CITY DEVELOPMENTS LIMITED
(REG. NO. 196300316Z)

UNAUDITED THIRD QUARTER AND NINE-MONTH FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2014

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

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

These figures have not been audited.

	The Group Third quarter ended 30 September		Incr/ (Decr)	The Group 9-month period ended 30 September		Incr/ (Decr)
	2014	2013 (Restated)*		2014	2013 (Restated)*	
	S$'000	S$'000	%	S$'000	S$'000	%
Revenue	1,321,618	834,906	58.3	2,917,005	2,424,617	20.3
Cost of sales	(862,280)	(430,908)	100.1	(1,681,413)	(1,265,598)	32.9
Gross profit	459,338	403,998	13.7	1,235,592	1,159,019	6.6
Other operating income (2)	10,918	7,109	53.6	13,074	176,112	(92.6)
Administrative expenses (3)	(129,942)	(116,261)	11.8	(370,738)	(351,093)	5.6
Other operating expenses (4)	(115,089)	(96,039)	19.8	(292,358)	(280,724)	4.1
Profit from operations	225,225	198,807	13.3	585,570	703,314	(16.7)
Finance income (5)	8,939	5,126	74.4	29,433	21,453	37.2
Finance costs (6)	(35,640)	(23,585)	51.1	(89,020)	(67,244)	32.4
Net finance costs	(26,701)	(18,459)	44.7	(59,587)	(45,791)	30.1
Share of after-tax profit of associates (7)	5,849	9,364	(37.5)	1,153	5,299	(78.2)
Share of after-tax profit of jointly-controlled entities (8)	9,502	1,164	716.3	39,452	14,365	174.6
Profit before income tax (1)	213,875	190,876	12.0	566,588	677,187	(16.3)
Income tax expense (9)	(37,224)	(15,836)	135.1	(71,093)	(62,321)	14.1
Profit for the period	176,651	175,040	0.9	495,495	614,866	(19.4)
Attributable to:						
Owners of the Company	**127,212**	**121,482**	4.7	**384,740**	**464,264**	(17.1)
Non-controlling interests	49,439	53,558	(7.7)	110,755	150,602	(26.5)
Profit for the period	176,651	175,040	0.9	495,495	614,866	(19.4)
Earnings per share						
- basic	14.0 cents	13.4 cents	4.5	41.6 cents	50.3 cents	(17.3)
- diluted	13.3 cents	12.7 cents	4.7	40.3 cents	48.6 cents	(17.1)

Note:
* The 2013 comparative figures have been restated to take into account the retrospective adjustments arising from the adoption of FRS 110 - *Consolidated Financial Statements* as detailed in item 5 of this announcement.

Notes to the Group's Income Statement:

(1) Profit before income tax includes the following:

	The Group Third quarter ended 30 September		The Group 9-month period ended 30 September	
	2014	2013 (Restated)	2014	2013 (Restated)
	S$'000	S$'000	S$'000	S$'000
Interest income	9,162	6,845	26,054	19,443
Profit on sale of investments, investment properties and property, plant and equipment (net)	159	5,798	259	150,554
Gain on dilution of investment in an associate	6,843	-	6,843	-
Gain on disposal of a subsidiary	-	-	-	20,135
Investment income	3,593	3,209	5,869	4,990
Allowance for foreseeable losses on development properties	-	-	(64)	(136)
Depreciation and amortisation	(51,267)	(47,465)	(145,406)	(139,703)
Interest expenses	(26,707)	(20,876)	(73,663)	(60,784)
Net exchange (loss)/gain	(225)	3,266	(1,715)	230
Net change in fair value of financial assets held for trading	(246)	12	2,541	1,110
Impairment losses on loans to jointly-controlled entities	(844)	(273)	(1,334)	(821)
Impairment loss on available-for-sale financial asset	(8,742)	-	(8,742)	-

