

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 2011.

Group Income Statement for the Period Ended 30 June		2011	2010	% increase/ (decrease)
		S\$'000	S\$'000	
1	Revenue	62,718	51,910	20.8
	<u>Other Items of Income</u>			
	Interest Income	610	703	(13.2)
	Dividend Income	31	50	(38.0)
2	Other Credits	504	47,966	(98.9)
	<u>Other Items of Expense</u>			
	Cost of Development Properties Sold	(2,629)	-	NM
	Raw Materials and Consumables Used	(5,435)	(5,016)	8.4
	Staff Costs	(23,751)	(21,827)	8.8
	Depreciation Expense	(3,790)	(3,243)	16.9
	Other Expenses	(15,811)	(15,010)	5.3
4	Finance Costs	(6,360)	(5,395)	17.9
3	Other Charges	-	(128)	(100.0)
7	Profit Before Tax	6,087	50,010	(87.8)
5	Deferred Tax Expense	(357)	(11,851)	(97.0)
6	Income Tax Expense	(657)	(152)	332.2
	Profit Attributable to Shareholders	5,073	38,007	(86.7)

NM - Not meaningful

Notes

1 Please refer to explanation in item no. 8.

2 Other Credits comprise:

Foreign exchange gains
Gains on fair value of investments held-for-trading
Gains on disposal of assets classified as held for sale
Gains on fair value of investment properties (before tax)

Jun 2011	Jun 2010
S\$'000	S\$'000
474	252
30	-
-	15
-	47,699
504	47,966

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)

	Jun 2011	Jun 2010
	S\$'000	S\$'000
3 Other Charges comprise:		
Losses on fair value of investments held-for-trading	-	(128)
	-	(128)
4 Finance costs are higher than previous corresponding period due to higher interest rates on Australian dollar loans.		
5 Deferred tax expense in the previous corresponding period included \$11.5 million of deferred tax liability on gains on fair value of Dynons Plaza.		
6 Income tax expense is higher than previous corresponding period due to provision of tax on net rental income from investment properties.		
7 Profit decreased by 87.8% due to absence of fair value gains on investment properties which was partially offset by hotel segment's profit increase of 17.2%.		

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

	Jun 2011	Jun 2010	% increase/ (decrease)
	S\$'000	S\$'000	
Profit for the period	5,073	38,007	(86.7)
Losses on fair value of available-for-sale investments	(15)	(13)	15.4
Exchange differences on consolidation of foreign subsidiaries	11,249	(23,368)	148.1
Tax effect on other comprehensive income	-	-	-
Total Comprehensive Income, Net of Income Tax, Attributable to Shareholders	16,307	14,626	11.5

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 2011	Mar 2011	Jun 2011	Mar 2011
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	488,773	475,541	-	-
Investment properties	195,150	192,889	-	-
Investments in subsidiaries	-	-	349,533	349,533
Available-for-sale investments	377	392	377	392
Deferred tax assets	820	1,151	-	-
	685,120	669,973	349,910	349,925
Current assets				
Amounts due from subsidiaries	-	-	30	30
2 Properties under development for sale	231,188	206,733	-	-
Completed properties for sale	95,423	92,417	-	-
Inventories	2,062	1,858	-	-
Trade and other receivables	15,472	19,239	69	76
Other assets	2,541	2,402	-	-
Investments held-for-trading	6,754	6,056	-	-
2 Cash and cash equivalents	55,943	66,551	528	20,187
	409,383	395,256	627	20,293
Total assets	1,094,503	1,065,229	350,537	370,218
Non-current liabilities				
Long-term bank borrowings	(330,792)	(326,652)	-	-
Amounts due to subsidiaries	-	-	(77,804)	(106,884)
Deferred tax liabilities	(16,986)	(16,773)	(7,647)	(7,647)
	(347,778)	(343,425)	(85,451)	(114,531)
Current liabilities				
Income tax payable	(4,638)	(3,988)	(2,344)	(2,344)
3 Current portion of long-term bank borrowings	(198,008)	(184,303)	-	-
Amounts due to subsidiaries	-	-	(6,988)	(6,902)
Trade and other payables	(36,260)	(42,001)	(7,605)	(7,547)
	(238,906)	(230,292)	(16,937)	(16,793)
Total liabilities	(586,684)	(573,717)	(102,388)	(131,324)
Net assets	507,819	491,512	248,149	238,894
Equity				
Share capital	144,556	144,556	144,556	144,556
Retained earnings	306,121	301,048	103,271	94,001
Other reserves	57,142	45,908	322	337
Total equity	507,819	491,512	248,149	238,894

