

STAMFORD LAND CORPORATION LTD

Company Registration No. 197701615H

Unaudited First Half Financial Statement and Dividend Announcement

1 (a) 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 2008.

Group Income Statement for the Period Ended 30 September		2008	2007	% increase/ (decrease)
		S\$'000	S\$'000	
1	Revenue	125,971	145,463	(13.4)
	<u>Other Items of Income</u>			
	Interest Income	1,490	1,902	(21.7)
	Dividend Income	129	81	59.3
2	Other Credits	-	244	(100.0)
	<u>Other Items of Expense</u>			
	Cost of Development Properties Sold	(4,001)	(22,089)	(81.9)
	Raw Materials and Consumables Used	(15,578)	(17,379)	(10.4)
	Staff Costs	(47,907)	(47,424)	1.0
	Depreciation Expense	(6,435)	(7,294)	(11.8)
	Other Expenses	(31,828)	(29,474)	8.0
	Finance Costs	(10,238)	(9,368)	9.3
3	Other Charges	(1,637)	(1,116)	46.7
1	Profit Before Tax	9,966	13,546	(26.4)
	Income Tax Expense	(33)	(111)	(70.3)
	Profit Attributable to Shareholders	9,933	13,435	(26.1)

Notes

1 The Group's revenue decreased by 13.4% to S\$126 million and profit before tax decreased by 26.4% to S\$10 million as lower revenue was recorded from sale of the Stamford Marque project. One remaining penthouse apartment was sold in the current period compared to sales of 19 units in the prior period.

2 Other Credits comprise:

Gains on disposal of current investments
Gains on fair value of current investments

3 Other Charges comprise:

Losses on fair value of current investments
Foreign exchange losses

Sep 2008	Sep 2007
S\$'000	S\$'000
-	50
-	194
-	244
(1,033)	-
(604)	(1,116)
(1,637)	(1,116)

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

	GROUP		COMPANY	
	Sep 2008	Mar 2008	Sep 2008	Mar 2008
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Available-for-sale investments	306	375	306	375
Investments in subsidiaries	-	-	305,999	305,999
Property, plant and equipment	451,231	496,651	-	-
Investment properties	13,645	14,330	-	-
Properties under development	195,694	173,183	-	-
Deferred tax assets	13,721	15,095	256	256
	674,597	699,634	306,561	306,630
Current assets				
Amounts due from subsidiaries	-	-	174	59
2 Cash and cash equivalents	38,637	71,946	1,008	1,161
Current investments	7,430	7,235	-	-
3 Trade and other receivables	17,470	16,419	52	32
Other assets	1,788	1,471	-	-
Properties held for sale	2,255	6,883	-	-
Inventories at cost	2,018	2,069	-	-
	69,598	106,023	1,234	1,252
Total assets	744,195	805,657	307,795	307,882
Non-current liabilities				
Deferred tax liabilities	(453)	(499)	(5,853)	(5,853)
4 Long-term borrowings	(212,890)	(198,377)	-	-
Amounts due to subsidiaries	-	-	(58,973)	(58,973)
	(213,343)	(198,876)	(64,826)	(64,826)
Current liabilities				
Income tax payable	(276)	(426)	(224)	(224)
5 Current portion of long-term borrowings	(110,849)	(121,947)	-	-
Amounts due to subsidiaries	-	-	(39,983)	(84)
Short-term borrowings	(1,699)	(1,643)	-	-
2 Trade and other payables	(25,556)	(44,128)	(1,616)	(1,671)
	(138,380)	(168,144)	(41,823)	(1,979)
Total liabilities	(351,723)	(367,020)	(106,649)	(66,805)
Net assets	392,472	438,637	201,146	241,077
Equity				
Share capital	144,556	144,556	144,556	144,556
Retained earnings	236,237	247,899	63,010	85,173
Other reserves	11,679	46,182	(6,420)	11,348
Total equity	392,472	438,637	201,146	241,077

Notes

- In the balance sheets, closing rates were used to translate the Australian dollar and New Zealand dollar at S\$1.1487 (Mar 2008: S\$1.2637) and S\$0.9644 (Mar 2008: S\$1.092) respectively.
- Cash and cash equivalents decreased due to payment of dividends and development projects during the period.
- Included in Trade and other receivables was an expected refund of withholding tax from the Australian Taxation Office.
- During the period, an additional NZ\$36.8 million loan was drawdown to finance The Stamford Residences Auckland development project.
- Current portion of long-term borrowings comprises Australian dollar borrowings maturing in December 2008. This loan will be refinanced upon maturity.

