

STAMFORD LAND CORPORATION LTD

Company Registration No. 197701615H

Unaudited Full Year Financial Statement and Dividend Announcement for the year ended 31 March 2011

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 twelve months ended 31 March 2011.

Group Income Statement for the Year Ended 31 March		2011	Restated 2010	% increase/ (decrease)
		S\$'000	S\$'000	
1	Revenue	250,704	238,721	5.0
	<u>Other Items of Income</u>			
	Interest Income	3,562	2,186	62.9
	Dividend Income	155	223	(30.5)
2	Other Credits	56,135	10,253	447.5
	<u>Other Items of Expense</u>			
	Cost of Development Properties Sold	(9,923)	(22,236)	(55.4)
	Raw Materials and Consumables Used	(26,084)	(24,574)	6.1
	Staff Costs	(96,438)	(87,549)	10.2
	Depreciation Expense	(14,389)	(13,253)	8.6
	Other Expenses	(58,053)	(54,175)	7.2
4	Finance Costs	(24,475)	(13,624)	79.6
3	Other Charges	(96)	(86)	11.6
	Profit Before Tax	81,098	35,886	126.0
5	Deferred Tax Expense	(17,029)	(5,686)	199.5
	Income Tax Expense	(3,960)	(1,706)	132.1
	Profit Attributable to Shareholders	60,109	28,494	111.0

Notes

1 Please refer to explanation in item no. 8.

2 Other Credits comprise:

	Mar 2011	Restated Mar 2010
	S\$'000	S\$'000
Realised foreign exchange gains	1,058	192
Unrealised foreign exchange gains	2,807	297
Insurance income, net of assets written-off	1,101	-
Gains on disposal of investments held-for-trading (short-term)	115	649
Gains on fair value of investments held-for-trading (short-term)	166	872
Gains on disposal of assets classified as held for sale	15	-
Gains on fair value of investment properties (before tax)	50,873	3,993
Reversal of impairment loss on property, plant and equipment	-	4,250
	56,135	10,253

3 Other Charges comprise:

	Mar 2011	Restated Mar 2010
	S\$'000	S\$'000
Allowance for impairment on trade receivables	(19)	(74)
Inventories written off	(10)	(11)
Losses on disposal of property, plant and equipment	(67)	(1)
	(96)	(86)

4 Finance costs included \$4.9 million of interest expense incurred on Dynons Plaza's loans since completion on 15 April 2010, \$2.5 million of interest expense from a new loan secured by a hotel property and the balance was from increase in Australian dollar interest rates.

5 Deferred tax expense included \$14.4 million of deferred tax liability on gains on fair value of investment properties.

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

	Mar 2011	Restated Mar 2010	% increase/ (decrease)
	S\$'000	S\$'000	
Profit for the year	60,109	28,494	111.0
Gains on fair value of available-for-sale investments	10	127	(92.1)
Exchange differences on consolidation of foreign subsidiaries	(2,392)	64,974	(103.7)
Tax effect on other comprehensive income	-	-	-
Total Comprehensive Income, net of income tax, Attributable to Shareholders	57,727	93,595	(38.3)

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

	GROUP			COMPANY	
	Mar 2011	Restated Mar 2010	Restated 1 Apr 2009	Mar 2011	Mar 2010
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets					
Property, plant and equipment	475,541	473,288	415,503	-	-
2 Investment properties	192,889	28,911	22,137	-	-
2 Properties under development	-	103,547	35,949	-	-
Investments in subsidiaries	-	-	-	349,533	373,957
Available-for-sale investments	392	382	255	392	382
Deferred tax assets	1,151	3,800	7,988	-	253
	669,973	609,928	481,832	349,925	374,592
Current assets					
Amounts due from subsidiaries	-	-	-	30	27
Properties under development for sale	206,733	99,698	52,748	-	-
Completed properties for sale	92,417	105,815	111,940	-	-
Inventories	1,858	2,123	1,729	-	-
Trade and other receivables	19,239	17,175	19,589	76	32
Other assets	2,402	2,681	1,388	-	-
Investments held-for-trading	6,056	4,926	4,453	-	-
3 Cash and cash equivalents	66,551	28,383	25,986	20,187	375
	395,256	260,801	217,833	20,293	434
Assets classified as held for sale	-	22,755	-	-	-
	395,256	283,556	217,833	20,293	434
Total assets	1,065,229	893,484	699,665	370,218	375,026
Non-current liabilities					
3 Long-term bank borrowings	(326,652)	(373,832)	(173,115)	-	-
Amounts due to subsidiaries	-	-	-	(106,884)	(105,353)
4 Deferred tax liabilities	(16,773)	(1,806)	(1,476)	(7,647)	(8,458)
	(343,425)	(375,638)	(174,591)	(114,531)	(113,811)
Current liabilities					
Income tax payable	(3,988)	(1,758)	(247)	(2,344)	(1,627)
5 Current portion of long-term bank borrowings	(184,303)	(31,709)	(128,566)	-	-
Amounts due to subsidiaries	-	-	-	(6,902)	(6,829)
Trade and other payables	(42,001)	(31,650)	(28,347)	(7,547)	(1,640)
Short-term bank borrowings	-	(1,667)	(1,809)	-	-
	(230,292)	(66,784)	(158,969)	(16,793)	(10,096)
Total liabilities	(573,717)	(442,422)	(333,560)	(131,324)	(123,907)
Net assets	491,512	451,062	366,105	238,894	251,119
Equity					
Share capital	144,556	144,556	144,556	144,556	144,556
Retained earnings	301,048	258,216	238,360	94,001	106,236
Other reserves	45,908	48,290	(16,811)	337	327
Total equity	491,512	451,062	366,105	238,894	251,119