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 2011	Mar 2011
A\$	S\$1.3182	S\$1.3017
NZ\$	S\$1.0183	S\$0.9595

- 2 Cash and cash equivalents decreased due to payment for the development properties' costs.
- 3 Current portion of long-term bank borrowings comprise A\$1.65 million repayable in October 2011, construction loan of A\$121.9 million repayable upon completion of The Stamford Residences & The Reynell Terraces project and the balance loan of NZ\$34.5 million repayable in December 2011. We expect receipt of more than A\$160 million within the next three months upon completion of sale of The Stamford Residences & Reynell Terraces.

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

Amount repayable in one year or less, or on demand

As at 30/6/2011		As at 31/3/2011	
Secured	Unsecured	Secured	Unsecured
\$ 198,008,000	-	\$ 184,303,000	-

Amount repayable after one year

As at 30/6/2011		As at 31/3/2011	
Secured	Unsecured	Secured	Unsecured
\$ 330,792,000	-	\$ 326,652,000	-

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

	Jun 2011	Jun 2010
	S\$'000	S\$'000
Cash flows from operating activities:		
Profit for the period	5,073	38,007
Adjustments for:		
Deferred tax expense	357	11,851
Income tax expense	657	152
Depreciation expense	3,790	3,243
Dividend income	(31)	(50)
Foreign exchange gains	(474)	(252)
Gains on fair value of investment properties	-	(47,699)
Interest expense	6,360	5,395
Interest income	(610)	(703)
Gains on disposal of assets held for sale	-	(15)
Operating profit before working capital changes	15,122	9,929
Properties under development for sale	(21,835)	(11,178)
Completed properties for sale	(2,629)	-
Inventories	(174)	227
Investments held-for-trading	(699)	128
Trade and other receivables	4,108	5,074
Trade and other payables	(5,459)	(6,154)
Cash generated from operations	(11,566)	(1,974)
Income taxes paid	(24)	(9)
Net cash used in operating activities	(11,590)	(1,983)
Cash flows from investing activities:		
Purchase of property, plant and equipment	(7,688)	(3,732)
Additions to properties under development	-	(4,962)
Proceeds from disposal of assets held for sale	-	22,770
Interest received	608	521
Dividends received	31	50
Net cash (used in)/from investing activities	(7,049)	14,647
Cash flows from financing activities:		
Net proceeds from borrowings	14,405	57,043
Interest paid	(6,685)	(5,390)
Net cash from financing activities	7,720	51,653
Net (decrease)/increase in cash and cash equivalents	(10,919)	64,317
Cash and cash equivalents at beginning of the period	66,551	26,716
Effect of foreign exchange rates adjustment	311	(1,343)
Cash and cash equivalents at end of the period	55,943	89,690

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 2010	144,556	327	47,963	258,216	451,062
Total comprehensive income for the period	-	(13)	(23,368)	38,007	14,626
Closing Balance at 30 Jun 2010	<u>144,556</u>	<u>314</u>	<u>24,595</u>	<u>296,223</u>	<u>465,688</u>
Current Year:					
Opening Balance at 31 Mar 2011	144,556	337	45,571	301,048	491,512
Total comprehensive income for the period	-	(15)	11,249	5,073	16,307
Closing Balance at 30 Jun 2011	<u>144,556</u>	<u>322</u>	<u>56,820</u>	<u>306,121</u>	<u>507,819</u>
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 2010	144,556	327	106,236	251,119	
Total comprehensive income for the period	-	(13)	(8,373)	(8,386)	
Closing Balance at 30 Jun 2010	<u>144,556</u>	<u>314</u>	<u>97,863</u>	<u>242,733</u>	
Current Year:					
Opening Balance at 31 Mar 2011	144,556	337	94,001	238,894	
Total comprehensive income for the period	-	(15)	9,270	9,255	
Closing Balance at 30 Jun 2011	<u>144,556</u>	<u>322</u>	<u>103,271</u>	<u>248,149</u>	

- 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 2011.

