



**Roxy-Pacific  
Holdings Limited**

## **ROXY-PACIFIC HOLDINGS LIMITED**

(Registration Number: 196700135Z)

UNAUDITED SECOND QUARTER AND HALF YEAR FINANCIAL STATEMENTS AND  
DIVIDEND ANNOUNCEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2015



**UNAUDITED SECOND QUARTER FINANCIAL STATEMENTS AND DIVIDEND  
ANNOUNCEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2015**

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**UNAUDITED SECOND QUARTER FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2015**

**PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 & Q4), HALF-YEAR AND FULL YEAR RESULTS**

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

**Consolidated Income Statement**

	Second quarter ended 30 June			Half year ended 30 June		
	2015 S\$'000	2014 S\$'000	Change %	2015 S\$'000	2014 S\$'000	Change %
Revenue	93,720	102,639	-9%	291,911	182,093	60%
Cost of sales	(77,221)	(72,281)	7%	(205,230)	(126,631)	62%
Gross profit	16,499	30,358	-46%	86,681	55,462	56%
Other operating income	4,630	4,640	-	4,832	4,870	-1%
Distribution and selling expenses	(480)	(561)	-14%	(1,003)	(1,078)	-7%
Administrative expenses	(3,131)	(5,008)	-37%	(9,885)	(8,280)	19%
Other operating expenses	(5,509)	(3,496)	58%	(10,995)	(7,160)	54%
Finance costs	(3,137)	(1,660)	89%	(6,174)	(3,288)	88%
Share of results of associates (net of income tax)	2,973	3,041	-2%	5,626	4,067	38%
Profit before taxation	11,845	27,314	-57%	69,082	44,593	55%
Taxation	1,255	(4,558)	-128%	(9,645)	(6,875)	40%
Profit after taxation	13,100	22,756	-42%	59,437	37,718	58%
Attributable to:						
Equity holders of the Company	13,047	22,756	-43%	59,500	37,730	58%
Non-controlling interests	53	-	n/m	(63)	(12)	n/m
	13,100	22,756	-42%	59,437	37,718	58%

n/m: not meaningful

**1(a)(ii) Consolidated Income Statement is arrived at:**

	Second quarter ended			Half year ended		
	30 June			30 June		
	2015	2014	Change	2015	2014	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
<b>after charging:</b>						
Depreciation of property, plant and equipment	1,170	863	36%	2,311	1,873	23%
Foreign exchange loss (unrealised)	-	10	n.m	182	314	-42%
Directors' fees	39	39	-	77	77	-
Interest on borrowings	3,137	1,660	89%	6,174	3,288	88%
Staff costs (including directors' remuneration)	5,176	6,780	-24%	13,500	11,993	13%
Fair value loss on cross currency interest rate swap <sup>(1)</sup>	1,230	-	n.m	2,893	-	n.m
<b>and crediting:</b>						
Over provision for tax in respect of prior year	2,640	-	n.m	2,640	-	n.m
Foreign exchange gain (unrealised)	1,394	-	n.m	952	-	n.m
Fair value gain on investment properties	2,613	4,267	-39%	2,613	4,267	-39%
Gain on disposal of available-for-sale financial assets	-	143	n.m	-	143	n.m
Impairment loss on trade receivables written back	4	2	100%	6	-	n.m
Interest income	553	144	n.m	1,123	292	n.m

n/m: not meaningful

<sup>(1)</sup> The cross currency interest rate swap ("CCS") was taken up as part of its interest rate risk management, to convert its AUD floating interest rate liability (on a term loan in AUD) to a fixed interest rate in SGD. Upon the maturity date of the CCS which matches that of the AUD term loan, the Group intends to exchange SGD for AUD principal (based on the pre-agreed exchange rate) and use the AUD principal to repay the term loan in AUD. Any fair value differences recorded prior to the maturity of CCS will be reversed to the income statement upon maturity date.

**1(a)(iii) Consolidated Statement of Comprehensive Income**

	Second quarter ended 30 June			Half year ended 30 June		
	2015 S\$'000	2014 S\$'000	Change %	2015 S\$'000	2014 S\$'000	Change %
<b>Profit after taxation</b>	13,100	22,756	-42%	59,437	37,718	58%
<b>Other comprehensive income</b>						
Net change in fair value of available- for-sale financial assets	7	67	-90%	7	243	-97%
Net change in fair value of available- for-sale financial assets transferred to profit and loss account	-	(157)	n/m	-	(157)	n/m
Tax on other comprehensive income	-	(11)	n/m	-	(41)	n/m
Currency translation differences arising from consolidation	(2,856)	48	n/m	(4,067)	48	n/m
Other comprehensive income, net of tax	(2,849)	(53)	n/m	(4,060)	93	n/m
<b>Total comprehensive income for the period</b>	<b>10,251</b>	<b>22,703</b>	<b>-55%</b>	<b>55,377</b>	<b>37,811</b>	<b>46%</b>
Attributable to:						
Equity holders of the Company	10,190	22,703	-55%	55,430	37,823	47%
Non-controlling interests	61	-	n/m	(53)	(12)	n/m
	<b>10,251</b>	<b>22,703</b>	<b>-55%</b>	<b>55,377</b>	<b>37,811</b>	<b>46%</b>

n/m: not meaningful

**Total comprehensive income is arrived at:**

	Second quarter ended 30 June			Half year ended 30 June		
	2015 S\$'000	2014 S\$'000	Change %	2015 S\$'000	2014 S\$'000	Change %
<b>after charging:</b>						
Currency translation differences arising from consolidation	2,856	-	n.m	4,067	-	n.m
<b>and crediting:</b>						
Currency translation differences arising from consolidation	-	48	n.m	-	48	n.m