Notes

- 1 In the balance sheets, closing rates were used to translate the Australian dollar and New Zealand dollar at S\$1.3017 (Mar 2010: S\$1.2825) and S\$0.9595 (Mar 2010: S\$0.9936) respectively.
- 2 Dynons Plaza was completed on 15 April 2010 and the development costs of the property was transferred to investment properties upon completion. The properties are revalued based on an independent valuer's valuation.
- 3 During the year, a new 3-year term loan of A\$33 million secured on a hotel property was drawn down for working capital purpose. This resulted in an increase in cash and cash equivalents.
- 4 Deferred tax liability is provided on gains on fair value of investment properties.
- 5 This current liability comprises A\$1.65 million repaid in April 2011, construction loan of A\$108.2 million repayable upon completion of The Stamford Residences & The Reynell Terraces project and the balance loan of NZ\$40.8 million repayable in December 2011.

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

Amount repayable in one year or less, or on demand

As at 31/3/2011		As at 31/3/2010	
Secured	Unsecured	Secured	Unsecured
\$ 184,303,000	-	\$ 33,376,000	-

Amount repayable after one year

As at 31/3/2011		As at 31/3/2010	
Secured	Unsecured	Secured	Unsecured
\$ 326,652,000	-	\$ 373,832,000	-

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 in Auckland
- 10 9th Floor Southpoint Building in Singapore
- 11 The Stamford Residences & The Reynell Terraces in Sydney
- 12 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

	Mar 2011	Restated Mar 2010
	S\$'000	S\$'000
Cash flows from operating activities:		
Profit for the year	60,109	28,494
Adjustments for:		
Deferred tax expense	17,029	5,686
Income tax expense	3,960	1,706
Depreciation expense	14,389	13,253
Dividend income	(155)	(223)
Unrealised foreign exchange gains	(2,807)	(297)
Gains on fair value of investment properties	(50,873)	(3,993)
Finance costs	24,475	13,823
Interest income	(3,562)	(2,186)
Insurance income, net of assets written-off	(1,101)	-
Gains on disposal of assets held for sale	(15)	-
Losses on disposal of property, plant and equipment	67	1
Reversal of impairment loss on disposal of property, plant and equipment	-	(4,250)
Operating profit before working capital changes	61,516	52,014
Properties under development for sale	(102,591)	(35,135)
Completed properties for sale	10,448	23,293
Inventories	282	(63)
Investments held-for-trading	(1,129)	(473)
Trade and other receivables	(1,685)	2,539
Trade and other payables	11,512	4,656
Cash generated from operations	(21,647)	46,831
Proceeds from insurance compensation	6,465	-
Income taxes paid	(1,682)	(200)
Net cash (used in)/from operating activities	(16,864)	46,631
Cash flows from/(used in) investing activities:		
Purchase of property, plant and equipment	(18,789)	(7,526)
Additions to properties under development	(6,266)	(59,546)
Disposal of assets held for sale	22,770	-
Disposal of property, plant and equipment	35	-
Interest received	3,547	2,203
Dividends received	155	223
Net cash from/(used in) investing activities	1,452	(64,646)
Cash flows from financing activities:		
Proceeds from Borrowings	121,074	210,172
Repayment of Borrowings	(24,178)	(169,174)
Finance costs paid	(24,414)	(12,983)
Dividends paid	(17,277)	(8,638)
Net cash from financing activities	55,205	19,377
Net increase in cash and cash equivalents	39,793	1,362
Cash and cash equivalents at beginning of the year	26,716	24,177
Effect of foreign exchange rates adjustment	42	1,177
Cash and cash equivalents at end of the year	66,551	26,716

Notes

Cash and cash equivalents comprise the following:

	Mar 2011	Mar 2010
	S\$'000	S\$'000
Bank and cash	66,551	28,383
Short-term bank borrowings	-	(1,667)
	66,551	26,716

