)	nm
- Intangible assets	(1,192)	-	nm
Fair value gains on investment properties	2,651	5,160	(48.6)
Revaluation losses on property, plant and equipment	(7,913)	(973)	>100
(Loss)/gain on disposal of:			
- Country club membership	-	(5)	nm
- Property, plant and equipment	(203)	35	nm
Currency exchange gain/(loss) - net	1,219	(9,915)	nm
<u>Finance expenses</u>			
Interest expense			
- Bank borrowings	(3,169)	(2,774)	14.2
- Advances from non-controlling interest	(1,331)	(1,331)	-
<u>Income tax expense</u>			
Over provision of income tax in prior financial years - net	4,538	3,845	18.0

nm : not meaningful

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.
Statements of financial position

	Group		Company	
	31.12.2016	31.12.2015	31.12.2016	31.12.2015
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	209,262	127,072	150,219	74,854
Trade and other receivables	33,265	75,284	170,559	204,248
Inventories	361	592	9	10
Development properties	21,753	-	-	-
Properties held for sale	124,030	124,030	-	-
	388,671	326,978	320,787	279,112
Non-current assets				
Investments in associated companies	9,964	9,790	696	696
Investments in joint ventures	465,689	247,677	300	300
Investments in subsidiaries	-	-	511,691	509,154
Other receivables	57,147	223,538	493,192	507,578
Investment properties	446,515	408,630	124,922	126,743
Property, plant and equipment	566,726	567,117	308,502	334,522
Intangible assets	136,388	142,258	-	-
Deferred income tax assets	100	99	-	-
	1,682,529	1,599,109	1,439,303	1,478,993
Total assets	2,071,200	1,926,087	1,760,090	1,758,105
LIABILITIES				
Current liabilities				
Trade and other payables	132,013	122,486	14,011	13,231
Current income tax liabilities	6,299	9,442	485	494
Borrowings	157,008	121,809	80,901	74,271
Provisions	642	3,438	-	-
	295,962	257,175	95,397	87,996
Non-current liabilities				
Other payables	427,481	408,711	631,805	613,974
Deferred income tax liabilities	39,060	30,398	476	431
Borrowings	46,353	33,061	-	-
Provisions	2,267	4,059	-	-
	515,161	476,229	632,281	614,405
Total liabilities	811,123	733,404	727,678	702,401
NET ASSETS	1,260,077	1,192,683	1,032,412	1,055,704
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	475,489	457,046	475,489	457,046
Revaluation and other reserves	316,807	322,029	278,022	303,752
Retained profits	436,315	394,901	278,901	294,906
	1,228,611	1,173,976	1,032,412	1,055,704
Non-controlling interest	31,466	18,707	-	-
TOTAL EQUITY	1,260,077	1,192,683	1,032,412	1,055,704

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

	As at 31.12.2016		As at 31.12.2015	
	Secured	Unsecured	Secured	Unsecured
	S\$'000	S\$'000	S\$'000	S\$'000
Amount repayable in one year or less, or on demand (net of transaction costs)	76,107	80,901	47,538	74,271
Amount repayable after one year (net of transaction costs)	46,353	-	33,061	-

Details of any collaterals

The secured bank borrowings of the Group are secured over certain investment properties and certain property, plant and equipment.

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.
Consolidated Statements of Cash Flows