**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**

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>30-Jun-15</b>	<b>31-Dec-14</b>	<b>30-Jun-15</b>	<b>31-Dec-14</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b>ASSETS</b>				
<b>Non-Current</b>				
Property, plant and equipment	119,643	120,309	580	62
Available-for-sale financial assets	1,582	1,574	-	-
Investments in subsidiaries	-	-	47,343	47,343
Investments in associates	120,281	69,005	-	-
Investment properties	173,419	175,663	-	-
	<b>414,925</b>	<b>366,551</b>	<b>47,923</b>	<b>47,405</b>
<b>Current</b>				
Properties for sale under development <sup>(1)</sup>	472,750	541,773	-	-
Inventories	125	126	-	-
Trade receivables	63,586	73,332	38	20
Other receivables	10,591	36,193	2,643	4,331
Amount due from subsidiaries	-	-	205,263	191,944
Project accounts	96,093	176,329	-	-
Fixed deposits	195,090	170,914	137,750	84,687
Cash and bank balances	66,683	68,101	11,192	20,647
	<b>904,918</b>	<b>1,066,768</b>	<b>356,886</b>	<b>301,629</b>
<b>Total assets</b>	<b>1,319,843</b>	<b>1,433,319</b>	<b>404,809</b>	<b>349,034</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Capital and Reserves</b>				
Share capital	47,399	47,399	47,399	47,399
Fair value reserve	181	174	-	-
Translation reserve	(7,245)	(3,168)	(1,121)	-
Retained earnings	399,953	355,933	25,905	40,643
Equity attributable to owners of the Company	440,288	400,338	72,183	88,042
Non-controlling interests	462	515	-	-
	<b>440,750</b>	<b>400,853</b>	<b>72,183</b>	<b>88,042</b>
<b>Liabilities</b>				
<b>Non-Current</b>				
Bank borrowings	264,548	275,015	-	-
Deferred tax liabilities	19,981	25,916	-	-
	<b>284,529</b>	<b>300,931</b>	<b>-</b>	<b>-</b>
<b>Current</b>				
Trade payables	13,833	12,736	47	154
Other payables	55,204	62,920	714	875
Amount due to subsidiaries	-	-	297,929	255,963
Provision for taxation	24,161	13,632	-	-
Bank borrowings	501,366	642,247	33,936	4,000
	<b>594,564</b>	<b>731,535</b>	<b>332,626</b>	<b>260,992</b>
<b>Total liabilities</b>	<b>879,093</b>	<b>1,032,466</b>	<b>332,626</b>	<b>260,992</b>
<b>Total equity and liabilities</b>	<b>1,319,843</b>	<b>1,433,319</b>	<b>404,809</b>	<b>349,034</b>

<sup>(1)</sup> \$315.3 million (31-Dec-14: \$336.6 million) relates to the Group's pre-sold development properties as at 30 June 2015.

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

	<u>30-Jun-15</u>		<u>31-Dec-14</u>	
	<b>Secured S\$'000</b>	<b>Unsecured S\$'000</b>	<b>Secured S\$'000</b>	<b>Unsecured S\$'000</b>
<b>Current</b>				
Amount repayable in one year or less, or on demand	<b>208,789</b>	(i) 1,000	274,278	4,000
Amount repayable after one year but within the normal operating cycle of Property Development segment	<b>291,577</b>	-	363,969	-
	<b>500,366</b>	1,000	638,247	4,000
<b>Non-current</b>				
Amount repayable after one year	<b>264,548</b>	-	275,015	-
	<b>764,914</b>	1,000	913,262	4,000

Details of collaterals

The borrowings are secured by;

- a) Freehold land and building;
- b) Proceeds from the sale of investment properties;
- c) Rental income from investment properties;
- d) Guarantee by the Company;
- e) Properties for sale under development; and
- f) Proceeds from sales of properties under development.

(i) \$58.8 million relates to our sold development projects properties and is expected to be fully repaid by 30 June 2016 upon obtaining Temporary Occupation Permits ("TOP") and collections from buyers of properties.

**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**

	Second quarter ended 30 June		Half year ended 30 June	
	2015 S\$'000	2014 S\$'000	2015 S\$'000	2014 S\$'000
<b>Cash Flows from Operating Activities</b>				
Profit before taxation	11,845	27,314	69,082	44,593
Adjustments for:				
Depreciation of property, plant and equipment	1,170	863	2,311	1,873
Fair value loss on cross currency interest rate swap	1,230	-	2,893	-
Share of associates' results	(2,973)	(3,041)	(5,626)	(4,067)
Interest income	(553)	(144)	(1,123)	(292)
Interest expense on bank borrowings	3,137	1,660	6,174	3,288
Fair value gain on investment properties	(2,613)	(4,267)	(2,613)	(4,267)
Gain on disposal of available-for-sale financial assets	-	(143)	-	(143)
Foreign exchange (gain)/loss (unrealised)	(1,394)	7	(770)	311
Operating profit before working capital changes	9,849	22,249	70,328	41,296
Changes in inventories	(2)	(14)	1	(14)
Changes in operating receivables	(14,714)	(9,364)	7,058	9,599
Changes in operating payables	5,209	(3,285)	8,282	(9,843)
Changes in properties for sale under development	40,254	(10,794)	72,926	(19,633)
Cash (used in)/generated from operations	40,596	(1,208)	158,595	21,405
Income tax paid	(3,079)	(4,173)	(3,139)	(4,619)
Net cash generated from/(used in) operating activities	37,517	(5,381)	155,456	16,786
<b>Cash Flows from Investing Activities</b>				
Dividend received from associates	1,652	-	3,002	-
Proceeds from disposal of available-for-sale financial assets	-	884	-	884
Repayment from associates	(1,652)	12,453	6,850	21,799
Loan to associate	(19,073)	-	(48,525)	(32,452)
Acquisition of property, plant and equipment	(1,398)	(142)	(1,889)	(142)
Interest received	521	435	849	583
Net cash (used in)/generated from investing activities	(19,950)	13,630	(39,713)	(9,328)
<b>Cash Flows from Financing Activities</b>				
Proceeds from borrowings	9,477	18,600	58,884	25,791
Repayment of borrowings	(63,297)	(35,911)	(206,166)	(75,711)
Fixed deposit released/(pledged) to banks and financial institutions	(26,000)	387	(82,000)	387
Interest paid	(5,510)	(3,904)	(10,460)	(7,181)
Dividend paid	(15,480)	(15,480)	(15,480)	(15,480)
Proceeds from issue of share to non-controlling interest	-	-	1	-
Net cash used in financing activities	(100,810)	(36,308)	(255,221)	(72,194)