- 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 2009, as previously reported	144,556	200	(16,745)	230,388	358,399
Gains on fair value of investment properties	-	-	(266)	7,972	7,706
Opening Balance at 31 Mar 2009, as restated	144,556	200	(17,011)	238,360	366,105
Total comprehensive income for the period	-	127	64,974	28,494	93,595
Distribution to Owners					
Dividends	-	-	-	(8,638)	(8,638)
Closing Balance at 31 Mar 2010	144,556	327	47,963	258,216	451,062
Current Year:					
Opening Balance at 31 Mar 2010	144,556	327	47,963	258,216	451,062
Total comprehensive income for the period	-	10	(2,392)	60,109	57,727
Distribution to Owners					
Dividends	-	-	-	(17,277)	(17,277)
Closing Balance at 31 Mar 2011	144,556	337	45,571	301,048	491,512

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 2009	144,556	200	57,234	201,990
Total comprehensive income for the period	-	127	57,640	57,767
Distribution to Owners				
Dividends	-	-	(8,638)	(8,638)
Closing Balance at 31 Mar 2010	144,556	327	106,236	251,119
Current Year:				
Opening Balance at 31 Mar 2010	144,556	327	106,236	251,119
Total comprehensive income for the period	-	10	5,042	5,052
Distribution to Owners				
Dividends	-	-	(17,277)	(17,277)
Closing Balance at 31 Mar 2011	144,556	337	94,001	238,894

- 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 2010.

There were no outstanding share options as at 31 March 2011 and 31 March 2010.

1 (d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

	As at 31 March 2011	As at 31 March 2010
Total number of issued shares (excluding treasury shares)	863,833,482	863,833,482

There were no shares held as treasury shares as at 31 March 2011 and 31 March 2010.

(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 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 2010, except for recognition of fair value gains on investment properties and the adoption of certain revised Financial Reporting Standards ("FRS") and Interpretations to FRS ("INT FRS") that became mandatory from 1 April 2010.

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

FRS 40 permits entities to choose either a fair value model or a cost model for investment property. The Group's investment properties were previously recognised at cost model, i.e. cost less any accumulated depreciation and any accumulated impairment losses. A change from cost model to fair value model was made during the period as the change results in a more appropriate presentation. The Group has accounted for the gains on fair value of non-owner occupied area at #09-01 Southpoint and part of Dynons Plaza retrospectively in previous accounting periods as follows:

	S\$'000
Fair value gains on non-owner occupied #09-01 Southpoint (net of tax)	8,257
Fair value gains on part of Dynons Plaza (net of tax)	3,708
Fair value gains recorded in Retained Earnings	11,965
Exchange reserve on translation of fair value gains on part of Dynons Plaza (net of tax)	419
Total Fair value gains recorded in Retained Earnings and Other Reserves	<u>12,384</u>

FRS 103 (revised 2009) introduces significant changes to the accounting for business combinations, both at the acquisition date and post acquisition, and requires greater use of fair values. The amendments mainly impact the accounting for transaction costs, step acquisitions, goodwill and non-controlling interests (NCI)(previously referred to minority interests).

The amended FRS 27 requires accounting for changes in ownership interests by the Group in a subsidiary, while maintaining control, to be recognised as an equity transaction. When the Group loses control of a subsidiary, any interest retained in the former subsidiary will be measured at fair value with the gain or loss recognised in the profit or loss.

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

	Mar 2011	Restated Mar 2010
(i)	6.96 cents	3.30 cents
(ii)	6.96 cents	3.30 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 (Mar 2010: 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 31 March 2011 and 31 March 2010.

- 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**

	GROUP		COMPANY	
	Mar 2011	Restated Mar 2010	Mar 2011	Mar 2010
Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on	\$ 0.57	\$ 0.52	\$ 0.28	\$ 0.29

- 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

	12 months ended			
	Mar 2011	Mar 2010	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	219,765	206,070	13,695	6.6
Property Development & Investment	26,464	29,001	(2,537)	(8.7)
Trading	4,343	3,538	805	22.8
	250,572	238,609	11,963	5.0
Unallocated corporate revenue	132	112	20	17.9
	250,704	238,721	11,983	5.0

The hotel segment reported an increase in revenue due to higher occupancy rates and the translation of Australian dollar revenue into Singapore dollar at higher exchange rates. For the twelve months' results, the Australian dollar was translated at an average rate of S\$1.2562 (Mar 2010: S\$1.2197). Natural disasters in New Zealand and Queensland partly affected the fourth quarter revenue for Stamford Plaza Auckland and Stamford Plaza Brisbane.

The property and development segment reported lower revenue due to completed sales of 14 apartments at The Stamford Residences Auckland during the period under review compared to sales of 34 residential apartments in the previous corresponding year.

