



METRO HOLDINGS LIMITED

The Board of Directors of Metro Holdings Limited is pleased to announce the following:-

UNAUDITED RESULTS FOR THE FIRST QUARTER ENDED 30 JUNE 2010

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group		
	1st Qtr ended 30-June-2010 \$'000	1st Qtr ended 30-June-2009 \$'000	% Change
Revenue	39,195	33,443	17.20
Cost of Revenue	(27,909)	(23,857)	16.98
Gross Profit	11,286	9,586	17.73
Other income including interest income	12,389	20,821	(40.50)
General and administrative expenses	(6,171)	(5,210)	18.45
Profit from operating activities	17,504	25,197	(30.53)
Finance costs	(2,937)	(1,954)	50.31
Share of associates' results (net of tax)	(5,372)	(6,032)	(10.94)
Profit from operating activities before taxation	9,195	17,211	(46.57)
Taxation	(2,168)	(4,090)	(46.99)
Profit after taxation	7,027	13,121	(46.44)
Attributable to:			
Shareholders of the Company	6,930	13,085	(47.04)
Minority interests	97	36	169.44
	7,027	13,121	(46.44)

1(a) (i) Statement of Comprehensive Income

	Group		
	1st Qtr ended 30-June-2010 \$'000	1st Qtr ended 30-June-2009 \$'000	% Change
Profit for the period	7,027	13,121	(46.44)
Other comprehensive income:			
Currency translation adjustments on foreign operations	2,424	(31,616)	(107.67)
Changes in fair value of available-for-sale financial assets	(8,745)	44,697	(119.57)
Other comprehensive (expense)/income for the period, net of tax	(6,321)	13,081	(148.32)
Total comprehensive income for the period	<u>706</u>	<u>26,202</u>	(97.31)
Attributable to:			
Shareholders of the Company	1,143	23,644	(95.17)
Minority interests	(437)	2,558	(117.08)
	<u>706</u>	<u>26,202</u>	(97.31)

Currency translation adjustments on foreign operations are mainly a result of the Group's exposure to the effects of fluctuations in foreign currency exchange rates primarily in relation to Chinese renminbi as most of the Group's investment properties are situated in the People's Republic of China. Whenever possible, the Group seeks to maintain a natural hedge through the matching of liabilities, including borrowings, against assets in the same currency.

Changes in fair value of available-for-sale financial assets relates to fluctuations in the fair value of the Group's investments in Shui On Land Ltd.

1 (a) (ii)

Revenue

Revenue of the Group comprises sales of goods and services and net commission from concessionaires.

Turnover of the Group reported on a gross transaction basis, which represents the value of the overall activity of the Group based on the gross value achieved by the concessionaire on the sale, is presented as follows:-

	Group		% Change
	1st Qtr ended 30-June-2010 \$'000	1st Qtr ended 30-June-2009 \$'000	
Retail	42,509	36,065	17.87
Property	14,236	13,015	9.38
	<u>56,745</u>	<u>49,080</u>	15.62

1(a) (iii) Profit before taxation is arrived at after accounting for:-

	Group		% Change
	1st Qtr ended 30-June-2010 \$'000	1st Qtr ended 30-June-2009 \$'000	
Cost of sales and general and administrative expenses includes:-			
Depreciation	(701)	(490)	43.06
Inventories recognised as an expense	(12,101)	(10,288)	17.62
Provision for obsolete inventory	(14)	(11)	27.27
Write off of inventory	(430)	(370)	16.22
Rental expenses	(5,056)	(3,973)	27.26
Foreign exchange gain	-	83	(100.00)
Other income including interest income includes:-			
Changes in fair value of held-for-trading investments	(542)	7,339	(107.39)
Dividends from quoted and unquoted investments	2,003	563	255.77
Profit on disposal of available-for-sale investments	-	475	(100.00)
Interest income	9,538	9,933	(3.98)
Management and advisory fees	379	326	16.26
Foreign exchange gain	51	897	(94.31)