	<b>Second quarter ended</b>		<b>Half year ended</b>	
	<b>30 Jun</b>		<b>30 Jun</b>	
	<b>2015</b>	<b>2014</b>	<b>2015</b>	<b>2014</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
Net decrease in cash and cash equivalents	<b>(83,243)</b>	(28,059)	<b>(139,478)</b>	(64,736)
Cash and cash equivalents at beginning of period	<b>359,081</b>	317,527	<b>415,316</b>	354,204
Cash and cash equivalents at end of period	<b>275,838</b>	289,468	<b>275,838</b>	289,468
<b><u>Analysis of cash and cash equivalents:-</u></b>				
Project accounts (Note 1)	<b>51,593</b>	53,976	<b>51,593</b>	53,976
Fixed deposits in project accounts (Note 1)	<b>44,500</b>	94,500	<b>44,500</b>	94,500
Fixed deposits	<b>195,090</b>	41,769	<b>195,090</b>	41,769
Cash and bank balances	<b>66,683</b>	99,251	<b>66,683</b>	99,251
Less: Fixed deposits pledged to banks and financial institution	<b>(82,028)</b>	(28)	<b>(82,028)</b>	(28)
	<b>275,838</b>	289,468	<b>275,838</b>	289,468

Note 1: The project accounts consist of monies held under the Housing Developers (Project Account) Rules 1997 from which withdrawals are restricted to payments for development expenditure incurred on properties developed for sale.

**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**

<b>Group</b>	<b>Share capital S\$'000</b>	<b>Fair value reserve S\$'000</b>	<b>Translation reserve S\$'000</b>	<b>Retained profits S\$'000</b>	<b>Equity attributable to owners of the Company S\$'000</b>	<b>Non-controlling interests S\$'000</b>	<b>Total S\$'000</b>
Balance at 1 January 2014	47,399	111	-	282,112	329,622	347	329,969
<b>Total comprehensive income for the period</b>							
Profit for the period	-	-	-	14,974	14,974	(12)	14,962
<b>Total comprehensive income for the period</b>	-	-	-	14,974	14,974	(12)	14,962
<b>Other comprehensive income</b>							
Net change in fair value of available-for-sale financial assets	-	176	-	-	176	-	176
Tax on other comprehensive income	-	(30)	-	-	(30)	-	(30)
<b>Total other comprehensive income for the period</b>	-	146	-	-	146	-	146
<b>Total comprehensive income for the period</b>	-	146	-	14,974	15,120	(12)	15,108
Balance at 31 March 2014	47,399	257	-	297,086	344,742	335	345,077
<b>Total comprehensive income for the period</b>							
Profit for the period	-	-	-	22,756	22,756	-	22,756
<b>Total comprehensive income for the period</b>	-	-	-	22,756	22,756	-	22,756
<b>Other comprehensive income</b>							
Net change in fair value of available-for-sale financial assets	-	67	-	-	67	-	67
Net change in fair value of available-for-sale financial assets reclassified to profit or loss	-	(157)	-	-	(157)	-	(157)
Tax on other comprehensive income	-	(11)	-	-	(11)	-	(11)
Foreign currency translation differences	-	-	48	-	48	-	48
<b>Total other comprehensive income for the period</b>	-	(101)	48	-	(53)	-	(53)
<b>Total comprehensive income for the period</b>	-	(101)	48	22,756	22,703	-	22,703
<b>Transactions with owners, recognised directly in equity</b>							
<b>Contributions by and distributions to owners</b>							
Dividend paid	-	-	-	(15,480)	(15,480)	-	(15,480)
<b>Total transactions with owners</b>	-	-	-	(15,480)	(15,480)	-	(15,480)
Balance at 30 June 2014	47,399	156	48	304,362	351,965	335	352,300



<b>Group</b>	<b>Share capital S\$'000</b>	<b>Fair value reserve S\$'000</b>	<b>Translation reserve S\$'000</b>	<b>Retained profits S\$'000</b>	<b>Equity attributable to owners of the Company S\$'000</b>	<b>Non-controlling interests S\$'000</b>	<b>Total S\$'000</b>
Balance at 1 January 2015	47,399	174	(3,168)	355,933	400,338	515	400,853
<b>Total comprehensive income for the period</b>							
Profit for the period	-	-	-	46,453	46,453	(116)	46,337
<b>Total comprehensive income for the period</b>	-	-	-	46,453	46,453	(116)	46,337
<b>Other comprehensive income</b>							
Foreign currency translation differences	-	-	(1,213)	-	(1,213)	2	(1,211)
<b>Total other comprehensive income for the period</b>	-	-	(1,213)	-	(1,213)	2	(1,211)
<b>Total comprehensive income for the period</b>	-	-	(1,213)	46,453	45,240	(114)	45,126
Balance at 31 March 2015	47,399	174	(4,381)	402,386	445,578	401	445,979
<b>Total comprehensive income for the period</b>							
Profit for the period	-	-	-	13,047	13,047	53	13,100
<b>Total comprehensive income for the period</b>	-	-	-	13,047	13,047	53	13,100
<b>Other comprehensive income</b>							
Net change in fair value of available-for-sale financial assets	-	7	-	-	7	-	7
Foreign currency translation differences	-	-	(2,864)	-	(2,864)	8	(2,856)
<b>Total other comprehensive income for the period</b>	-	7	(2,864)	-	(2,864)	8	(1,900)
<b>Total comprehensive income for the period</b>	-	7	(2,864)	13,047	10,190	61	10,251
<b>Transactions with owners, recognised directly in equity contributions by and distributions to owners</b>							
Dividend paid	-	-	-	(15,480)	(15,480)	-	(15,480)
<b>Total transactions with owners</b>	-	-	-	(15,480)	(15,480)	-	(15,480)
Balance at 30 June 2015	<b>47,399</b>	<b>181</b>	<b>(7,245)</b>	<b>399,953</b>	<b>440,288</b>	<b>462</b>	<b>440,750</b>

