

STAMFORD LAND CORPORATION LTD

Company Registration No. 197701615H

Unaudited Second Quarter Financial Statement and Dividend Announcement

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

Unaudited financial statements for the six months ended 30 September 2012.

Group Income Statement for the Period Ended 30 September		2012	2011	% increase/ (decrease)
		S\$'000	S\$'000	
	Revenue	124,947	130,111	(4.0)
	<u>Other Items of Income</u>			
4	Interest Income	693	375	84.8
5	Interco Interest Capitalised	-	741	(100.0)
	Dividend Income	48	36	33.3
2	Other Credits	109	581	(81.2)
	<u>Other Items of Expense</u>			
6	Cost of Development Properties Sold	(4,294)	(6,667)	(35.6)
	Raw Materials and Consumables Used	(10,951)	(11,450)	(4.4)
	Staff Costs	(48,110)	(47,536)	1.2
	Depreciation Expense	(8,101)	(7,696)	5.3
	Other Expenses	(32,864)	(33,630)	(2.3)
7	Finance Costs	(9,976)	(12,483)	(20.1)
3	Other Charges	(16)	(146)	(89.0)
1	Profit Before Tax	11,485	12,236	(6.1)
	Deferred Tax Expense	-	(739)	(100.0)
	Income Tax Expense	(2,094)	(2,432)	(13.9)
	Profit Attributable to Shareholders	9,391	9,065	3.6

Notes

1 Profit before tax decreased by 6.1% was mainly due to lower average exchange rates used for translation.

2 Other Credits comprise:

Foreign exchange gains
Gains on fair value of investments
held-for-trading

Sep 2012	Sep 2011
S\$'000	S\$'000
59	581
50	-
109	581

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

	Sep 2012	Sep 2011
	S\$'000	S\$'000
3 Other Charges comprise:		
Losses on fair value of investments held-for-trading	-	(146)
Inventories written off	(16)	-
	(16)	(146)
4 The higher interest income was mainly due to higher bank deposits as the net sales receipts from The Stamford Residences and Reynell Terraces project were collected during the previous financial year.		
5 Intercompany internal loan provided to finance the development of The Stamford Residences and Reynell Terraces was capitalised up to 30 September 2011.		
6 Cost of development properties sold comprised cost allocated to 6 apartments at The Stamford Residences Auckland project sold during the period compared to sales of 7 apartments in the previous corresponding period.		
7 The lower finance costs was mainly due to lower interest rates for the Australian dollar and New Zealand dollar loans.		

1 (a)(ii) Consolidated Statement of Total Comprehensive Income

	Sep 2012	Sep 2011	% increase/ (decrease)
	S\$'000	S\$'000	
Profit for the period	9,391	9,065	3.6
Other Comprehensive Income:			
Gains / (Losses) on fair value of available-for-sale investments	3	(62)	(104.8)
Exchange differences on consolidation	(8,117)	(5,345)	51.9
Tax effect on other comprehensive income	-	-	-
Total Comprehensive Income, Net of Income Tax, Attributable to Shareholders	1,277	3,658	(65.1)

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	THE GROUP		THE COMPANY	
	Sep 2012	Mar 2012	Sep 2012	Mar 2012
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	475,400	482,891	-	-
Investment properties	209,162	213,281	-	-
Investments in subsidiaries	-	-	374,369	374,369
Available-for-sale investments	350	347	350	347
Deferred tax assets	3,145	3,211	-	-
	688,057	699,730	374,719	374,716
Current assets				
Amounts due from subsidiaries	-	-	64	30
Properties under development for sale	6,766	5,975	-	-
Completed properties for sale	125,528	131,810	-	-
Inventories	1,890	2,054	-	-
2 Trade and other receivables	19,169	14,514	59	51
Other assets	3,182	3,465	-	-
Investments held-for-trading	5,771	4,721	-	-
3 Cash and cash equivalents	46,397	87,720	457	591
	208,703	250,259	580	672
Total assets	896,760	949,989	375,299	375,388
Non-current liabilities				
Long-term bank borrowings	(127,571)	(222,813)	-	-
Amounts due to subsidiaries	-	-	(164,720)	(121,573)
Deferred tax liabilities	(24,582)	(25,104)	(6,837)	(6,837)
	(152,153)	(247,917)	(171,557)	(128,410)
Current liabilities				
Income tax payable	(1,870)	(10,190)	-	(5,407)
4 Current portion of long-term bank borrowings	(216,745)	(130,675)	-	-
Amounts due to subsidiaries	-	-	(6,780)	(6,927)
Trade and other payables	(34,138)	(36,077)	(4,419)	(4,513)
	(252,753)	(176,942)	(11,199)	(16,847)
Total liabilities	(404,906)	(424,859)	(182,756)	(145,257)
Net assets	491,854	525,130	192,543	230,131
Equity				
Share capital	144,556	144,556	144,556	144,556
Retained earnings	303,357	328,519	47,692	85,283
Other reserves	43,941	52,055	295	292
Total equity	491,854	525,130	192,543	230,131