1 (a) (iv) Share of Associated Companies' results (net of tax)

	Group		% Change
	1st Quarter ended		
	30-June-2010	30-June-2009	
	\$'000	\$'000	
The Group's share of associated companies' results consists of:-			
- Operating results	(5,201)	(5,900)	(11.85)
- Taxation	(171)	(132)	29.55
	<u>(5,372)</u>	<u>(6,032)</u>	(10.94)

1(a) (v) Taxation

	Group		% Change
	1st Quarter ended		
	30-June-2010	30-June-2009	
	\$'000	\$'000	
Current Year Tax	1,611	2,427	(33.62)
Under provision in respect of prior years	-	121	(100.00)
Deferred Tax	533	1,522	(64.98)
Withholding Tax	24	20	20.00
	<u>2,168</u>	<u>4,090</u>	(46.99)

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

Balance Sheets as at

	Group		Company	
	30-Jun-2010 \$'000	31-Mar-2010 \$'000	30-Jun-2010 \$'000	31-Mar-2010 \$'000
Non-current assets				
Property, plant and equipment	13,492	13,720	7,835	7,895
Investment properties	727,669	630,773	-	-
Subsidiaries	-	-	17,174	17,174
Amounts due from subsidiaries	-	-	487,985	481,718
Associates	44,723	50,545	500	500
Amounts due from associates	258,433	255,337	-	-
Amounts due from jointly controlled entities	25,605	55,807	-	-
Investments	50,169	58,997	-	-
	<u>1,120,091</u>	<u>1,065,179</u>	<u>513,494</u>	<u>507,287</u>
Current assets				
Inventories	11,933	11,306	-	-
Deposits and prepayments	4,962	4,717	208	334
Accounts receivable	17,709	12,690	144	171
Short term investments	43,498	44,040	-	-
Collateral assets	51,625	51,625	-	-
Pledged fixed deposits	37,040	26,752	-	17,028
Cash and cash equivalents	184,305	147,372	17,855	1,381
	<u>351,072</u>	<u>298,502</u>	<u>18,207</u>	<u>18,914</u>
Current liabilities				
Bank borrowings	108,303	72,658	-	-
Accounts payable	80,749	75,766	5,253	4,882
Provision for taxation	4,697	4,711	117	110
	<u>193,749</u>	<u>153,135</u>	<u>5,370</u>	<u>4,992</u>
Net current assets	157,323	145,367	12,837	13,922
Non-current liabilities				
Bank borrowings	206,184	140,536	-	-
Amounts due to subsidiaries	-	-	282,940	275,965
Financial guarantees	-	357	-	357
Deferred taxation	74,814	73,947	431	418
	<u>(280,998)</u>	<u>(214,840)</u>	<u>(283,371)</u>	<u>(276,740)</u>
	<u>996,416</u>	<u>995,706</u>	<u>242,960</u>	<u>244,469</u>
Shareholders' equity				
Share capital	130,383	130,379	130,383	130,379
Treasury shares	(1,397)	(1,397)	(1,397)	(1,397)
Reserves	863,102	861,959	113,974	115,487
	<u>992,088</u>	<u>990,941</u>	<u>242,960</u>	<u>244,469</u>
Minority interests	4,328	4,765	-	-
Total equity	<u>996,416</u>	<u>995,706</u>	<u>242,960</u>	<u>244,469</u>

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-June-2010		As at 31-Mar-2010	
Secured	Unsecured	Secured	Unsecured
105,728,006	2,575,000	70,095,582	2,562,500

Amount repayable after one year

As at 30-June-2010		As at 31-Mar-2010	
Secured	Unsecured	Secured	Unsecured
206,183,518	-	140,535,887	-