There were no outstanding share options as at 30 June 2011 and 30 June 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 30 June 2011	As at 31 March 2011
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 2011 and 31 March 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 period as compared to the most recently audited financial statements as at 31 March 2011.

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 2011	Jun 2010
(i)	0.59 cent	4.40 cents
(ii)	0.59 cent	4.40 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 (Jun 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 30 June 2011 and 30 June 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

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

GROUP		COMPANY	
Jun 2011	Mar 2011	Jun 2011	Mar 2011
\$ 0.59	\$ 0.57	\$ 0.29	\$ 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	3 months ended			
	Jun 2011	Jun 2010	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	54,390	49,152	5,238	10.7
Property Development *	3,835	967	2,868	296.6
Property Investment *	3,455	729	2,726	373.9
Trading	1,004	1,030	(26)	(2.5)
	62,684	51,878	10,806	20.8
Unallocated corporate revenue	34	32	2	6.3
	62,718	51,910	10,808	20.8

* In view of substantial and stable recurring rental income from investment properties, a new segment is created.

The hotel segment reported an increase in revenue due to higher room rates and the translation of revenue denominated in Australian dollar and New Zealand dollar into Singapore dollar at higher exchange rates. For the three months' results, the Australian dollar and New Zealand dollar were translated at an average rate of S\$1.3252 (Jun 2010: S\$1.2183) and S\$1.0063 (Jun 2010: S\$0.9728)

The property development segment reported higher revenue due to sales of 4 apartments at The Stamford Residences Auckland project.

The property investment segment reported higher revenue as rental income from Dynons Plaza only commenced in July 2010.

The trading segment reported marginally lower revenue due to lower contribution from the Group's interior decoration companies.

OPERATING PROFIT	3 months ended			
	Jun 2011	Jun 2010	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	8,338	7,114	1,224	17.2
Property Development	336	180	156	86.7
Property Investment	3,257	33	3,224	9,769.7
Trading	115	131	(16)	(12.2)
	12,046	7,458	4,588	61.5
Unallocated corporate expenses	(744)	(644)	(100)	15.5
	11,302	6,814	4,488	65.9

The hotel owning and management segment recorded an increase in profit reflecting the higher room rates from hotel operations and translation of profit at higher exchange rates.

Sales of apartments at The Stamford Residences Auckland property project had contributed to the increase in net profit in the property development segment during the first quarter.

The property investment segment reported higher profit due to commencement of rental income from Dynons Plaza from July 2010 onwards.

The trading segment reported a smaller profit due to lower contribution from the Group's 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

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

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

- 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 Investment segment to continue to perform well, underpinned by the lease income in excess of A\$9 million per annum from Dynons Plaza, Perth.

In addition, the Group's profits before gains on fair value of investment properties will increase significantly in the next three quarters when the development profits from The Stamford Residences and Reynell Terraces will be recognised upon completion.

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

Jun 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	54,390	3,835	3,455	1,004	-	62,684
Inter-segment sales	-	-	89	21	(110)	-
	54,390	3,835	3,544	1,025	(110)	62,684
Unallocated corporate revenue						34
Total revenue						62,718
RESULTS						
Segment results	8,338	336	3,257	115	-	12,046
Unallocated corporate expenses						(744)
Profit from operations						11,302
Interest income						610
Dividend income						31
Finance costs						(6,360)
Other credits						504
Profit before tax						6,087
Deferred tax expense						(357)
Income tax expense						(657)
Profit after tax						5,073

Jun 2010	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	49,152	967	729	1,030	-	51,878
Inter-segment sales	-	-	91	18	(109)	-
	49,152	967	820	1,048	(109)	51,878
Unallocated corporate revenue						32
Total revenue						51,910
RESULTS						
Segment results	7,114	180	33	131	-	7,458
Unallocated corporate expenses						(644)
Profit from operations						6,814
Interest income						703
Dividend income						50
Finance costs						(5,395)
Other credits						47,838
Profit before tax						50,010
Deferred tax expense						(11,851)
Income tax expense						(152)
Profit after tax						38,007

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 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 unaudited first quarter financial results for the period ended 30 June 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
28 July 2011