<b>Company</b>	<b>Share capital S\$'000</b>	<b>Translation reserve S\$000</b>	<b>Retained profits S\$'000</b>	<b>Equity attributable to owners of the Company S\$'000</b>	<b>Total S\$'000</b>
Balance at 1 January 2014	47,399	-	53,887	101,286	101,286
<b>Total comprehensive income for the period</b>					
Profit for the period	-	-	142	142	142
<b>Total comprehensive income for the period</b>	-	-	142	142	142
Balance at 31 March 2014	47,399	-	54,029	101,428	101,428
<b>Total comprehensive income for the period</b>					
Loss for the period	-	-	(176)	(176)	(176)
<b>Total comprehensive income for the period</b>	-	-	(176)	(176)	(176)
<b>Transactions with owners, recognised directly in equity</b>					
<b>Contributions by and distributions to owners</b>					
Dividend paid	-	-	(15,480)	(15,480)	(15,480)
<b>Total transactions with owners</b>	-	-	(15,480)	(15,480)	(15,480)
Balance at 30 June 2014	47,399	-	38,373	85,772	85,772
Balance at 1 January 2015	47,399		40,643	88,042	88,042
<b>Total comprehensive income for the period</b>					
Loss for the period	-	-	(63)	(63)	(63)
<b>Total comprehensive income for the period</b>	-	-	(63)	(63)	(63)
Balance at 31 March 2015	47,399	-	40,580	87,979	87,979
<b>Total comprehensive income for the period</b>					
Profit for the period	-	-	805	805	805
<b>Total comprehensive income for the period</b>	-	-	805	805	805
<b>Other comprehensive Income</b>					
Foreign currency translation differences	-	(1,121)	-	(1,121)	(1,121)
<b>Total other comprehensive income for the period</b>	-	(1,121)	-	(1,121)	(1,121)
<b>Transactions with owners, recognised directly in equity</b>					
<b>Contributions by and distributions to owners</b>					
Dividend paid	-	-	(15,480)	(15,480)	(15,480)
<b>Total transactions with owners</b>	-	-	(15,480)	(15,480)	(15,480)
Balance at 30 June 2015	47,399	(1,121)	25,905	72,183	72,183



**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 were no changes in the Company's share capital during the half year ended 30 June 2015.

**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.**

	<u>30-Jun-15</u>	<u>31-Dec-14</u>
Total number of ordinary shares issued and fully paid	<u>1,193,549,994</u>	<u>1,193,549,994</u>

**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.

**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.

**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 consistent accounting policies and methods for computation in the financial information for the current financial period as compared with those for the audited financial statements as at 31 December 2014.

**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**

Not applicable.

**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**

	Second quarter ended 30-Jun		Half year ended 30-Jun	
	2015	2014	2015	2014
<b>Earnings per share (“EPS”) for the financial period</b>				
(a) Based on the weighted average number of ordinary shares in issue (cents)	<b>1.09</b>	1.91	<b>4.99</b>	3.16
(b) On fully diluted basis (cents)	<b>1.09</b>	1.91	<b>4.99</b>	3.16
Profit attributable to shareholders of the Company (\$'000)	<b>13,047</b>	22,756	<b>59,500</b>	37,730
Weighted average number of shares ('000)	<b>1,193,550</b>	1,193,550	<b>1,193,550</b>	1,193,550

**7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-**

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

	Group		Company	
	31-Jun-15	31-Dec-14	31-Jun-15	31-Dec-14
Net asset value (“NAV”) per ordinary shares based on total post-bonus issue of 1,193,549,994 ordinary shares (cents)	<b>36.89</b>	33.54	<b>6.05</b>	7.38

The Group adopts the cost model under *FRS16 Property, Plant and Equipment*, and measures its property, plant and equipment at cost less depreciation and impairment loss. If it had applied the fair value model under *FRS16*, a revaluation surplus would arise as a result of the excess of the fair value of the Grand Mercure Roxy Hotel and office premises over their carrying amounts. As at 30 June 2015, our directors estimated that the fair value of these properties to be \$553.4 million (31 December 2014: \$553.4 million). The fair value of the Grand Mercure Roxy Hotel was based on the valuation carried out by an independent valuer on 31 December 2014, using the investment method and direct comparison method. For the fair value of office premises, it was based on the valuation as at 30 June 2015 carried out by an independent valuer, based on existing tenancies. The revaluation surplus is estimated to be approximately \$476.4 million (31 December 2014: \$460.4 million). Had this revaluation surplus been recorded, the Group’s adjusted net asset value (“ANAV”) per share would have been as follows:

	Group	
	30-Jun-15	31-Dec-14
ANAV per ordinary share based on total post-bonus issue of 1,193,549,994 ordinary (cents)	<b>76.80</b>	72.11

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.