Details of any collateral

An investment property with a fair value as at 30 June 2010 totaling S\$169.4 million have been mortgaged to banks for banking facilities granted to a jointly controlled entity. Total loans drawn on such facilities as at 30 June 2010 amounted to S\$103.0 million. An investment property with a fair value as at 30 June 2010 totaling S\$93.5 million and fixed deposits totaling S\$33.6 million have been mortgaged to banks for banking facilities granted to certain subsidiaries. Total loans drawn on such facilities as at 30 June 2010 amounted to JPY6.1 billion (equivalent to S\$96.3 million). Short term loans of HK\$99.5 million (equivalent to S\$17.9 million) and US\$25.0 million (equivalent to S\$35.0 million) granted to subsidiaries were secured by marketable securities and shares of subsidiaries which own an investment property with a fair value as at 30 June 2010 of S\$96.2 million. Bank loans of RMB16.7 million (equivalent to S\$3.4 million) granted to jointly controlled entities were secured by fixed deposits totaling US\$2.5 million (equivalent to S\$3.5 million). Bank facilities granted to jointly controlled entities, of which an amount of RMB273.3 million (equivalent to S\$56.3 million) have been drawn, were secured by investment properties with a fair value as at 30 June 2010 of S\$114.5 million.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

Consolidated Cash Flow Statement for the period

	Group	
	1st Qtr ended 30-June-2010 \$'000	1st Qtr ended 30-June-2009 \$'000
Cash flows from operating activities		
Operating profit before reinvestment in working capital	8,207	8,364
Increase in inventories	(1,071)	(690)
Increase in receivables	(3,214)	(1,501)
Increase in short term investments	-	(179)
Increase/(decrease) payables	4,984	(11,569)
Cash generated from/(used in) operations	<u>8,906</u>	<u>(5,575)</u>
Interest expense paid	(2,937)	(2,089)
Interest income received	2,450	3,810
Income taxes paid	<u>(1,644)</u>	<u>(3,954)</u>
Net cash provided by/(used in) operating activities	<u>6,775</u>	<u>(7,808)</u>
Cash flows from investing activities		
Additions to property, plant & equipment	(470)	(235)
Purchase of investment property	(93,470)	-
Additional cost to investment properties	(1,092)	-
Additional cost to properties under development	-	(2,614)
Increase in investments	-	(4,448)
Proceeds from sale of property, plant & equipment	-	90
Proceeds from sale of available-for-sale investments	-	1,027
Decrease in amount owing by associates	4,255	2,053
Repayment of/(additional) loans to jointly controlled entities	30,208	(741)
Dividends received from quoted and unquoted investments	255	563
Changes in fixed deposits held as security	<u>(10,288)</u>	<u>688</u>
Net cash used in investing activities	<u>(70,602)</u>	<u>(3,617)</u>
Cash flows from financing activities		
Drawdown of bank borrowings	110,132	17,094
Repayment of bank borrowings	(9,523)	(3,180)
Proceeds from issue of shares	4	-
Net cash provided by financing activities	<u>100,613</u>	<u>13,914</u>
Net increase in cash and cash equivalents	36,786	2,489
Effect of exchange rate changes on cash and cash equivalents	147	(2,577)
Cash & cash equivalents at beginning of financial period	<u>147,372</u>	<u>161,658</u>
Cash & cash equivalents at end of financial period	<u>184,305</u>	<u>161,570</u>

Consolidated Cash Flow Statement for the period ended (Cont'd)

	Group	
	1st Qtr ended 30-June-2010 \$'000	1st Qtr ended 30-June-2009 \$'000
Reconciliation between profit before taxation and operating profit before reinvestment in working capital:		
Profit before taxation	9,195	17,211
Adjustments for:		
Interest expense	2,932	1,954
Depreciation of property, plant and equipment	701	490
Share of results of associates	5,372	6,032
Interest and investment income	(11,541)	(10,496)
Profit on disposal of property, plant and equipment	-	(53)
Write off of inventory	430	370
Write off of property, plant and equipment	2	-
Provision of obsolete inventory	14	11
Changes in fair value of short term investments	542	(7,339)
Foreign exchange adjustments	560	659
Profit on disposal of available-for-sale investments	-	(475)
Operating profit before reinvestment in working capital	<u>8,207</u>	<u>8,364</u>