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year (continued)

Notes

- 1 In the balance sheets, the following closing rates were used to translate the Australian dollar and New Zealand dollar to Singapore dollar:

	Sep 2012	Mar 2012
A\$	1.2803	1.3074
NZ\$	1.0214	1.032

- 2 Other receivables includes an expected withholding tax refund of A\$3,835,000.
- 3 The reduction in cash was due to payment of dividends and income taxes in August 2012.
- 4 This current liability comprises hotel loans repaid in October 2012, repayable in November 2012, April 2013, June 2013 and July 2013.

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

Amount repayable in one year or less, or on demand

As at 30/9/2012		As at 31/3/2012	
Secured	Unsecured	Secured	Unsecured
\$ 216,745,000	-	\$ 130,675,000	-

Amount repayable after one year

As at 30/9/2012		As at 31/3/2012	
Secured	Unsecured	Secured	Unsecured
\$ 127,571,000	-	\$ 222,813,000	-

Details of any collateral

The following properties are charged by way of mortgages and fixed and floating equitable charges for the above borrowings:

- 1 Stamford Grand North Ryde
- 2 Stamford Plaza Melbourne
- 3 Stamford Grand Adelaide
- 4 Stamford Plaza Adelaide
- 5 Stamford Plaza Auckland
- 6 Sir Stamford at Circular Quay
- 7 Stamford Plaza Sydney Airport
- 8 Stamford Plaza Brisbane
- 9 9th Floor Southpoint Building in Singapore
- 10 Dynons Plaza in Perth

1 (c) A cash flow statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year

	Sep 2012	Sep 2011
	S\$'000	S\$'000
Cash flows from operating activities:		
Profit for the period	9,391	9,065
Adjustments for:		
Deferred tax expense	-	739
Income tax expense	2,094	2,432
Depreciation expense	8,101	7,696
Dividend income	(48)	(36)
Foreign exchange gains	(59)	(581)
Interco interest capitalised	-	(741)
Interest expense	9,976	12,483
Interest income	(693)	(375)
Operating profit before working capital changes	28,762	30,682
Properties under development for sale	(914)	(32,178)
Completed properties for sale	4,572	3,588
Inventories	130	(315)
Investments held-for-trading	(1,050)	1,474
Trade and other receivables	257	3,089
Trade and other payables	(1,889)	(8,911)
Cash generated from operations	29,868	(2,571)
Income taxes paid	(14,920)	(4,315)
Net cash from/(used in) operating activities	14,948	(6,886)
Cash flows from investing activities:		
Purchase of property, plant and equipment	(9,738)	(13,310)
Additions to properties under development	-	5
Interest received	751	748
Dividends received	48	36
Net cash used in investing activities	(8,939)	(12,521)
Cash flows from financing activities:		
Net (repayment)/proceeds from borrowings	(2,130)	16,554
Interest paid	(10,243)	(12,163)
Dividends paid	(34,553)	(25,915)
Net cash used in financing activities	(46,926)	(21,524)
Net decrease in cash and cash equivalents	(40,917)	(40,931)
Cash and cash equivalents at beginning of the period	84,474	66,551
Effect of foreign exchange rates adjustment	(406)	(131)
Cash and cash equivalents at end of the period	43,151	25,489
Restricted bank deposits	3,246	-
Cash and cash equivalents in the balance sheet	46,397	25,489