**Breakdown of Performance by Segments**

GROUP	Second quarter ended 30-Jun			Change Increase/ (Decrease)	Half year ended 30-Jun			Change Increase/ (Decrease)		
	2015 S\$'000		2014 S\$'000		2015 S\$'000		2014 S\$'000			
<b>REVENUE</b>										
Property Development	79,858	85%	90,749	88%	-12%	264,162	90%	157,806	87%	67%
Hotel Ownership	10,686	11%	11,455	11%	-7%	21,607	7%	23,440	13%	-8%
Property Investment	3,176	4%	435	1%	n.m	6,142	3%	847	-	n.m
	93,720	100%	102,639	100%	-9%	291,911	100%	182,093	100%	60%
<b>GROSS PROFIT</b>										
Property Development	7,678	47%	22,489	74%	-66%	69,139	80%	39,260	71%	76%
Hotel Ownership	6,683	41%	7,588	25%	-12%	13,338	15%	15,640	28%	-15%
Property Investment	2,138	12%	281	1%	n.m	4,204	5%	562	1%	n.m
	16,499	100%	30,358	100%	-46%	86,681	100%	55,462	100%	56%
<b>GROSS PROFIT MARGIN (%)</b>										
Property Development	9%		25%		-16ppt	26%		25%		1ppt
Hotel Ownership	63%		66%		-3ppt	62%		67%		-5ppt
Property Investment	67%		65%		2ppt	68%		66%		2ppt
Total	18%		30%		-12ppt	30%		30%		-
<b>ADJUSTED EBITDA</b>										
Property Development	11,003	60%	24,820	74%	-56%	73,429	86%	41,708	75%	76%
Hotel Ownership	2,653	15%	4,201	13%	-37%	6,214	7%	9,119	16%	-32%
Property Investment – Rental income	1,947	11%	85	-	n.m	3,943	4%	349	1%	n.m
Property Investment – Fair value gain	2,613	14%	4,267	13%	n.m	2,613	3%	4,267	8%	-39%
	18,216	100%	33,373	100%	45%	86,199	100%	55,443	100%	55%
<b>PROFIT BEFORE TAXATION</b>										
Adjusted EBITDA	18,216		33,373		-45%	86,199		55,443		55%
Corporate expenses	(1,387)		(3,823)		-64%	(6,862)		(6,124)		12%
Depreciation of property, plant and equipment	(1,170)		(863)		36%	(2,311)		(1,873)		23%
Finance costs, net	(2,584)		(1,516)		70%	(5,051)		(2,996)		69%
Fair value loss on cross currency interest rate swap	(1,230)		-		n.m	(2,893)		-		n.m
Gain on disposal of available-for-sale financial assets	-		143		n.m	-		143		n.m
	11,845		27,314		-57%	69,082		44,593		55%



## **2Q2015 vs 2Q2014**

### **(i) Revenue**

The Group achieved revenue of \$93.7 million in 2Q2015, 9% lower as compared to \$102.6 million in 2Q2014. This is mainly due to decrease in revenue from Property Development and Hotel Ownership segments, partly offset by increase in revenue from Property Investment segment.

#### **(a) Property Development**

Revenue from the Property Development segment, which made up of 85% of the Group's turnover, decreased 12% from \$90.7 million in 2Q2014 to \$79.9 million in 2Q2015. The decrease was largely due to absence of revenue recognition from Spottiswoode 18, The MKZ and Treescap which Temporary Occupation Permits ("TOP") was obtained in 2014, The above was partly offset by higher revenue recognition from Jade Residences, Whitehaven and LIV on Sophia. Space@Kovan, a mixed development project has obtained its TOP in May 2015.

#### **(b) Hotel Ownership and Property Investment**

Revenue from the Hotel Ownership segment, which contributed 11% to the Group's turnover, decreased 7% from \$11.5 million in 2Q2014 to \$10.7 million in 2Q2015. The Grand Mercure Roxy Hotel ("GMRH") maintained healthy average occupancy rate ("AOR"), average room rate ("ARR") and revenue per available room ("RevPar") of 87.0%, \$171.9 and \$149.5 in 2Q2015 respectively, albeit a slight dip from that in 2Q2014 (AOR: 89.0%; ARR: \$183.4; RevPar: \$163.2).

Revenue from Property Investment segment, which constituted the balance 4% of the Group's turnover, increased from \$0.4 million in 2Q2014 compared to \$3.2 million in 2Q2015. This was mainly due to office rental income from 59 Goulburn Street, which was acquired in 3Q2014.

### **(ii) Cost of sales and gross profit**

Despite the decrease in revenue, direct cost of total revenue increased by \$4.9 million or 7% from \$72.3 million in 2Q2014 to \$77.2 million in 2Q2015. This was mainly due to higher provision for project costs for certain development projects in the current quarter.

Gross profit from the Property Development segment contributed \$7.7 million or 47% of the total gross profit of the Group, with the balance 53% or \$8.8 million contributed by the Hotel Ownership and Property Investment segments. The gross profit margin for the Property Development segment decreased from 25% in 2Q2014 to 9% in 2Q2015 mainly due to higher profit margin recorded for Spottiswoode 18, Space@Kovan, Jade Residences and Whitehaven in 2Q2014 and higher provision for project costs for certain development projects as explained in the above paragraph. Excluding the cost adjustments, the gross margin of Property Development segment is 15%. The gross profit margin of the Hotel Ownership segment decreased 3 percentage points at 63% in 2Q2015 as compared to 66% in 2Q2014 mainly due to lower RevPar in 2Q2015. The gross profit margin of the Property Investment segment increased by 2 percentage points from 65% in 2Q2014 to 67% in 2Q2015.

The Group's overall gross profit margin in 2Q2015 was 18%, lower as compared to 30% in 2Q2014 mainly due to lower gross profit margin from Property Development segment as explained above.



### **(iii) Profit for the period**

The Group's other operating income remained unchanged at \$4.6 million in 2Q2014 and 2Q2015 notwithstanding a lower fair value gain on investment property mainly due to a higher interest income and unrealised foreign exchange gain arising from the revaluation of loan sourced in AUD due to the depreciation of AUD against SGD during the period.

Distribution and selling expenses decreased by 14% to \$0.5m compared to 4Q2014 mainly due to decrease in hotel's marketing expenses.

Administrative expenses decreased from \$5.0 million in 2Q2014 to \$3.1 million in 2Q2015 was mainly due to lower provision for directors' performance bonus which is in line with lower profitability for the current quarter.

Other operating expenses increased from \$3.5 million in 2Q2014 to \$5.5 million in 2Q2015 mainly due to fair value loss on cross currency interest rate swap ("CCS"). The CCS was taken up by the Group, as part of its interest rate risk management, to convert its AUD floating interest rate liability (on a term loan in AUD) to a fixed interest rate in SGD. Upon the maturity date of the CCS which matches that of the AUD term loan, the Group intends to exchange SGD for AUD principal (based on the pre-agreed exchange rate) and use the AUD principal to repay the term loan in AUD. As such, any fair value differences recorded prior to the maturity of CCS will be reversed to the income statement upon maturity date.