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 capitalization issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Changes in Shareholders' Equity

	Group		Company	
	1st Quarter ended 30-June-2010 \$'000	1st Quarter ended 30-June-2009 \$'000	1st Quarter ended 30-June-2010 \$'000	1st Quarter ended 30-June-2009 \$'000
Share Capital				
Balance at 1 April	130,379	126,155	130,379	126,155
Conversion of warrants into shares	4	-	4	-
Balance at end of financial period	<u>130,383</u>	<u>126,155</u>	<u>130,383</u>	<u>126,155</u>
Treasury Shares				
Balance at beginning and end of financial period	<u>(1,397)</u>	<u>(266)</u>	<u>(1,397)</u>	<u>(266)</u>
Warrant Reserve				
Balance at 1 April	3,893	4,315	3,893	4,315
Conversion of warrants into shares	-	-	-	-
Balance at end of financial period	<u>3,893</u>	<u>4,315</u>	<u>3,893</u>	<u>4,315</u>
Revaluation Reserve				
Balance at beginning and end of financial period	<u>16,891</u>	<u>16,891</u>	<u>6,301</u>	<u>6,301</u>
Fair Value Reserve				
Balance at 1 April	16,173	(4,390)	-	-
Total comprehensive income for the period	<u>(8,220)</u>	<u>42,015</u>	<u>-</u>	<u>-</u>
Balance at end of financial period	<u>7,953</u>	<u>37,625</u>	<u>-</u>	<u>-</u>
Foreign Currency Translation Reserve				
Balance at 1 April	(3,447)	44,099	-	-
Total comprehensive income for the period	<u>2,433</u>	<u>(31,456)</u>	<u>-</u>	<u>-</u>
Balance at end of financial period	<u>(1,014)</u>	<u>12,643</u>	<u>-</u>	<u>-</u>

Statement of Changes in Shareholders' Equity (Cont'd)

	Group		Company	
	1st Quarter ended 30-June-2010 \$'000	1st Quarter ended 30-June-2009 \$'000	1st Quarter ended 30-June-2010 \$'000	1st Quarter ended 30-June-2009 \$'000
Revenue Reserve				
Balance at 1 April	828,449	747,188	105,293	84,886
Total comprehensive income for the period	6,930	13,085	(1,513)	(5,095)
Balance at end of financial period	<u>835,379</u>	<u>760,273</u>	<u>103,780</u>	<u>79,791</u>
Total Shareholders' equity	<u>992,088</u>	<u>957,636</u>	<u>242,960</u>	<u>216,296</u>
Minority Interest				
Balance at 1 April	4,765	2,580	-	-
Total comprehensive income for the period	(437)	2,558	-	-
Balance at end of financial period	<u>4,328</u>	<u>5,138</u>	<u>-</u>	<u>-</u>
Total equity	<u>996,416</u>	<u>962,774</u>	<u>242,960</u>	<u>216,296</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, issue of shares or 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.

As at 30 June 2010, there were 2,469,000 treasury shares (as at 30 June 2009: 769,000).

During the 3 months ended 30 June 2010, the Company issued 5,813 shares from the exercise of 5,813 warrants arising from the warrants issued.

As at 30 June 2010, there were 57,038,390 warrants (as at 30 June 2009: 63,077,667) that could be exercised into ordinary shares. Each warrant carries the right to subscribe in cash for one new share in the issued share capital of the Company at \$0.63.

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 2010 (end of current financial period)	As at 31 March 2010 (end of immediately preceding year)
Total number of issued shares (excluding treasury shares)	634,346,953	634,341,140

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.

The Company did not sell, transfer, dispose, cancel or use any treasury shares in the 1st Quarter period ended 30 June 2010.

2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the Company's auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a 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

Except as disclosed in paragraph 5 below, 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 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.