	12 months ended 31 December	
	2016	2015
	S\$'000	S\$'000
Cash flows from operating activities		
Total profit	68,443	31,350
Adjustments for:		
Income tax expense	9,482	2,140
Depreciation of property, plant and equipment	9,594	8,429
Amortisation of intangible assets	4,153	3,653
Loss on disposal of a country club membership	-	5
Loss/(gain) on disposal of property, plant and equipment	203	(35)
Fair value gains on investment properties	(2,651)	(5,160)
Revaluation losses on property, plant and equipment	7,913	973
Impairment loss on/write-off of property, plant and equipment	58	358
Impairment loss on goodwill	-	4,898
Impairment loss on intangible assets	1,192	-
Interest income	(5,559)	(4,696)
Interest expense	4,500	4,105
Share of profit of joint ventures	(69,079)	(16,989)
Share of profit of associated companies	(2,297)	(2,548)
Unrealised currency translation (gains)/losses	(1,195)	9,732
	24,757	36,215
Change in working capital:		
Trade and other receivables	42,167	7,716
Inventories	244	41
Development properties and properties held for sale	(21,592)	38,525
Trade and other payables	3,228	(12,225)
Provisions	(4,669)	(10,083)
Cash generated from operations	44,135	60,189
Interest paid	(180)	(135)
Income tax paid - net	(5,990)	(71)
Net cash provided by operating activities	37,965	59,983
Cash flows from investing activities		
Additions to property, plant and equipment	(11,919)	(7,571)
Disposal of property, plant and equipment	10	495
Additions to investment properties	(49,140)	(89,740)
Dividends received from joint ventures	27,581	17,406
Investments in joint ventures	(19,061)	(5,942)
Advances to joint ventures	(12)	(13,733)
Advances from joint ventures	44,771	23,048
Liquidation of an associated company	36	-
Interest received	5,935	912
Income tax paid – net	(7,130)	(1,417)
Net cash used in investing activities	(8,929)	(76,542)
Cash flows from financing activities		
Proceeds from borrowings	98,764	130,530
Repayment of borrowings	(35,334)	(71,224)
Interest paid	(5,672)	(5,486)
Dividends paid to equity holders of the Company	(6,206)	(6,604)
Advances from non-controlling interest	2,053	-
Net cash provided by financing activities	53,605	47,216
Net increase in cash and cash equivalents	82,641	30,657
Cash and cash equivalents at beginning of financial year	127,072	98,386
Effects of currency translation on cash and cash equivalents	(451)	(1,971)
Cash and cash equivalents at end of financial year	209,262	127,072

Included in cash and cash equivalents of the Group is the Group's share of its joint operation's bank balances and deposits amounting to \$3,032,000 (31 December 2015: \$5,439,000) held under the development project rules in Singapore and the use of which is governed by these rules.

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

Consolidated Statement of Changes in Equity

	Attributable to equity holders of the Company						Retained profits	Total	Non-controlling interest	Total equity
	Share capital	Capital reserve	Asset revaluation reserve	Currency translation reserve	Fair value reserve	Hedging reserve				
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 Jan 2016	457,046	10,557	335,727	(21,569)	(1,807)	(879)	394,901	1,173,976	18,707	1,192,683
Profit for the year	-	-	-	-	-	-	65,041	65,041	3,402	68,443
Other comprehensive income for the year	-	-	(5,444)	1,484	(586)	346	-	(4,200)	9,357	5,157
Share of a joint venture's transfer of revaluation gains to retained profits, net of tax	-	-	(1,022)	-	-	-	1,022	-	-	-
Total comprehensive income for the year	-	-	(6,466)	1,484	(586)	346	66,063	60,841	12,759	73,600
Shares issued in lieu of cash for dividend relating to 2015	18,443	-	-	-	-	-	(18,443)	-	-	-
Dividend relating to 2015 paid in cash	-	-	-	-	-	-	(6,206)	(6,206)	-	-
Total transactions with owners, recognised directly in equity	18,443	-	-	-	-	-	(24,649)	(6,206)	-	(6,206)
Balance at 31 Dec 2016	475,489	10,557	329,261	(20,085)	(2,393)	(533)	436,315	1,228,611	31,466	1,260,077
Balance at 1 Jan 2015	439,617	10,557	345,023	(14,055)	(625)	(897)	389,796	1,169,416	11,818	1,181,234
Profit for the year	-	-	-	-	-	-	29,138	29,138	2,212	31,350
Other comprehensive loss for the year	-	-	(9,296)	(7,514)	(1,182)	18	-	(17,974)	4,677	(13,297)
Total comprehensive income for the year	-	-	(9,296)	(7,514)	(1,182)	18	29,138	11,164	6,889	18,053
Shares issued in lieu of cash for dividend relating to 2014	17,429	-	-	-	-	-	(17,429)	-	-	-
Dividend relating to 2014 paid in cash	-	-	-	-	-	-	(6,604)	(6,604)	-	(6,604)
Total transactions with owners, recognised directly in equity	17,429	-	-	-	-	-	(24,033)	(6,604)	-	(6,604)
Balance at 31 Dec 2015	457,046	10,557	335,727	(21,569)	(1,807)	(879)	394,901	1,173,976	18,707	1,192,683

1(d)(i) (continued)