Depreciation expense increased from \$0.9 million in 2Q2014 to \$1.2 million in 2Q2015 mainly due to commencement of depreciation of property, plant and equipment in 4Q2014 following the completion of acquisition of hotel assets in Kyoto, Japan and Phuket, Thailand.

Finance costs increased from \$1.7 million in 2Q2014 to \$3.1 million in 2Q2015 mainly due to term loans for the acquisition of 59 Goulburn Street and hotel assets in Kyoto and Phuket, working capital loan as well as higher interest rate in the current quarter compared to previous corresponding quarter.

Tax expense decreased from \$4.6 million in 2Q2014 to a tax credit of \$1.3 million in 2Q2015 was mainly due to reversal of over-provision of tax in respect of prior year.

The Group's profit after taxation decreased by 42% from \$22.8 million in 2Q2014 to \$13.1 million in 2Q2015.

## **1H2015 vs 1H2014**

### **(i) Revenue**

For the first half year ended 30 June 2015, the Group registered a 60% increase in revenue to \$291.9 million from \$182.1 million in 1H2014. This is mainly due to increase in revenue from Property Development and Property Investment segments, partly offset by decrease in revenue from Hotel Ownership segment.

#### **(a) Property Development**

Revenue from the Property Development segment, which made up of 90% of the Group's turnover, rose 67% from \$157.8 million in 1H2014 to \$264.2 million in 1H2015. The increase was largely due to revenue recognition on completion from Centropod@Changi, a commercial development project which obtained its Temporary Occupation Permits ("TOP") in January 2015.



## **(b) Hotel Ownership and Property Investment**

Revenue from the Hotel Ownership segment, which contributed 7% to the Group's turnover, decreased 8% from \$23.4 million in 1H2014 to \$21.6 million in 1H2015. The GMRH maintained healthy average occupancy rate ("AOR"), average room rate ("ARR") and revenue per available room ("RevPar") of 87.1%, \$172.2 and \$149.9 in 1H2015, respectively, albeit a slight dip from that in 1H2014 (AOR: 89.6%; ARR: \$187.0; RevPar: \$167.5).

Revenue from Property Investment segment, which constituted the balance 3% of the Group's turnover, surged to \$6.1 million in 1H2015 as compared to \$0.8 million in 1H2014 mainly due to office rental income from 59 Goulburn Street, which was acquired in 3Q2014.

### **(ii) Cost of sales and gross profit**

In line with the increase in revenue, direct cost of total revenue increased by \$78.6 million or 62% from \$126.6 million in 1H2014 to \$205.2 million in 1H2015.

Gross profit from the Property Development segment contributed \$69.1 million or 80% of the total gross profit of the Group, with the balance 20% or \$17.5 million contributed by the Hotel Ownership and Property Investment segments. The gross profit margin for the Property Development segment increased from 25% in 1H2014 to 26% in 1H2015. The gross profit margin of the Hotel Ownership segment decreased 5 percentage points at 62% in 1H2015 as compared to 67% in 1H2014 mainly due to lower RevPar in 1H2015. The gross profit margin of the Property Investment segment increased by 2 percentage points from 66% in 1H2014 to 68% in 1H2015.

The Group's overall gross profit margin remains unchanged at 30% in 1H2014 and 1H2015.

### **(iii) Profit for the period**

The Group's other operating income remain unchanged at \$4.8 million in 1H2014 and 1H2015, notwithstanding a lower fair value gain on investment property mainly due to a higher interest income and unrealised foreign exchange gain.

Administrative expenses increased from \$8.3 million in 1H2014 to \$9.9 million in 1H2015 mainly due to higher payroll costs as well as provision for directors' performance bonus which is in line with higher profitability for 1H2015.

Other operating expenses increased from \$7.2 million in 1H2014 to \$11.0 million in 1H2015 mainly due to fair value loss on cross currency interest rate swap ("CCS"). The CCS was taken up by the Group, as part of its interest rate risk management, to convert its AUD floating interest rate liability (on a term loan in AUD) to a fixed interest rate in SGD. Upon the maturity date of the CCS which matches that of the AUD term loan, the Group intends to exchange SGD for AUD principal (based on the pre-agreed exchange rate) and use the AUD principal to repay the term loan in AUD. As such, any fair value differences recorded prior to the maturity of CCS will be reversed to the income statement upon maturity date.

Depreciation expense increased from \$1.9 million in 1H2014 to \$2.3 million in 1H2015 mainly due to commencement of depreciation of property, plant and equipment in 4Q2014 following the completion of acquisition of hotel assets in Kyoto, Japan and Phuket, Thailand.

Finance costs increased from \$3.3 million in 1H2014 to \$6.2 million in 1H2015 mainly due to term loans for the acquisition of 59 Goulburn Street and hotel assets in Kyoto and Phuket, working capital loan as well as higher interest rate in the first half year compared to previous corresponding period.

The Group's share of results of associates increased from \$4.1 million to \$5.6 million mainly due to the profits recognised from the Eon Shenton and Natura@Hillview.

The Group's profit after taxation increased by 58% from \$37.7 million in 1H2014 to \$59.4 million in 1H2015.



#### **(iv) Cashflow, working capital and Balance Sheet**

The Group's non-current assets comprise property, plant and equipment, investment properties, investment in associates and available-for-sale financial assets. As at 30 June 2015, this amounted to \$414.9 million and represented 31% of the total assets.

Property, plant and equipment accounted for \$119.6 million or 29% of total non-current assets as at 30 June 2015. Available-for-sale financial assets comprise equity securities listed on the Singapore Exchange valued at \$1.6 million as at 30 June 2015.

Investment in associates increased from \$69.0 million as at 31 December 2014 to \$120.3 million as at 30 June 2015 mainly due to equity loans granted to associates in 1H2015 and share of profits from the joint-venture projects.

Investment properties decreased from \$175.7 million as at 31 December 2014 to \$173.4 million as at 30 June 2015 due to exchange loss on translation of property in 59 Goulburn Street in 1H2015.