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

THE GROUP	Share capital	Fair value adjustment reserve	Foreign currency translation reserve	Retained earnings	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Previous Year:					
Opening Balance at 31 Mar 2011	144,556	337	45,571	301,048	491,512
Total comprehensive income for the period	-	(62)	(5,345)	9,065	3,658
Distribution to owners					
Dividends	-	-	-	(25,915)	(25,915)
Closing Balance at 30 Sep 2011	144,556	275	40,226	284,198	469,255
Current Year:					
Opening Balance at 31 Mar 2012	144,556	292	51,763	328,519	525,130
Total comprehensive income for the period	-	3	(8,117)	9,391	1,277
Distribution to owners					
Dividends	-	-	-	(34,553)	(34,553)
Closing Balance at 30 Sep 2012	144,556	295	43,646	303,357	491,854
THE COMPANY					
	Share capital	Fair value adjustment reserve	Retained earnings	Total equity	
	S\$'000	S\$'000	S\$'000	S\$'000	
Previous Year:					
Opening Balance at 31 Mar 2011	144,556	337	94,001	238,894	
Total comprehensive income for the period	-	(62)	2,164	2,102	
Distribution to owners					
Dividends	-	-	(25,915)	(25,915)	
Closing Balance at 30 Sep 2011	144,556	275	70,250	215,081	
Current Year:					
Opening Balance at 31 Mar 2012	144,556	292	85,283	230,131	
Total comprehensive income for the period	-	3	(3,038)	(3,035)	
Distribution to owners					
Dividends	-	-	(34,553)	(34,553)	
Closing Balance at 30 Sep 2012	144,556	295	47,692	192,543	

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, issues 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 have been no changes in the issued share capital of the Company since 31 March 2012.

There were no outstanding share options as at 30 September 2012 and 30 September 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

	As at 30 September 2012	As at 31 March 2012
Total number of issued shares (excluding treasury shares)	863,833,482	863,833,482

There were no shares held as treasury shares as at 30 September 2012 and 30 September 2011.

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 standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have not been audited or reviewed by auditors.

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

Not applicable.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial reporting period as compared to the most recently audited financial statements as at 31 March 2012.

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

Earnings per ordinary share:-

- (i) Based on the weighted average number of ordinary shares in issue; and
- (ii) On a fully diluted basis

	Sep 2012	Sep 2011
	1.09 cent	1.05 cent
	1.09 cent	1.05 cent

Note to item (i)

Group basic earnings per ordinary share is calculated by dividing Group net profit attributable to members by the weighted average number of ordinary shares in issue during the period of 863,833,482 shares (September 2011: 863,833,482 shares).

Note to item (ii)

Group fully diluted earnings per ordinary share is the same as Group basic earnings per ordinary share because there is no potential dilutive shares as at 30 September 2012 and 30 September 2011.

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 period reported on and (b) immediately preceding financial year

Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on

GROUP		COMPANY	
Sep 2012	Mar 2012	Sep 2012	Mar 2012
\$ 0.57	\$ 0.61	\$ 0.22	\$ 0.27

Lower net asset value per ordinary share is mainly attributed to payment of 4 cents dividend per ordinary share in August 2012 and lower closing currency rates used to translate Australian dollar and NZ dollar assets.

- 8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow working capital, assets or liabilities of the group during the current financial period reported on

REVENUE	6 months ended			
	Sep 2012	Sep 2011	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	110,304	112,246	(1,942)	(1.7)
Property Development	5,651	8,682	(3,031)	(34.9)
Property Investment	7,084	6,888	196	2.8
Trading	1,849	2,231	(382)	(17.1)
	124,888	130,047	(5,159)	(4.0)
Unallocated corporate revenue	59	64	(5)	(7.8)
	124,947	130,111	(5,164)	(4.0)

The hotel segment reported lower revenue mainly due to lower exchange rates used for translation. For the six months' results, the Australian dollar and New Zealand dollar were translated at an average rate of S\$1.2852 (Sep 2011: S\$1.3071) and S\$1.0050 (Sep 2011: S\$1.0137) respectively.