Company's Statement of Changes in Equity

	Share capital S\$'000	Asset revaluation reserve S\$'000	Retained profits S\$'000	Total equity S\$'000
Balance at 1 Jan 2016	457,046	303,752	294,906	1,055,704
Profit for the year	-	-	8,644	8,644
Other comprehensive loss for the year	-	(25,730)	-	(25,730)
Total comprehensive loss for the year	-	(25,730)	8,644	(17,086)
Shares issued in-lieu of cash for dividend relating to 2015	18,443	-	(18,443)	-
Dividend relating to 2015 paid in cash	-	-	(6,206)	(6,206)
Total transactions with owners, recognised directly in equity	18,443	-	(24,649)	(6,206)
Balance at 31 Dec 2016	475,489	278,022	278,901	1,032,412
Balance at 1 Jan 2015	439,617	329,629	303,287	1,072,533
Profit for the year	-	-	15,652	15,652
Other comprehensive loss for the year	-	(25,877)	-	(25,877)
Total comprehensive loss for the year	-	(25,877)	15,652	(10,225)
Shares issued in-lieu of cash for dividend relating to 2014	17,429	-	(17,429)	-
Dividend relating to 2014 paid in cash	-	-	(6,604)	(6,604)
Total transactions with owners, recognised directly in equity	17,429	-	(24,033)	(6,604)
Balance at 31 Dec 2015	457,046	303,752	294,906	1,055,704

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.

	3 months ended	
	31.12.2016	30.09.2016
	'000	'000
<u>Ordinary shares fully paid</u>		
Number of shares at beginning and end of financial period	422,677	422,677

The Company does not have any convertibles.
The Company does not have any treasury shares.

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.

	As at 31.12.2016	As at 31.12.2015
	'000	'000
Number of issued shares excluding treasury shares	422,677	410,840

The Company does not have any treasury shares.

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

Not applicable as the Company does not have any treasury shares.

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

The figures have not been audited nor reviewed by the Company's auditors.

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

Not applicable. Refer to item 2 above.

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 financial information has been prepared in accordance with the same accounting policies and methods of computation adopted in the most recent audited annual financial statements, except where new or amended Financial Reporting Standards ("FRS") and Interpretations to FRS ("INT FRS") became effective from the current financial year.

The adoption of the new or amended FRS and INT FRS did not result in substantial changes to the Group's accounting policies and had no material effect on the financial information.

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.

Refer to item 4 above.

6 Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

	12 months ended 31 December	
	2016	2015
	cents	Cents
Earnings per ordinary share (EPS) for the period based on net profits attributable to shareholders after deducting any provision for preference dividends: -		
(i) Based on weighted average number of ordinary shares on issue	15.60	7.18
(ii) On a fully diluted basis	15.60	7.18

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

	Group		Company	
	As at	As at	As at	As at
	31.12.2016	31.12.2015	31.12.2016	31.12.2015
Net asset value (NAV) per ordinary share based on total number of issued shares excluding treasury shares as at the end of the year	\$ 2.91	\$ 2.86	\$ 2.44	\$ 2.57

The Company does not have any treasury shares.

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.**

(a) Group performance review for the year ended 31 December 2016 ("FY16")

Revenue

Revenue of the Group for FY16 of \$184.9 million showed a 31.7% decline against FY15. The decline was mainly due to absence of the progressive revenue of \$27.7 million recognised in FY15 for the euHabitat residential development project and the sale of the Group's 30% interest in 7 and 11 Bassein Road to an interested party, Transurban Properties Pte Ltd, for \$38.1 million in FY15. The revenue contribution from the hospitality division also declined mainly due to the early termination of the onerous lease agreement for Rendezvous Hotel Adelaide on 1 September 2015 and the end of onerous lease agreement for Rendezvous Hotel Auckland in September 2016.

The decline was partially offset with full-year contribution in FY16 from the Group's acquisition of two operating student accommodation properties in the UK in September 2015.

Gross profit

The Group's gross profit for FY16 was \$59.4 million, or 16.1% lower than FY15. This was mainly due to lower revenue in FY16 as explained above. Depreciation expense of a hospitality asset completed during the year has also impacted the gross profit.

Other income

Other income of the Group for FY16 was \$7.1 million, or 30.5% higher than FY15. This was mainly due to higher interest income from higher bank deposits balances in FY16.

Other losses – net

The Group's other net losses for FY16 of \$5.4 million comprised mainly revaluation losses on property, plant and equipment of \$7.9 million (FY15: \$1.0 million of revaluation loss), fair valuation gains on investment properties of \$2.7 million (FY15: \$5.2 million), impairment losses of intangible assets of \$1.2 million, offset by currency translation gains of \$1.2 million (FY15: \$9.9 million currency translation loss).