The Group's current assets comprise mainly properties for sale under development, inventories, trade and other receivables and cash and cash equivalents. As at 30 June 2015, this amounted to \$904.9 million and represented 69% of the Group's total assets. Properties for sale under development amounted to \$472.8 million or 52% of total current assets as at 30 June 2015. The decrease in properties for sale under development from \$541.8 million as at 31 December 2014 to \$472.8 million as at 30 June 2015 was mainly due to TOP obtained for Centropod@Changi and Space@Kovan in 1Q2015 and 2Q2015 respectively as well as increase in progress claims billed to purchasers during the period.

Trade receivables amounted to \$63.6 million as at 30 June 2015 and comprised mainly of progress payments receivable from purchasers for projects under construction and unbilled revenue portion of the recognised sales from the completed projects. The decreased in trade receivables from \$73.3 million as at 31 December 2014 to \$63.6 million as at 30 June 2015 was mainly due to collections from purchasers from completed projects.

Other receivables comprise mainly deposits, prepayments and other receivables. The decrease in other receivables from \$36.2 million as at 31 December 2014 to \$10.6 million as at 30 June 2015 was mainly due to reclassification of loans to associates as quasi-equity under investments in associates.

At Company level, other receivables decreased from \$4.3 million as at 31 December 2014 to \$2.6 million as at 30 June 2015 mainly due to collection of management fees in 1H2015.

At Company level, amounts due from subsidiaries increased from \$191.9 million as at 31 December 2014 to \$205.3 million as at 30 June 2015 was mainly due to advances to subsidiaries for working capital.

At Group level, as at 30 June 2015, project accounts, fixed deposits and cash and bank balances, less restricted cash amounted to \$275.8 million.

The Group recorded net cash inflows from operating activities of \$155.5 million in 1H2015, as compared to net cash inflows of \$16.8 million in 1H2014. The increase in net cash inflows from operating activities was mainly due to a decrease in properties for sale under development in 1H2015 compared to 1H2014, and higher operating profit in 1H2015.

The Group recorded a net cash outflows from investing activities of \$39.7 million in 1H2015, mainly due to loans to associates.

The net cash outflows from financing activities of \$255.2 million in 1H2015 was mainly due to the repayment of land and working capital loans, fixed deposit pledged to banks and financial institutions to secure bank facilities, partially offset by proceeds from borrowings during the year.



The Group's current liabilities comprise trade payables, other payables, provision for taxation and bank borrowings. As at 30 June 2015, this amounted \$594.6 million and represented 68% of the total liabilities. Trade payables comprise mainly of billed progress claims from contractors and retention sums. The increase in trade payables from \$12.7 million as at 31 December 2014 to \$13.8 million as at 30 June 2015 was mainly due to GST payable for commercial units in Space@Kovan which has obtained TOP in May 2015. Other payables comprise mainly accruals for construction costs for completed projects, accruals of unbilled progress claims from contractors, hotel management fees, directors' performance bonuses and staff bonuses. The decrease in other payables from \$62.9 million as at 31 December 2014 to \$55.2 million as at 30 June 2015 was mainly due to dividend declaration from an associate company being netted off against the amount owing to the associate company.

At Company level, amounts due to subsidiaries increased from \$256.0 million to \$297.9 million mainly due to funding extended to the holding company.

As at 30 June 2015, the Group's total borrowings amounted to \$765.9 million, with \$209.8 million repayable within one year and \$556.1 million repayable after one year. The decrease in the total borrowings from \$917.3 million as at 31 December 2014 to \$765.9 million as at 30 June 2015 was mainly due to repayment of borrowings mainly from the TOP of the projects.

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

The Group's performance for the period under review is in line with its expectations as disclosed in the announcement of results for the full financial year ended 31 December 2014.

**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

Property Development

Singapore's GDP growth for 2015 is expected to be between 2% and 4%, consistent to the 2.9% growth last year. Based on the latest advance estimates released by the Ministry of Trade and Industry Singapore on July 14, 2015, the Singapore economy grew 1.7% on a year-on-year basis in the 2Q2015 – the slowest since 3Q2012 – 2.8% lower than 1Q2015. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy contracted 4.6% compared to a 4.2% growth in 1Q2015.

On the Singapore property market, latest statistics released by the Urban Redevelopment Authority on July 24, 2015, showed that prices of private residential properties decreased by 0.9% in 2nd Quarter 2015, compared to the 1.0% decline in the previous quarter. This was the seventh straight quarter of price decline.

As at 21<sup>st</sup> July 2015, the Group has a balance amount of attributable progress billings of approximately \$476.0 million from the following projects, the profits of which will be progressively recognised from 3Q2015 to FY2018.

	Project name	Type of development	Group stake	Total units in project	Unit sold	Attributable total sale value <sup>(1)</sup>	Attributable revenue recognised up to 30 June 2015	Balance attributable progress billings to be recognised from 3Q2015
			%	Unit	%	\$'m	\$'m	\$'m
<b>(A)</b>	<b><u>Development properties</u></b>							
1	Millage	Residential	48%	70	100%	23.5	14.0	9.5
		Shop	48%	86	100%	28.7	17.1	11.6
2	Natura@Hillview	Residential	49%	193	100%	72.2	67.3	4.9
3	Eon Shenton	Office	20%	98	100%	60.1	14.6	45.5
		Residential	20%	132	95%	38.1	9.2	28.9
		Shop	20%	23	100%	4.8	1.2	3.6
4	Jade Residences	Residential	100%	171	92%	193.6	100.7	92.9
		Shop	100%	2	100%	1.7	0.9	0.8
5	Whitehaven	Residential	100%	120	94%	140.8	76.4	64.4
		Shop	100%	1	100%	1.2	0.7	0.5
6	LIV on Sophia	Residential	90%	64	100%	78.5	18.4	60.1
7	LIV on Wilkie	Residential	90%	81	78%	81.2	12.8	68.4
8	Sunnyvale Residences	Residential	100%	30	47%	21.7	1.2	20.5
9	Trilive	Residential	85%	222	32%	65.9	2.2	63.7
		Shop	85%	2	50%	0.7	-	0.7
	<b>Total</b>			<b>1,295</b>		<b>812.7</b>	<b>336.7</b>	<b>476.0</b>