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

Amount repayable in one year or less, or on demand

As at 30/9/2008		As at 31/3/2008	
Secured	Unsecured	Secured	Unsecured
\$ 112,548,000	-	\$ 123,590,000	-

Amount repayable after one year

As at 30/9/2008		As at 31/3/2008	
Secured	Unsecured	Secured	Unsecured
\$ 212,890,000	-	\$ 198,377,000	-

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 The Stamford Residences Auckland
- 10 9th Floor Southpoint Building in Singapore

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 2008 S\$'000	Sep 2007 S\$'000
Cash flows from operating activities:		
Profit for the period	9,933	13,435
Adjustments for:		
Income tax expense	33	111
Depreciation expense	6,435	7,294
Dividend income	(129)	(81)
Foreign exchange losses	604	1,116
Interest expense	10,238	9,368
Interest income	(1,490)	(1,902)
Operating profit before working capital changes	25,624	29,341
Current investments	(195)	1,391
Properties held for sale	4,628	20,582
Inventories	51	(304)
Trade and other receivables	(1,682)	(674)
Trade and other payables	(18,500)	(1,926)
Cash generated from operations	9,926	48,410
Income tax paid	(183)	(85)
Net cash from operating activities	9,743	48,325
Cash flows from investing activities:		
Purchase of property, plant and equipment	(5,546)	(4,228)
Additions to properties under development	(38,271)	(28,271)
Interest received	1,803	1,806
Dividends received	129	81
Net cash used in investing activities	(41,885)	(30,612)
Cash flows from financing activities:		
Increase in borrowings	37,846	16,379
Interest paid	(10,347)	(9,259)
Dividends paid	(21,595)	(21,250)
Net cash from/(used in) financing activities	5,904	(14,130)
Effect of exchange rate changes in consolidating subsidiaries	(1,792)	(1,721)
Net (decrease)/increase in cash and cash equivalents	(28,030)	1,862
Cash and cash equivalents at beginning of the period	70,303	64,606
Effect of foreign exchange rate adjustment	(5,335)	1,871
Cash and cash equivalents at end of the period	36,938	68,339

Notes

Cash and cash equivalents comprise the following:

	Sep 2008 S\$'000	Sep 2007 S\$'000
Bank and cash	38,637	70,839
Short-term borrowings	(1,699)	(2,500)
	36,938	68,339

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

<u>GROUP</u>	<u>Share capital</u> S\$'000	<u>Fair value adjustment reserve</u> S\$'000	<u>Foreign currency translation reserve</u> S\$'000	<u>Retained earnings</u> S\$'000	<u>Total equity</u> S\$'000
Balance at 1 Apr 2008	144,556	320	45,862	247,899	438,637
Changes in equity					
Available-for-sale investments:					
Valuation losses taken to equity	-	(68)	-	-	(68)
Foreign currency translation differences	-	-	(34,435)	-	(34,435)
Net income and expense recognised directly in equity	-	(68)	(34,435)	-	(34,503)
Profit for the period	-	-	-	9,933	9,933
Total recognised income and expense for the period	-	(68)	(34,435)	9,933	(24,570)
Dividends	-	-	-	(21,595)	(21,595)
Balance at 30 Sep 2008	<u>144,556</u>	<u>252</u>	<u>11,427</u>	<u>236,237</u>	<u>392,472</u>
Balance at 1 Apr 2007	144,556	273	36,215	239,172	420,216
Changes in equity					
Available-for-sale investments:					
Valuation gains taken to equity	-	317	-	-	317
Foreign currency translation differences	-	-	23,636	-	23,636
Net income and expense recognised directly in equity	-	317	23,636	-	23,953
Profit for the period	-	-	-	13,435	13,435
Total recognised income and expense for the period	-	317	23,636	13,435	37,388
Dividends	-	-	-	(21,250)	(21,250)
Balance at 30 Sep 2007	<u>144,556</u>	<u>590</u>	<u>59,851</u>	<u>231,357</u>	<u>436,354</u>

COMPANY	Share capital	Fair value adjustment reserve	Foreign currency translation reserve	Retained earnings	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 Apr 2008	144,556	28,226	(16,878)	85,173	241,077
Changes in equity					
Available-for-sale investments:					
Valuation losses taken to equity	-	(68)	-	-	(68)
Foreign currency translation differences	-	-	(17,700)	-	(17,700)
Net income and expense recognised directly in equity	-	(68)	(17,700)	-	(17,768)
Loss for the period	-	-	-	(568)	(568)
Total recognised income and expense for the period	-	(68)	(17,700)	(568)	(18,336)
Dividends	-	-	-	(21,595)	(21,595)
Balance at 30 Sep 2008	144,556	28,158	(34,578)	63,010	201,146
Balance at 1 Apr 2007	144,556	3,861	(20,226)	106,421	234,612
Changes in equity					
Available-for-sale investments:					
Valuation gains taken to equity	-	317	-	-	317
Foreign currency translation differences	-	-	7,364	-	7,364
Net income and expense recognised directly in equity	-	317	7,364	-	7,681
Loss for the period	-	-	-	(145)	(145)
Total recognised income and expense for the period	-	317	7,364	(145)	7,536
Dividends	-	-	-	(21,250)	(21,250)
Balance at 30 Sep 2007	144,556	4,178	(12,862)	85,026	220,898

- 1 (d)(ii) Details of any changes in the company's share capital arising from right 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 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 2008.