Share of profit of joint ventures

The Group's share of result of joint ventures increased to \$69.1 million in FY16 from \$17.0 million in FY15 mainly due to the recognition of profits from the joint venture property development project, SBF Center, which obtained its Temporary Occupation Permit in late June 2016 and higher profits contribution from the hospitality joint ventures. The latter was mainly due to the Group's share of gain on sale of Vibe Hotel Sydney in Australia in FY16 compared to the share of lower gain on the sale of the Adina Apartment Hotel Brisbane in FY15.

Income tax expense

Income tax expense of the Group for FY16 was higher than FY15 due to higher taxable profits for FY16. This was mainly due to the tax on the gain on sale of Vibe Hotel Sydney in Australia.

Total profit

Net profit of the Group for FY16 totalled \$68.4 million, an increase of \$37.1 million (118%) from \$31.4 million in FY15. This was mainly due to stronger performance from the joint ventures and currency translation gains offset by revaluation losses on property, plant and equipment as explained above.

(b) Cash flow, working capital, assets or liabilities of the Group

Cash flow and working capital

The Group generated a net increase in cash and cash equivalents for FY16 of \$82.6 million (FY15: \$30.7 million).

Net cash inflows from operating activities of the Group for FY16 were \$38.0 million as compared to \$60.0 million for FY15. The decrease was largely due to the absence of the operating cash flows from the development projects.

8 (continued)

(b) Cash flow, working capital, assets or liabilities of the Group (continued)**Cash flow and working capital (continued)**

Net cash outflows from investing activities of the Group for FY16 were \$8.9 million as compared to \$76.5 million for FY15. The net cash outflows for FY16 were due to the acquisition of the new student accommodation properties, additions in property, plant and equipment and additional investment in hospitality joint ventures, offset by advances received and dividend received from the hospitality joint ventures. Net cash outflows for FY15 were mainly due to the acquisitions of student accommodation properties in UK.

Net cash inflows from financing activities of the Group for FY16 were \$53.6 million as compared to \$47.2 million for FY15. The increase was due to additional bank borrowings for the acquisition of the student accommodation properties and investment in a residential development project in the UK during FY16.

Assets

The Group's total assets as at 31 December 2016 were \$2,071.2 million. Compared to 31 December 2015, total assets increased by \$145.1 million mainly due to the Group's share of profit recognised from SBF Center, the hospitality joint ventures and the acquisition and development of properties in the UK.

In addition, as announced on 20 December 2016, the Group capitalised shareholder loans to a joint venture company of \$146.4 million into redeemable preference shares in the capital of the joint venture company, resulting in a decrease in other receivables and a corresponding increase in investment in joint ventures.

Liabilities

The Group's total liabilities as at 31 December 2016 were \$811.1 million, \$77.7 million higher than 31 December 2015. This was mainly due to the drawdown of borrowings to fund the acquisition and development of properties in the UK and advances from a property development joint venture.

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

The results are in line with comments previously disclosed to shareholders.

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.**Hospitality**

Outlook for the hospitality sector in Singapore is likely to remain weak with a challenging operating environment. While the Singapore Tourism Board forecasts a 0 – 2% growth in visitor arrivals for 2017, the estimated new stock of 3,425 rooms in 2017 combined with soft demand from the corporate sector, competition from other markets and the strength of the Singapore Dollar are expected to impact Revenue per Available Room (RevPar).

In Australia, outlook for the hospitality industry remains positive. Over the next three years, international visitor trips and visitor nights are forecast to grow at 6.2% per annum while domestic visitor nights are projected to grow at 3.2% per annum ⁽¹⁾. However, pace of growth is expected to vary amongst the different states that the Group operates in, with capital cities such as Sydney and Melbourne experiencing faster growth.

The Group plans to continue to grow its hospitality businesses by increasing the number of management contracts, acquiring strategic assets and divesting properties to recycle capital for re-deployment towards higher yielding growth opportunities when appropriate.

⁽¹⁾ Deloitte Access Economic, Tourism and Hotel Market Outlook, Edition 1, 2017

10 (continued)

Property

The Group's joint venture property development projects – RiverTrees Residences and Woods Square are on track. The weak economic outlook, sizeable supply of new residential units and new office space together with cautious sentiment continues to weigh on the growth of the Singapore residential and commercial property market.

The Group's joint venture with Toga Group for a mixed-use residential and retail/commercial development – Harbourfront Balmain – in Sydney, Australia is also on track with its sales target and development schedule and is expected to be completed this year.