The Group has adopted the improvements to Singapore Financial Reporting Standards ("FRSs") that are mandatory for financial years beginning on and after 1 April 2010, where applicable. The adoption of these standards did not result in substantial changes to the Group's accounting policies, and there is no material impact on the retained earnings of the Group as at 1 April 2010.

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 Share

	Group Figures	
	Latest Period	Previous corresponding period
Earnings per ordinary share based on net profit attributable to shareholders and after deducting any provision for preference dividends		
(a) Based on existing issued share capital	1.1 cents	2.08 cents
(b) On a fully diluted basis	1.0 cents	N.A.

Earnings per share is calculated on the Group's profit attributable to shareholders of the Company divided by the weighted average number of ordinary shares of 631,168,132 for the quarter ended 30 June 2010 (quarter ended 30 June 2009: 630,558,566).

Diluted earnings per ordinary share is computed based on the same basis as earnings per share by applying the weighted average number of ordinary shares in issuance during the periods under review and adjusted to include all potential dilutive ordinary shares up to 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

	Group	Company
Net asset value per ordinary share based on issued share capital at end of the period reported on		
(a) Current Period	156.4 cents	38.3 cents
(b) 31 March 2010	156.2 cents	38.5 cents

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following: (a) 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; and (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

8(a) Segmental Results for 1st Quarter ended 30 June

Business segment

	Property \$'000	Retail \$'000	Inter-segment Elimination \$'000	Group \$'000
2010				
Sales to external customers	14,236	24,959	-	39,195
Inter-segment sales	217	-	(217)	-
Segment revenue	<u>14,453</u>	<u>24,959</u>	<u>(217)</u>	<u>39,195</u>
Segment results	17,446	58	-	17,504
Finance costs	(2,937)	-	-	(2,937)
Share of results of associates (net of tax)	<u>(5,273)</u>	<u>(99)</u>	-	<u>(5,372)</u>
Profit before taxation	9,236	(41)	-	9,195
Taxation				<u>(2,168)</u>
Profit for the period				<u><u>7,027</u></u>
Attributable to:				
Shareholders of the Company				6,930
Minority interests				<u>97</u>
				<u><u>7,027</u></u>

8(a) Segmental Results for 1st Quarter ended 30 June (Cont'd)

Business segment

	Property \$'000	Retail \$'000	Inter-segment Elimination \$'000	Group \$'000
2009				
Sales to external customers	13,015	20,428	-	33,443
Inter-segment sales	217	-	(217)	-
Segment revenue	<u>13,232</u>	<u>20,428</u>	<u>(217)</u>	<u>33,443</u>
Segment results	24,874	323	-	25,197
Finance costs	(1,954)	-	-	(1,954)
Share of results of associates (net of tax)	<u>(5,192)</u>	<u>(840)</u>	<u>-</u>	<u>(6,032)</u>
Profit before taxation	17,728	(517)	-	17,211
Taxation				<u>(4,090)</u>
Profit for the period				<u>13,121</u>
Attributable to:				
Shareholders of the Company				13,085
Minority interests				<u>36</u>
				<u>13,121</u>

Geographical Segments

	Asean \$'000	Japan, Hong Kong and China \$'000	Group \$'000
2010			
Segment revenue	<u>24,959</u>	<u>14,236</u>	<u>39,195</u>
2009			
Segment revenue	<u>20,428</u>	<u>13,015</u>	<u>33,443</u>

8(b) Review

The Group's turnover for the first financial quarter to 30 June 2010 ("1QFY2011") increased to \$39.2 million from \$33.4 million in the previous corresponding quarter ("1QFY2010") with the retail division reporting higher sales and the property division reporting higher rental. Profit before tax of \$9.2 million declined from \$17.2 million in 1QFY2010 mainly because the previous corresponding quarter included a gain of \$7.3 million being an increase in the fair value of the Group's portfolio of short term investments.

The property division's revenue for the quarter rose to \$14.2 million from \$13.0 million. Higher rental income from EC Mall and Metropolis Tower due to improving occupancies and the initial rental from the newly acquired Frontier Koishikawa Building helped to offset Metro Tower Shanghai's lower rental due to lower occupancy.

