

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 2012.

Group Income Statement for the Period Ended 30 June		2012	2011	% increase/ (decrease)
		S\$'000	S\$'000	
	Revenue	60,895	62,718	(2.9)
	<u>Other Items of Income</u>			
4	Interest Income	388	241	61.0
5	Interco Interest Capitalised	-	369	(100.0)
	Dividend Income	45	31	45.2
2	Other Credits	-	504	(100.0)
	<u>Other Items of Expense</u>			
6	Cost of Development Properties Sold	(2,139)	(2,629)	(18.6)
	Raw Materials and Consumables Used	(5,415)	(5,435)	(0.4)
	Staff Costs	(23,632)	(23,751)	(0.5)
	Depreciation Expense	(3,915)	(3,790)	3.3
	Other Expenses	(15,759)	(15,811)	(0.3)
7	Finance Costs	(5,132)	(6,360)	(19.3)
3	Other Charges	(195)	-	nm
1	Profit Before Tax	5,141	6,087	(15.5)
8	Deferred Tax Expense	-	(357)	(100.0)
	Income Tax Expense	(651)	(657)	(0.9)
	Profit Attributable to Shareholders	4,490	5,073	(11.5)

nm: Not meaningful

Notes

1 Profit before tax decreased by 15.5% 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

	Jun 2012	Jun 2011
	S\$'000	S\$'000
	-	474
	-	30
	-	504

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 2012	Jun 2011
	S\$'000	S\$'000
3 Other Charges comprise:		
Foreign exchange losses	(59)	-
Losses on fair value of investments held-for-trading	(135)	-
Inventories written off	(1)	-
	(195)	-
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	Interco interest from 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 4 smaller apartments at The Stamford Residences Auckland project sold during the period compared to sales of 4 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.	
8	Since the tax value of losses carry-forward was fully utilised in the previous financial year, no deferred tax expense was recognised in current period.	

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

	Jun 2012	Jun 2011	% increase/ (decrease)
	S\$'000	S\$'000	
Profit for the period	4,490	5,073	(11.5)
Other Comprehensive Income:			
Losses on fair value of available-for-sale investments	(32)	(15)	113.3
Exchange differences on consolidation of foreign subsidiaries	(5,107)	4,266	(219.7)
Exchange differences on foreign currency loans forming part of net investment in foreign operations	(962)	6,983	(113.8)
Tax effect on other comprehensive income	-	-	-
Total Comprehensive Income, Net of Income Tax, Attributable to Shareholders	(1,611)	16,307	(109.9)

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 2012	Mar 2012	Jun 2012	Mar 2012
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	476,976	482,891	-	-
Investment properties	210,895	213,281	-	-
Investments in subsidiaries	-	-	374,369	374,369
Available-for-sale investments	315	347	315	347
Deferred tax assets	3,173	3,211	-	-
	691,359	699,730	374,684	374,716
Current assets				
Amounts due from subsidiaries	-	-	29	30
Properties under development for sale	6,242	5,975	-	-
Completed properties for sale	127,605	131,810	-	-
Inventories	1,920	2,054	-	-
Trade and other receivables	14,759	14,514	55	51
Other assets	2,477	3,465	-	-
Investments held-for-trading	4,586	4,721	-	-
Cash and cash equivalents	89,320	87,720	508	591
	246,909	250,259	592	672
Total assets	938,268	949,989	375,276	375,388
Non-current liabilities				
Long-term bank borrowings	(219,988)	(222,813)	-	-
Amounts due to subsidiaries	-	-	(124,798)	(121,573)
Deferred tax liabilities	(24,803)	(25,104)	(6,837)	(6,837)
	(244,791)	(247,917)	(131,635)	(128,410)
Current liabilities				
Income tax payable	(10,377)	(10,190)	(5,407)	(5,407)
Current portion of long-term bank borrowings	(126,974)	(130,675)	-	-
Amounts due to subsidiaries	-	-	(6,844)	(6,927)
Trade and other payables	(32,607)	(36,077)	(4,588)	(4,513)
	(169,958)	(176,942)	(16,839)	(16,847)
Total liabilities	(414,749)	(424,859)	(148,474)	(145,257)
Net assets	523,519	525,130	226,802	230,131
Equity				
Share capital	144,556	144,556	144,556	144,556
Retained earnings	333,009	328,519	81,986	85,283
Other reserves	45,954	52,055	260	292
Total equity	523,519	525,130	226,802	230,131

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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 2012	Mar 2012
A\$	1.2917	1.3074
NZ\$	1.0135	1.032

- 2 This current liability comprises hotel loans repayable in October and November 2012.