There were no outstanding share options as at 30 September 2008 and 30 September 2007.

- 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 adopted the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the audited financial statements as at 31 March 2008.

- 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 2008	Sep 2007
1.2 cents	1.6 cents
1.2 cents	1.6 cents

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 (Sep 2007: 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 2008 and 30 September 2007.

- 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 2008	Mar 2008	Sep 2008	Mar 2008
\$0.45	\$0.51	\$0.23	\$0.28

- 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 2008	Sep 2007	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	112,624	110,439	2,185	2.0
Property Development & Investment	7,696	27,520	(19,824)	(72.0)
Trading	5,592	7,421	(1,829)	(24.6)
	125,912	145,380	(19,468)	(13.4)
Unallocated corporate revenue	59	83	(24)	(28.9)
	125,971	145,463	(19,492)	(13.4)

The hotel segment revenue saw a small increase of 2% due to better occupancy and room rates. However, the translation of revenue denominated in Australian dollar and New Zealand dollar into Singapore dollar at lower exchange rates reduced the revenue reported by S\$1.8 million. For the six months' results, the Australian dollar and New Zealand dollar were translated at an average rate of S\$1.2595 (Sep 2007: S\$1.2804) and S\$1.0216 (Sep 2007: S\$1.1318) respectively.

The property development and investment segment recorded a decrease in revenue as one remaining penthouse unit was sold in the current period compared to sales of 19 residential units of Stamford Marque project in the prior period.

The trading segment reported lower revenue due to lower contribution from the Group's travel and interior decoration companies resulting from the slowdown in the economy.

OPERATING PROFIT

	6 months ended			
	Sep 2008	Sep 2007	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	19,160	19,238	(78)	(0.4)
Property Development & Investment	2,664	3,587	(923)	(25.7)
Trading	51	525	(474)	(90.3)
	21,875	23,350	(1,475)	(6.3)
Unallocated corporate expenses	(1,653)	(1,547)	(106)	6.9
	20,222	21,803	(1,581)	(7.3)

The hotel owning and management segment recorded a slight decline in profit due to higher operating costs incurred and translation of profit at lower exchange rates.

As previously stated, the property development and investment segment recorded the sale of only one penthouse unit compared with 19 units sold for the same period last year.

The trading segment reported lower profits and revenue from the Group's travel and interior decoration companies.

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

Not applicable.

- 10 A commentary at the date of the announcement of the 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 first half operating profit is comparable to last year's performance. However, given the current global financial crisis, it is inevitable that we will face an economic slowdown in Australia and New Zealand. The Group will take measures to trim costs. We are expecting our operating profit for the second half of the financial year to be lower than the same period last year.

- 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**

Not applicable.

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

Segmented revenue and results for business segments

Sep 2008	Hotel Owning & Management	Property Development & Investment	Trading	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE					
External sales	112,624	7,696	5,592	-	125,912
Inter-segment sales	-	260	61	(321)	-
	112,624	7,956	5,653	(321)	125,912
Unallocated corporate revenue					59
Total revenue					125,971
RESULTS					
Segment results	19,160	2,664	51	-	21,875
Unallocated corporate expenses					(1,653)
Profit from operations					20,222
Interest income					1,490
Dividend income					129
Finance costs					(10,238)
Other credits/(charges)					(1,637)
Profit before tax					9,966
Income tax expense					(33)
Profit after tax					9,933

Sep 2007	Hotel Owning & Management	Property Development & Investment	Trading	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE					
External sales	110,439	27,520	7,421	-	145,380
Inter-segment sales	-	260	35	(295)	-
	110,439	27,780	7,456	(295)	145,380
Unallocated corporate revenue					83
Total revenue					145,463
RESULTS					
Segment results	19,238	3,587	525	-	23,350
Unallocated corporate expenses					(1,547)
Profit from operations					21,803
Interest income					1,902
Dividend income					81
Finance costs					(9,368)
Other credits/(charges)					(872)
Profit before tax					13,546
Income tax expense					(111)
Profit after tax					13,435

- 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 see item no. 8.

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

We, Ow Chio Kiat and Ow Cheo Guan, being two directors of Stamford Land Corporation Ltd ("the Company"), do hereby confirm on behalf of the directors of the Company 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 half financial results for the period ended 30 September 2008 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

Claire Nazar
Teo Lay Eng
Company Secretaries
13 November 2008