

STAMFORD LAND CORPORATION LTD

Company Registration No. 197701615H

Unaudited First 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 three months ended 30 June 2013.

Group Income Statement for the Period Ended 30 June		2013 S\$'000	2012 S\$'000	% increase/ (decrease)
	Revenue	64,430	60,895	5.8
	<u>Other Items of Income</u>			
5	Interest Income	443	388	14.2
	Dividend Income	70	45	55.6
3	Other Credits	4	-	nm
	<u>Other Items of Expense</u>			
6	Cost of Development Properties Sold	(5,100)	(2,139)	138.4
	Raw Materials and Consumables Used	(4,997)	(5,415)	(7.7)
	Staff Costs	(22,762)	(23,632)	(3.7)
	Depreciation Expense	(3,758)	(3,915)	(4.0)
	Other Expenses	(16,144)	(15,759)	2.4
7	Finance Costs	(3,989)	(5,132)	(22.3)
4	Other Charges	(493)	(195)	152.8
2	Profit Before Tax	7,704	5,141	49.9
	Income Tax Expense	(1,358)	(651)	108.6
	Profit Attributable to Shareholders	6,346	4,490	41.3

nm: Not meaningful

Notes

- 1 For the income statement, the Australian dollar and New Zealand dollar were translated at average rates as prescribed below:-

	2013	2012
A\$	S\$1.2198	S\$1.2780
NZ\$	S\$1.0183	S\$1.0000

- 2 Profit before tax increased by 49.9% as a result of higher contributions from the property development segment.

- 3 Other Credits comprise:

Gains on disposal of property, plant
and equipment

Jun 2013	Jun 2012
S\$'000	S\$'000
4	-
4	-

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)

4	Other Charges comprise:	Jun 2013	Jun 2012
		S\$'000	S\$'000
	Foreign exchange losses	(102)	(59)
	Losses on fair value of investments held-for-trading	(391)	(135)
	Inventories written off	-	(1)
		(493)	(195)
5	Interest income was higher due to higher bank deposits.		
6	Cost of development properties sold comprised cost allocated to 2 apartments at The Stamford Residences Auckland ("TSRA"), 1 commercial unit and 1 apartment at The Stamford Residences & Reynell Terraces sold during the period compared to sales of 4 apartments at TSRA in the previous corresponding period.		
7	Finance costs were lower due to lower interest rates on our Australian dollar and New Zealand dollar loans.		

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

	Jun 2013	Jun 2012	% increase/ (decrease)
	S\$'000	S\$'000	
Profit for the period	6,346	4,490	41.3
Other Comprehensive Income:			
Losses on fair value of available-for-sale investments	(33)	(32)	3.1
Exchange differences on consolidation of foreign subsidiaries	(47,063)	(5,107)	821.5
Exchange differences on foreign currency loans forming part of net investment in foreign operations	6,512	(962)	(776.9)
Tax effect on other comprehensive income	-	-	-
Total Comprehensive Income, Net of Income Tax, Attributable to Shareholders	(34,238)	(1,611)	2025.3

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	
	Jun 2013	Mar 2013	Jun 2013	Mar 2013
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	434,288	478,604	-	-
Investment properties	204,080	224,411	-	-
Investments in subsidiaries	-	-	374,217	374,217
Available-for-sale investments	351	384	351	384
Deferred tax assets	1,904	2,108	-	-
	640,623	705,507	374,568	374,601
Current assets				
Amounts due from subsidiaries	-	-	30	29
Properties for sale under development	10,750	7,481	-	-
Completed properties for sale	100,007	112,631	-	-
Inventories	1,647	1,946	-	-
Trade and other receivables	11,744	15,475	88	85
Other assets	1,605	2,755	-	-
Investments held-for-trading	5,688	6,079	-	-
Cash and cash equivalents	97,670	79,463	788	482
	229,111	225,830	906	596
Total assets	869,734	931,337	375,474	375,197
Non-current liabilities				
Long-term bank borrowings	(114,174)	(29,924)	-	-
Amounts due to subsidiaries	-	-	(146,925)	(149,709)
Deferred tax liabilities	(24,837)	(27,501)	(6,026)	(6,026)
	(139,011)	(57,425)	(152,951)	(155,735)
Current liabilities				
Income tax payable	(4,894)	(5,062)	(3,072)	(3,072)
Current portion of long-term bank borrowings	(209,490)	(314,341)	-	-
Amounts due to subsidiaries	-	-	(23,837)	(6,859)
Trade and other payables	(29,841)	(33,773)	(3,609)	(3,591)
	(244,225)	(353,176)	(30,518)	(13,522)
Total liabilities	(383,236)	(410,601)	(183,469)	(169,257)
Net assets	486,498	520,736	192,005	205,940
Equity				
Share capital	144,556	144,556	144,556	144,556
Retained earnings	332,008	325,662	47,153	61,055
Other reserves	9,934	50,518	296	329
Total equity	486,498	520,736	192,005	205,940