Profit before taxation of the property division was lower at \$9.2 million in 1QFY2011 as compared to \$17.7 million in 1QFY2010 as the prior period included the increase in the fair value of the Group's portfolio of short term investments mentioned above.

The portfolio summary of the Group's completed Properties as at 30 June 2010 is as follows:

	<i>Percentage owned by the Group</i>	<i>Tenure</i>	<i>No. of Tenants</i>	<i>Occupancy Rate (%)</i>
Metro City, Shanghai	60%	36 year term from 1993	98	94.0%
Metro City, Beijing	50%	40 year term from 2004	14	74.6%
GIE Tower, Guangzhou	100%	50 year term from 1994	41	91.1%
Metro Tower, Shanghai	60%	50 year term from 1993	21	73.9%
Frontier Koishikawa Building, Tokyo	100%	Freehold	6	85.5%
Gurney Plaza Extension, Penang	49%	Freehold	54	100%
1 Financial Street, Beijing	45%	50 year term from 2002	23	43.3%
EC Mall, Beijing	25.05%	50 year term from 2001	61	77.5%
Metropolis Tower, Beijing	25.05%	50 year term from 2001	10	79.5%

Sales of the retail division rose 22.2% to \$25.0 million as compared with 1QFY2010 with the sales of the new Metro City Square department store in Singapore providing most of the higher sales. Whilst the economy in Singapore expanded, the higher level of shopping space meant that the retail trade remained highly competitive. Sales and profitability of the retail division's associated company in Indonesia improved on the back of economic growth and promotional efforts.

During 1QFY2011, Investment properties increased from \$630.8 million to \$727.7 million due to the acquisition of Frontier Koishikawa Building. This had the effect of increasing Investment properties by \$93.5 million and Bank borrowings by \$96.3 million. Amounts due from jointly controlled entities declined from \$55.8 million to \$25.6 million with the repayment of loans made to the jointly controlled entities owning EC Mall and Metropolis Tower. Cash and cash equivalents rose accordingly. Investments (non-current assets) declined with a decrease in the fair value of investments in Shui On Land Ltd of \$8.7 million. There were no other material factors that affected the cashflow, working capital, assets and liabilities of the Group during the current financial quarter reported on.

Further to the announcement dated 21 July 2008, proceedings continue on the two law suits filed in the High Court of Malaya at Kuala Lumpur by the Company against the directors of Gurney Plaza Sdn Bhd ("GPSB"), which is an indirectly owned associated company of the Company that is incorporated in Malaysia. The Company's claims against the directors of GPSB are premised on oppression of a minority shareholder under Section 181 of the Malaysian Companies Act 1965 and/or the exceptions to the rule in *Foss v Harbottle* for harm done to GPSB. The Company will make further announcements as and when there are any material developments.

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

No forecast or prospect statement has been issued for the period being reported on.

10. A commentary at the date of the announcement of the significant trends and 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.

Rental income of the Group's investment properties is expected to continue to grow steadily with improved occupancy of EC Mall and Metropolis Tower, in Beijing, and the contribution from Frontier Koishikawa Building in Japan. Conditions precedent relating to the disposal of 1 Financial Street, which was announced on 8 March 2010, are targeted to be fulfilled by 2QFY2011.

The new Metro City Square department store in Singapore will continue to assist the retail division in improving on topline sales performance. Whilst the economies in both Singapore and Indonesia continue to grow, the trading environment for the retail trade is expected to remain competitive.

11. Dividends

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? None

(b) Corresponding Period of the Immediately preceding financial year? None

(c) Date payable

Not applicable

(d) Book closure date

Not applicable

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

No interim dividend has been declared for the quarter ended 30 June 2010.

13. Negative assurance statement by directors

The Board of Directors confirms that to the best of their knowledge, nothing has come to their attention which may render the first quarter financial results to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Tan Ching Chek and Lee Chin Yin
Joint Company Secretaries
Date 13 August 2010