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

OPERATING PROFIT

	12 months ended			
	Mar 2011	Mar 2010	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	40,782	40,605	177	0.4
Property Development & Investment	10,338	(980)	11,318	1,154.9
Trading	488	490	(2)	(0.4)
	51,608	40,115	11,493	28.7
Unallocated corporate expenses	(5,791)	(3,181)	(2,610)	82.0
	45,817	36,934	8,883	24.1

The Group posted a net profit after tax of \$60.1 million, reflecting an increase of 110% from the previous financial year. As explained in item 5 above, the Group also retrospectively restated fair value gains of \$12.4 million (equivalent to 1.4 cents per share) in the previous financial year's retained earnings and other reserves.

For the previous corresponding year ended Mar 2010, the hotel owning and management segment included a one-off land lease rebate of \$3.3 million relating to Stamford Plaza Brisbane. This segment's profit actually increased by 9.2% if the one-off land lease rebate is excluded from the previous corresponding period.

Rental income from Dynons Plaza which was completed in April 2010 contributed to the increase in operating profit for the property development & investment segment.

The trading segment reported higher profit due to higher contribution from the Group's travel and interior decoration companies resulting from the recovery in the Singapore economy.

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

We expect our Hotel segment to continue to perform well, for the financial year ending 31 March 2012 (FY2012):

- a. over 70% of our hospitality revenues are derived from Australia-based customers. Outlook on the Australian economy remains buoyant. Hence, we expect strengthening of demand, primarily from the corporate segment.
- b. USA, Europe and Japan market will provide less contribution due to the weak economic environment and strong Australian dollar. This will be partially off-set by the increasing demand from the China market.

We expect our Property Development and Investment segment to continue to perform well in FY2012, underpinned by the lease income in excess of A\$9 million per annum over 9 years from Dynons Plaza, Perth. In addition, upon completion (scheduled for 2QFY2012), The Stamford Residences and Reynell Terraces in Sydney will also contribute significantly to the Group's profits for FY2012.

Going forward, the Group has exciting redevelopment opportunities from certain of its existing properties. We expect the first redevelopment to come on stream later part of this financial year.

11 Dividend

(a) Current Financial Period Reported On

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

Name of Dividend	Final	Special
Dividend Type	Cash	Cash
Dividend Rate	2 cents per share	1 cent per share
Tax Rate	Tax exempt (1-Tier)	Tax exempt (1-Tier)

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Name of Dividend	Final
Dividend Type	Cash
Dividend Rate	2 cents per share
Tax Rate	Tax exempt (1-Tier)

(c) Date payable

To be announced.

(d) Books closure date

To be announced.

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

Not applicable.

- 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

Mar 2011	Hotel Owning & Management	Property Development & Investment	Trading	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE					
External sales	219,765	26,464	4,343	-	250,572
Inter-segment sales	-	268	137	(405)	-
	219,765	26,732	4,480	(405)	250,572
Unallocated corporate revenue					132
Total revenue					250,704
RESULTS					
Segment results	40,782	10,338	488	-	51,608
Unallocated corporate expenses					(5,791)
Profit from operations					45,817
Interest income					3,562
Dividend income					155
Finance costs					(24,475)
Other credits					56,039
Profit before tax					81,098
Deferred tax expense					(17,029)
Income tax expense					(3,960)
Profit after tax					60,109

Mar 2010	Hotel Owning & Management	Property Development & Investment	Trading	Eliminations	Restated Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE					
External sales	206,070	29,001	3,538	-	238,609
Inter-segment sales	-	399	17	(416)	-
	206,070	29,400	3,555	(416)	238,609
Unallocated corporate revenue					112
Total revenue					238,721
RESULTS					
Segment results	40,605	(980)	490	-	40,115
Unallocated corporate expenses					(3,181)
Profit from operations					36,934
Interest income					2,186
Dividend income					223
Finance costs					(13,624)
Other credits					10,167
Profit before tax					35,886
Deferred tax expense					(5,686)
Income tax expense					(1,706)
Profit after tax					28,494

- 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 A breakdown of sales

	GROUP		
	Latest Financial Year	Restated Previous Financial Year	% increase/ (decrease)
	S\$'000	S\$'000	
(a) Sales reported for first half year	110,695	111,035	(0.3)
(b) Operating profit after tax before deducting minority interests reported for first half year	44,329	10,314	329.8
(c) Sales reported for second half year	140,009	127,686	9.7
(d) Operating profit after tax before deducting minority interests reported for second half year	15,780	18,180	(13.2)

16 A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year

	Latest Full Year	Previous Full Year
	S\$'000	S\$'000
(a) Interim dividend	-	-
(b) Final dividend	25,915	17,277
(c) Total	25,915	17,277

17 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 their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the financial results for the year ended 31 March 2011 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
26 May 2011