The UK student accommodation sector is set to reach a total value of £45.8 billion by September 2017, according to Knight Frank. The sector is expected to witness continued appetite from global capital and a 2.5% rental growth in 2017.

Development of the Group's student accommodation properties is progressing as planned. In Newcastle upon Tyne, two additional student accommodation buildings are expected to be completed on schedule while development works for another building had commenced in October last year.

The Group plans to re-develop a freehold land and building in the prime central borough of the City of Westminster, London, into a mixed-use development comprising residential accommodation and a restaurant. The project is currently progressing as planned. The Group remains confident about the long-term fundamentals of the UK property market but continues to closely monitor developments in the UK as it prepares to leave the European Union.

The Group will continue to seek suitable real estate opportunities that fit its strategy as a diversified real estate group.

11 **Dividend****(a) Current Financial Period Reported On**

The Board of Directors is pleased to recommend the following dividend in respect of the financial year ended 31 December 2016 for approval by shareholders at the next Annual General Meeting to be convened:

Name of Dividend	- First and Final (One-tier tax exempt)
Dividend Type	- Cash or share in-lieu
Dividend Amount Per Share	- 6.00 cents - First and final dividend

(b) Corresponding Period of the Immediately Preceding Financial Year

The following dividend was declared and paid in respect of financial year ended 31 December 2015 as approved by shareholders at the Annual General Meeting held at 20 April 2016:

Name of Dividend	- First and Final (One-tier tax exempt)
Dividend Type	- Cash or share in-lieu
Dividend Amount Per Share	- 6.00 cents - First and final dividend

The dividend was paid on 30 June 2016.

11 Dividend (continued)
(c) Date payable

The date payable for the recommended dividend will be announced at a later date.

(d) Book closure date

Notice of books closure for determining shareholders' entitlement of the recommended dividend will be announced at a later date.

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 had obtained approval for a shareholders' mandate for interested person transactions under Rule 920(1)(a)(ii) as set out in the circular to shareholders dated 24 June 2013.

Name of interested person	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than \$100,000)	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)
	12 months ended 31 December 2016 S\$'000	12 months ended 31 December 2016 S\$'000
China Classic Pte Ltd		
Hospitality management income	111	-
Dollar Land Singapore Private Limited		
Hospitality management income	388	-
Far East Hospitality Real Estate Investment Trust		
Rental expense on operating leases		
- offices	(1,254)	-
- hotels and serviced residences	(22,629)	-
Capital expenditure committed ⁽¹⁾	-	(4,900)
Far East Management (Private) Limited		
Management service fees	(2,249)	-
Hospitality services	(1,691)	-
Project management service fees	(643)	-
Far East Organization Centre Pte Ltd		
Hospitality management income	2,373	-
Far East Property Sales Pte Ltd		
Sales and marketing service fees	(232)	-
Far East Soho Pte Ltd		
Hospitality management income	607	-
Golden Development Private Limited		
Hospitality management income	2,911	-
Golden Landmark Pte Ltd		
Hospitality management income	1,451	-

⁽¹⁾ The capital expenditure committed relates to certain renovation and asset enhancement works in relation to Orchard Parade Hotel (the "Additional Works"). The Company, DBS Trustee Limited (as trustee of Far East H-REIT) and FEO Hospitality Asset Management Pte. Ltd. (as manager of Far East H-REIT) have agreed that the Company's maximum liability for the Additional Works shall not exceed \$4,900,000, which represents approximately 35.25% of the total estimated costs of the Additional Works.

13 (continued)

Name of interested person	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than \$100,000)	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)
	12 months ended 31 December 2016 S\$'000	12 months ended 31 December 2016 S\$'000
Orchard Mall Pte Ltd Hospitality management income	942	-
Orchard Parksuites Pte Ltd Hospitality management income	1,575	-
Oxley Hill Properties Pte Ltd Hospitality management income	560	-
Riverland Pte Ltd Hospitality management income	481	-
Serene Land Pte Ltd Hospitality management income	1,842	-
Transurban Properties Pte Ltd Hospitality management income	1,915	-
Far East Civil Engineering (Pte.) Limited Interest accrued on shareholders' loan(s) extended to Woodlands Square Pte. Ltd. ("WSPL"), a joint venture with an interested person in relation to the development of Woods Square	-	1,998 ⁽²⁾

⁽²⁾ The aggregate amount owing by WSPL to Tannery Holdings Pte Ltd, a wholly-owned subsidiary of the Company and a shareholder of WSPL, as at 20 December 2016, is \$146,386,569 (inclusive of interest of \$5,324,720). This aggregate amount was capitalised into redeemable preference shares in the capital of WSPL on 20 December 2016.