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

Amount repayable in one year or less, or on demand

As at 30/6/2012		As at 31/3/2012	
Secured	Unsecured	Secured	Unsecured
\$ 126,974,000	-	\$ 130,675,000	-

Amount repayable after one year

As at 30/6/2012		As at 31/3/2012	
Secured	Unsecured	Secured	Unsecured
\$ 219,988,000	-	\$ 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 The Stamford Residences in Auckland
- 10 9th Floor Southpoint Building in Singapore
- 11 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 2012	Jun 2011
	S\$'000	S\$'000
Cash flows from operating activities:		
Profit for the period	4,490	5,073
Adjustments for:		
Deferred tax expense	-	357
Income tax expense	651	657
Depreciation expense	3,915	3,790
Dividend income	(45)	(31)
Foreign exchange losses/(gains)	59	(474)
Interest expense	5,132	6,360
Interest income	(388)	(241)
Operating profit before working capital changes	13,814	15,491
Properties under development for sale	(338)	(21,835)
Completed properties for sale	2,982	(2,629)
Inventories	112	(174)
Investments held-for-trading	135	(699)
Trade and other receivables	603	4,108
Trade and other payables	(3,445)	(5,459)
Cash generated from operations	13,863	(11,197)
Income taxes paid	(464)	(24)
Net cash from/(used in) operating activities	13,399	(11,221)
Cash flows from investing activities:		
Purchase of property, plant and equipment	(4,337)	(7,688)
Interest received	388	239
Dividends received	45	31
Net cash used in investing activities	(3,904)	(7,418)
Cash flows from financing activities:		
Net (repayment)/proceeds from borrowings	(2,130)	14,405
Interest paid	(5,294)	(6,685)
Net cash (used in)/from financing activities	(7,424)	7,720
Net increase/(decrease) in cash and cash equivalents	2,071	(10,919)
Cash and cash equivalents at beginning of the period	84,474	66,551
Effect of foreign exchange rates adjustment	(471)	311
Cash and cash equivalents at end of the period	86,074	55,943
Restricted bank deposits	3,246	-
Cash and cash equivalents in the balance sheet	89,320	55,943

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	-	(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>
Current 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	<u>144,556</u>	<u>260</u>	<u>45,694</u>	<u>333,009</u>	<u>523,519</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 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>	
Current 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	<u>144,556</u>	<u>260</u>	<u>81,986</u>	<u>226,802</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 2012.

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

	Jun 2012	Jun 2011
	0.52 cent	0.59 cent
	0.52 cent	0.59 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 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 June 2012 and 30 June 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	
Jun 2012	Mar 2012	Jun 2012	Mar 2012
\$ 0.61	\$ 0.61	\$ 0.26	\$ 0.27

- 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 2012	Jun 2011	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	53,519	54,390	(871)	(1.6)
Property Development	2,888	3,835	(947)	(24.7)
Property Investment	3,449	3,455	(6)	(0.2)
Trading	1,012	1,004	8	0.8
	60,868	62,684	(1,816)	(2.9)
Unallocated corporate revenue	27	34	(7)	(20.6)
	60,895	62,718	(1,823)	(2.9)

The hotel segment reported lower revenue due to lower exchange rates used for translation. For the three months' results, the Australian dollar and New Zealand dollar were translated at an average rate of S\$1.2780 (Jun 2011: S\$1.3252) and S\$1.0000 (Jun 2011: S\$1.0063) respectively.

The property and development segment reported lower revenue due to completed sales of 4 smaller apartments from The Stamford Residences Auckland project compared to completed sales of 4 apartments in the previous corresponding period.

OPERATING PROFIT	3 months ended			
	Jun 2012	Jun 2011	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	8,342	8,338	4	0.0
Property Development	(334)	336	(670)	(199.4)
Property Investment	2,736	3,257	(521)	(16.0)
Trading	113	115	(2)	(1.7)
	10,857	12,046	(1,189)	(9.9)
Unallocated corporate expenses	(822)	(744)	(78)	10.5
	10,035	11,302	(1,267)	(11.2)

The hotel owning and management segment recorded an increase in profit reflecting the higher average room rates from hotel operations.

The property and development segment reported lower profit due to completed sales of 4 smaller apartments from The Stamford Residences Auckland project in current period and charging to expenses the sales and marketing costs incurred on The Stamford Residences and Reynell Terraces project.

The property investment segment reported lower profit due to over recovery of variable outgoings 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

While the global economic outlook is uncertain, the Hotel segment will continue to perform satisfactorily for the next twelve months since more than 70% of our hospitality revenue is derived from local clientele and the Australian economic outlook remains stable. 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 reductions in 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

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
Interco interest capitalised						-
Dividend income						45
Finance costs						(5,132)
Other credits / (charges)						(195)
Profit before tax						5,141
Deferred tax expense						-
Income tax expense						(651)
Profit after tax						4,490

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						241
Interco interest capitalised						369
Dividend income						31
Finance costs						(6,360)
Other credits / (charges)						504
Profit before tax						6,087
Deferred tax expense						(357)
Income tax expense						(657)
Profit after tax						5,073

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 first quarter financial results for the period ended 30 June 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
26 July 2012