(1) Based on Option to Purchase granted up to 21<sup>st</sup> July 2015

In addition, the Group has the following landbank:

No	Location / Description	Type	Approximate Land Area (sq ft)	Approximate Gross Floor Area (sq ft)	Group's stake	Approximate Attributable Gross Floor Area (sq ft)	Approximate Attributable Land Cost (S\$)	Approximate Attributable Land Cost (foreign currency)
1	<u>Overseas</u> Lot 3370, Section 41, Jalan Dewan Sultan Sulaiman, Kuala Lumpur, Malaysia (Wisma Infinitum)	Commercial & Residential Development	71,881	698,706	47%	328,391	S\$16.9m	RM42.2m
2	Geran 319775 Lot 34534 Pekan Cheras, Daerah Ulu Langat, Negeri Selangor, Malaysia <sup>(1)</sup>	Commercial Development	247,936	TBC	47%	TBC	S\$13.9m	RM37.3m
3	64 Peel Street and 9 Cordelia Street in Brisbane, Australia	Commercial & Residential Development	27,674	332,271	40%	132,908	S\$14.3m	AUD13.4m
4	54 & 85 Bracks Street, North Fremantle, Australia <sup>(2)</sup>	Industrial land; to be rezoned for commercial and residential use	489,284	TBC	20.2%	TBC	S\$12.8m	AUD11.9m

(1) The completion of the acquisition of land is expected to take place on 24 August 2015.

(2) The properties are currently zoned as "Industrial" by the relevant Australian authorities. Upon the completion of the rezoning for commercial and residential use of the properties, a decision will be made by the joint venture on the use of the property.

The Group demonstrated resilience amidst a challenging operating environment and slowdown in the Singapore property market. The Group recognises that Singapore remains our key market despite the property cooling measures implemented by the Singapore Government. In view of the slowdown in the property sector, the Group will prudently seek projects and land acquisitions with good locations and niche positioning to protect our margins and shareholders' interests.

The Group has expanded beyond Singapore into Australia and Malaysia. For overseas projects, the Group is constantly searching for opportunities to forge strategic alliances to work closely with experienced partners to source and capitalise on opportunities overseas for its property development projects.

The Group has recently announced the signing of an agreement to acquire a plot of land located at Jalan Kramat Raya No. 110, Jakarta Indonesia in a 49% joint venture with Indonesian partners. The land is located in one of the commercial roads in Central Jakarta with consideration for the entire plot of land of approximately Rp 68.12 billion or S\$7.0 million.



### Hotel Ownership and Property Investment

Preliminary 2014 estimates from the Singapore Tourism Board indicated that visitor arrivals this year is forecast to grow between zero and 3% and the long-established 2015 target of 17 million visitor arrivals and S\$30 billion in tourism receipts will not be met. Nonetheless, the Singapore hospitality sector's outlook remains fairly optimistic with several government initiatives to boost tourist numbers, such as the S\$20 million global marketing campaign by the Singapore Tourism Board and a S\$20 million partnership with Singapore Airlines and Changi Airport Group to strengthen Singapore's appeal to leisure, business and MICE audiences.

Deloitte forecasts room rates to grow 3.5% per annum, and RevPar to rise 4.9% p.a. until December 2017<sup>1</sup>. The Group believe that the room rates for hotel rooms in Singapore should continue to be very competitive in 2015.

GMRH is a key asset of the Group. The Group will leverage on its experience in managing GMRH to grow its hospitality portfolio in the Asia-Pacific region. It is actively looking at hotel development and asset enhancement opportunities for future growth. It intends to develop its own brand of boutique hotels and resorts.

The Group believes that the hotel and resort assets in Kyoto (Japan), Perth (Australia) and Phuket (Thailand) will generate meaningful recurring income for the Group upon completion of refurbishment/construction in 2015 and 2017.

For its investment properties, the Group's associate has successfully sold all of the 21 strata retail floors at 8 Russell Street, Hong Kong (Causeway Bay).

The Group will continue to actively look for acquisitions and investment opportunities that offer high yield potential.

### Outlook

Barring any unforeseen circumstances, the directors expect the Group to be profitable in 2015.

## **11. Dividend**

### **(a) Current Financial Period Reported On**

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

<u>Name of Dividend</u>	<u>Interim</u>
Dividend Type	Cash (Ordinary)
Dividend Rate	0.616 cents per ordinary share
Total Dividend Amount	\$7,352,268
Tax Rate	Tax exempt (one-tier tax)

### **(b) Corresponding Period of the Immediately Preceding Financial Year**

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes

<u>Name of Dividend</u>	<u>Interim</u>
Dividend Type	Cash (Ordinary)
Dividend Rate	0.616 cents per ordinary share
Total Dividend Amount	\$7,352,268
Tax Rate	Tax exempt (one-tier tax)

<sup>1</sup> Deloitte Access Economics, February 2015 – Tourism and Hotel Market Outlook 2015



(c) *Date payable*

28August 2015

(d) *Books closure date*

18August 2015

**12. If no dividend has been declared / recommended, a statement to that effect**

Not applicable.

**13. Interested Person Transactions**

The Company does not have a shareholders' mandate for interested person transactions. There were no interested person transactions during the period.

**ON BEHALF OF THE BOARD**

Teo Hong Lim  
Chairman & CEO

Koh Seng Geok  
Executive Director & CFO

30<sup>th</sup> July 2015  
Singapore





**Roxy-Pacific  
Holdings Limited**

**CONFIRMATION PURSUANT TO RULE 705 (5) OF THE LISTING MANUAL**

We confirm on behalf of the Board of Directors that, 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 for the second quarter ended 30 June 2015 to be false or misleading in any material respect.

**ON BEHALF OF THE BOARD**

Teo Hong Lim  
Chairman & CEO

Koh Seng Geok  
Executive Director & CFO

30<sup>th</sup> July 2015  
Singapore