The property development segment reported lower revenue due to completed sales of 6 apartments from The Stamford Residences Auckland project compared to completed sales of 7 apartments in the previous corresponding period.

Decreased contribution from the Group's interior decoration companies has attributed to lower revenue by the trading segment.

OPERATING PROFIT	6 months ended			
	Sep 2012	Sep 2011	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	17,198	18,872	(1,674)	(8.9)
Property Development	(592)	555	(1,147)	(206.7)
Property Investment	5,636	5,234	402	7.7
Trading	217	125	92	73.6
	22,459	24,786	(2,327)	(9.4)
Unallocated corporate expenses	(1,832)	(1,654)	(178)	10.8
	20,627	23,132	(2,505)	(10.8)

The hotel owning and management segment recorded a decrease in profit reflecting the weak performance from our two Adelaide hotels.

The property development segment reported lower profit due to completed sales of 6 apartments from The Stamford Residences Auckland project in the current period and charging to expenses the sales and marketing costs incurred on The Stamford Residences and Reynell Terraces project.

The trading segment reported a higher profit due to absence of a donation of \$100,000 made by the Group's travel company in the previous corresponding period.

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

No forecast was previously provided.

10 A commentary at the date of the announcement of the 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

The Australian dollar and the Australian economy continues to be stable. We expect the Hotel segment will continue to perform satisfactorily for the next twelve months as more than 70% of our hospitality revenue is derived from local clientele. Further, little new room stocks are added to the market inventory.

The Property Investment segment will continue to perform, underpinned by the fixed lease income in excess of A\$10 million per annum from Dynons Plaza, Perth. The market value of this property has appreciated owing to the lowering of the cash rate.

The Group expects to continue to recognise profits from the completed sales of The Stamford Residences and Reynell Terraces in the next 12 months.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? No.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?
No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12 If no dividend has been declared/recommendeded, a statement to that effect

No interim dividend has been declared/recommended in the current reporting period.

13 Segmental 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

Segmental revenue and results for business segments

Sep 2012	Hotel Owning & Management	Property Development	Property Investment	Trading	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE						
External sales	110,304	5,651	7,084	1,849	-	124,888
Inter-segment sales	-	-	223	4	(227)	-
	110,304	5,651	7,307	1,853	(227)	124,888
Unallocated corporate revenue						59
Total revenue						124,947
RESULTS						
Segment results	17,198	(592)	5,636	217	-	22,459
Unallocated corporate expenses						(1,832)
Profit from operations						20,627
Interest income						693
Interco interest capitalised						-
Dividend income						48
Finance costs						(9,976)
Other credits/charges						93
Profit before tax						11,485
Deferred tax expense						-
Income tax expense						(2,094)
Profit after tax						9,391

Sep 2011	Hotel Owning & Management	Property Development	Property Investment	Trading	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE						
External sales	112,246	8,682	6,888	2,231	-	130,047
Inter-segment sales	-	-	178	22	(200)	-
	112,246	8,682	7,066	2,253	(200)	130,047
Unallocated corporate revenue						64
Total revenue						130,111
RESULTS						
Segment results	18,872	555	5,234	125	-	24,786
Unallocated corporate expenses						(1,654)
Profit from operations						23,132
Interest income						375
Interco interest capitalised						741
Dividend income						36
Finance costs						(12,483)
Other credits/charges						435
Profit before tax						12,236
Deferred tax expense						(739)
Income tax expense						(2,432)
Profit after tax						9,065

14 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 explanation in item no. 8.

15 Interested Person Transactions ("IPT")

The Company has not obtained a general mandate from shareholders for IPT.

16 Negative Assurance Confirmation by the Board Pursuant to Rule 705(4) of the Listing Manual

We confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited second quarter financial results for the period ended 30 September 2012 to be false or misleading.

On behalf of the Board of Directors

Ow Chio Kiat
Executive Chairman

Ow Cheo Guan
Executive Deputy Chairman

BY ORDER OF THE BOARD

Teo Lay Eng
Company Secretary
8 November 2012