14 Confirmation Pursuant to Rule 720(1) of the Listing Manual

Far East Orchard Limited confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

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

	Hospitality				Property		Total
	Management services- Singapore S\$'000	Operations- Singapore S\$'000	Operations- Australia and New Zealand S\$'000	Property ownership S\$'000	Development S\$'000	Investment S\$'000	S\$'000
2016							
Total segment sales	18,544	43,367	49,495	61,739	-	15,011	188,156
Inter-segment sales	(3,268)	-	-	-	-	-	(3,268)
Sales to external parties	15,276	43,367	49,495	61,739	-	15,011	184,888
Operating profit	4,306	2,965	3,600	5,932	(267)	7,312	23,848
Share of profit of:							
- joint ventures	-	-	17,013	1,633	50,433	-	69,079
- associated companies	-	2,649	-	-	(352)	-	2,297
Total operating profit	4,306	5,614	20,613	7,565	49,814	7,312	95,224
Other losses – net*							(5,438)
Corporate expenses							(5,094)
Other expenses							(6,767)
Profit before income tax							77,925
Income tax expense							(9,482)
Total profit							68,443
Segment assets	125,876	325,003	32,149	320,683	215,670	421,122	1,440,503
Investments in associated companies	-	9,964	-	-	-	-	9,964
Investments in joint ventures	-	-	190,988	47,474	227,227	-	465,689
	125,876	334,967	223,137	368,157	442,897	421,122	1,916,156
Corporate assets							155,044
Total assets							2,071,200

*Included \$1,192,000 impairment loss on intangible assets allocated to 'Hospitality operations – Australia and New Zealand' segment.

15 (continued)

	Hospitality				Property		Total
	Management services-Singapore S\$'000	Operations-Singapore S\$'000	Operations-Australia and New Zealand S\$'000	Property ownership S\$'000	Development S\$'000	Investment S\$'000	
2015							
Total segment sales	18,689	47,727	69,298	61,297	65,829	11,349	274,189
Inter-segment sales	(3,322)	-	-	-	-	-	(3,322)
Sales to external parties	15,367	47,727	69,298	61,297	65,829	11,349	270,867
Operating profit	2,998	2,459	6,974	8,564	5,439	6,527	32,961
Share of profit of:							
- joint ventures	-	-	7,535	2,635	6,819	-	16,989
- associated companies	-	2,551	-	-	(3)	-	2,548
Total operating profit	2,998	5,010	14,509	11,199	12,255	6,527	52,498
Other losses – net*							(10,866)
Corporate expenses							(6,735)
Other expenses							(1,407)
Profit before income tax							33,490
Income tax expense							(2,140)
Total profit							31,350
Segment assets	126,587	349,211	40,969	276,294	404,677	387,322	1,585,060
Investments in associated companies	-	7,901	-	-	1,889	-	9,790
Investments in joint ventures	-	-	174,908	42,406	30,363	-	247,677
	126,587	357,112	215,877	318,700	436,929	387,322	1,842,527
Corporate assets							83,560
Total assets							1,926,087

*Included \$4,898,000 impairment loss on goodwill allocated to the 'Hospitality management services – Singapore' segment and \$270,000 impairment loss on property, plant and equipment allocated to 'Hospitality operations – Australia and New Zealand' segment.

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

Material changes in contributions to sales and operating profit of the hospitality and property divisions are due to the same reasons as explained in item 8(a).

17 A breakdown of sales

	Group		
	12 months ended 31 December		
	2016	2015	Increase / (Decrease)
	S\$'000	S\$'000	%
Sales reported for 1st half year	95,783	160,378	(40.3)
Net profit after tax before deducting minority interests reported for 1st half year	56,163	10,115	>100
Sales reported for 2nd half year	89,105	110,489	(19.4)
Net profit after tax before deducting minority interests reported for 2nd half year	12,280	21,235	(42.2)

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

Total Annual Dividend	Latest Full Year	Previous Full Year
	S\$'000	S\$'000
First and final dividend	25,361	24,649

19 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) for the financial year ended 31 December 2016.

There are no persons occupying a managerial position in the Company or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the Company.

On behalf of the Board of Directors

Koh Boon Hwee
Chairman

Lui Chong Chee
Group CEO & Managing Director

23 February 2017