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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:

	Jun 2013	Mar 2013
A\$	1.1699	1.2954
NZ\$	0.9869	1.0401

- 2 This current liability comprises hotel loans repayable in October, November and December 2013, and April and June 2014.

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

Amount repayable in one year or less, or on demand

As at 30/6/2013		As at 31/3/2013	
Secured	Unsecured	Secured	Unsecured
\$ 209,490,000	-	\$ 314,341,000	-

Amount repayable after one year

As at 30/6/2013		As at 31/3/2013	
Secured	Unsecured	Secured	Unsecured
\$ 114,174,000	-	\$ 29,924,000	-

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

	Jun 2013	Jun 2012
	S\$'000	S\$'000
Cash flows from operating activities:		
Profit for the period	6,346	4,490
Adjustments for:		
Income tax expense	1,358	651
Depreciation expense	3,758	3,915
Dividend income	(70)	(45)
Foreign exchange losses	102	59
Interest expense	3,989	5,132
Interest income	(443)	(388)
Gains on disposal of property, plant and equipment	(4)	-
Operating profit before working capital changes	15,036	13,814
Properties for sale under development	(3,993)	(338)
Completed properties for sale	8,044	2,982
Inventories	155	112
Investments held-for-trading	391	135
Trade and other receivables	3,988	603
Trade and other payables	(4,674)	(3,445)
Cash generated from operations	18,947	13,863
Income taxes paid	(1,121)	(464)
Net cash from operating activities	17,826	13,399
Cash flows from investing activities:		
Proceeds from disposal of property, plant and equipment	4	-
Purchase of property, plant and equipment	(1,896)	(4,337)
Interest received	401	388
Dividends received	70	45
Net cash used in investing activities	(1,421)	(3,904)
Cash flows from financing activities:		
Net proceeds/(repayment) from borrowings	10,534	(2,130)
Interest paid	(4,215)	(5,294)
Net cash from/(used in) financing activities	6,319	(7,424)
Net increase in cash and cash equivalents	22,724	2,071
Cash and cash equivalents at beginning of the period	75,378	84,474
Effect of foreign exchange rates adjustment	(4,517)	(471)
Cash and cash equivalents at end of the period	93,585	86,074
Restricted bank deposits	4,085	3,246
Cash and cash equivalents in the balance sheet	97,670	89,320

- 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 2012	144,556	292	51,763	328,519	525,130
Total comprehensive income for the period	-	(32)	(6,069)	4,490	(1,611)
Closing Balance					
at 30 Jun 2012	144,556	260	45,694	333,009	523,519
Current Year :					
Opening Balance					
at 31 Mar 2013	144,556	329	50,189	325,662	520,736
Total comprehensive income for period	-	(33)	(40,551)	6,346	(34,238)
Closing Balance					
at 30 Jun 2013	144,556	296	9,638	332,008	486,498

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 2012	144,556	292	85,283	230,131
Total comprehensive income for the period	-	(32)	(3,297)	(3,329)
Closing Balance				
at 30 Jun 2012	144,556	260	81,986	226,802
Current Year :				
Opening Balance				
at 31 Mar 2013	144,556	329	61,055	205,940
Total comprehensive income for the period	-	(33)	(13,902)	(13,935)
Closing Balance				
at 30 Jun 2013	144,556	296	47,153	192,005

- 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 2013.

There were no outstanding share options as at 30 June 2013 and 30 June 2012.

- 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 June 2013	As at 31 March 2013
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 June 2013 and 30 June 2012.

- 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 2013.

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

Jun 2013	Jun 2012
0.73 cent	0.52 cent
0.73 cent	0.52 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 (June 2012: 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 June 2013 and 30 June 2012.

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	
Jun 2013	Mar 2013	Jun 2013	Mar 2013
\$ 0.56	\$ 0.60	\$ 0.22	\$ 0.24

- 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	3 months ended			
	Jun 2013	Jun 2012	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	51,948	53,519	(1,571)	(2.9)
Property Development	8,068	2,888	5,180	179.4
Property Investment	3,542	3,449	93	2.7
Trading	848	1,012	(164)	(16.2)
	64,406	60,868	3,538	5.8
Unallocated corporate revenue	24	27	(3)	(11.1)
	64,430	60,895	3,535	5.8

The hotel segment reported lower revenue as a result of translation losses from lower exchange rates and lower revenue from our two Adelaide hotels. This is partially offset by buoyant performance from our Sydney hotels.

The property development segment reported higher revenue from the sales of 2 apartments in TSRA, 1 commercial unit and 1 apartment from the Stamford Residences & Reynell Terraces compared to 4 apartment sales in TSRA in the previous corresponding period.

The trading segment saw a decline in revenue as a result of lower contributions from the Group's interior decoration business.

OPERATING PROFIT	3 months ended			
	Jun 2013	Jun 2012	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	7,681	8,342	(661)	(7.9)
Property Development	1,334	(334)	1,668	(499.4)
Property Investment	3,385	2,736	649	23.7
Trading	77	113	(36)	(31.9)
	12,477	10,857	1,620	14.9
Unallocated corporate expenses	(808)	(822)	14	(1.7)
	11,669	10,035	1,634	16.3

Despite the strong performance of our Sydney hotels, profits for the hotel segment were affected by lower contributions from our two Adelaide hotels and lower exchange rates used for translation.

Higher profits for the property development segment arose mainly from sales proceeds of 2 apartments in TSRA, 1 commercial unit and 1 apartment from the Stamford Residences & Reynell Terraces.

The property investment segment reported higher profits from higher rental income and the absence of a one-off adjustment for over-recovery compared to 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 hotel segment is expected to perform well as we see strong demand in our Sydney hotels and signs of recovery in the two Adelaide hotels. There are continual reviews to upgrade and reconfigure our F&B outlets, in line with our plans to rejuvenate our F&B outlets across the Group. Upon completion, our F&B revenues will be increased.

The property investment segment has fixed lease income of over A\$11.0m per annum from Dynon Plaza Perth until 2020. We are on track to launch in October 2013 the off-plan sales of the Macquarie Park Village project in North Ryde Sydney. This is a A\$400 million development comprising of 700 units.

The current low interest rate of 2.75% has the effect of enhancing the capital value of our properties. But it also contributes to a lower Australian dollar too.

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 Interested person transactions (IPT)

During the period ended 30 June 2013, the following significant IPT were entered into by the Group :

	Latest Financial Period Aggregate value of all IPT during the financial period under review (excluding transactions less than S\$100,000)	Previous Financial Period Aggregate value of all IPT during the financial period under review (excluding transactions less than S\$100,000)
Name of interested person		

Transactions entered into by the Group with
directors of the Company :

- Purchase of goods and services	S\$330,000	-
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All the above IPT were conducted on normal commercial terms.

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

Aggregate value of all IPT conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions below S\$100,000) is nil for both financial periods.

14 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

Jun 2013	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	51,948	8,068	3,542	848	-	64,406
Inter-segment sales	-	-	111	2	(113)	-
	51,948	8,068	3,653	850	(113)	64,406
Unallocated corporate revenue						24
Total revenue						64,430
RESULTS						
Segment results	7,681	1,334	3,385	77	-	12,477
Unallocated corporate expenses						(808)
Profit from operations						11,669
Interest income						443
Dividend income						70
Finance costs						(3,989)
Other charges						(489)
Profit before tax						7,704
Income tax expense						(1,358)
Profit after tax						6,346

Jun 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	53,519	2,888	3,449	1,012	-	60,868
Inter-segment sales	-	-	112	1	(113)	-
	53,519	2,888	3,561	1,013	(113)	60,868
Unallocated corporate revenue						27
Total revenue						60,895
RESULTS						
Segment results	8,342	(334)	2,736	113	-	10,857
Unallocated corporate expenses						(822)
Profit from operations						10,035
Interest income						388
Dividend income						45
Finance costs						(5,132)
Other charges						(195)
Profit before tax						5,141
Income tax expense						(651)
Profit after tax						4,490

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

Please refer to explanation in item no. 8.

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 first quarter financial results for the period ended 30 June 2013 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
25 July 2013