(2) Other operating income, which comprises mainly management fee, miscellaneous income and profit on sale of investments, investment properties and property, plant and equipment, increased by $3.8 million to $10.9 million (Restated Q3 2013: $7.1 million) for Q3 2014 but decreased by $163.0 million to $13.1 million (Restated YTD September 2013: $176.1 million) for YTD September 2014. The increase in Q3 2014 was mainly due to gain recognised on dilution of interest in an associate by the Group's major hotel subsidiary, partially offset by lower profit from realisation of a private real estate fund and absence of gain from disposal of 1 strata floor of GB Building that occurred in Q3 2013. For YTD September 2014, the significant decrease was primarily due to absence of gains recognised in YTD September 2013 in relation to disposal of an industrial site at 100G Pasir Panjang, a subsidiary in China, 1 strata floor of GB Building, several strata units in Citimac Industrial Complex, Elite Industrial Building I and Elite Industrial Building II.

(3) Administrative expenses, which comprise mainly depreciation, hotel administrative expenses, operating lease expenses as well as salaries and related expenses increased by $13.6 million to $129.9 million (Restated Q3 2013: $116.3 million) for Q3 2014 and $19.6 million to $370.7 million (Restated YTD September 2013: $351.1 million) for YTD September 2014. The increases were due to higher salaries expenses and operating lease expenses, coupled with higher depreciation from recently refurbished Grand Hyatt Taipei and acquisition of a Maldives hotel by CDL Hospitality Trusts in December 2013 and another 2 hotels acquired by Millennium & Copthorne Hotels plc in the first half of 2014.

(4) Other operating expenses comprise mainly property taxes and insurance on hotels, other operating expenses on hotels, net exchange differences, impairment losses and professional fees. This had increased by $19.1 million to $115.1 million (Restated Q3 2013: $96.0 million) for Q3 2014 and $11.7 million to $292.4 million (Restated YTD September 2013: $280.7 million) for YTD September 2014. The increases were due to higher professional fees as well as net exchange losses incurred in Q3 2014 and YTD September 2014 vis-à-vis net exchange gains recorded in the corresponding quarter and period.

(5) Finance income comprises mainly interest income and fair value gain on financial assets held for trading. This had increased by $3.8 million and $7.9 million for Q3 2014 and YTD September 2014 respectively. The increases for both Q3 2014 and YTD September 2014 were due to higher interest income earned.

(6) Finance costs comprise mainly interest on borrowings, fair value loss on financial assets held for trading, impairment loss on available-for-sale financial asset and amortisation of capitalised transaction costs on borrowings. This had increased by $12.1 million and $21.8 million for Q3 2014 and YTD September 2014 respectively. The increases for both Q3 2014 and YTD September 2014 were due to higher interest expenses incurred on increased borrowings and an impairment loss made on an available-for-sale financial asset.

(7) Share of after-tax profit of associates of $5.8 million (Restated Q3 2013: $9.4 million) for Q3 2014 and $1.2 million (Restated YTD September 2013: $5.3 million) for YTD September 2014 relates primarily to the Group's share of results of First Sponsor Group Limited (FSGL). Lower profit reported by FSGL due to decrease in profit from sale of properties, higher administrative expenses arising from increase in headcount for M Hotel Chengdu and property developments operations as well as IPO expenses incurred.

(8) Share of after-tax profit of jointly-controlled entities increased by $8.3 million to $9.5 million (Q3 2013: $1.2 million) in Q3 2014 and $25.1 million to $39.5 million (YTD September 2013: $14.4 million) for YTD September 2014. The increases for both Q3 2014 and YTD September 2014 were due to maiden contributions from Echelon, Bartley Ridge and The Inflora, as well as higher contributions from Bartley Residences.

(9) Income tax expense for the period is derived at by applying the varying statutory tax rates on the taxable profits/(losses) and taxable/deductible temporary differences of the different countries in which the Group operates.

	The Group Third quarter ended 30 September		The Group 9-month period ended 30 September	
	2014	**2013 (Restated)**	**2014**	**2013 (Restated)**
The tax charge relates to the following:	**S$'m**	**S$'m**	**S$'m**	**S$'m**
Profit for the period	40.2	26.0	98.1	80.8
Overprovision in respect of prior periods	(3.0)	(10.2)	(27.0)	(18.5)
	37.2	15.8	71.1	62.3

The overall effective tax rate of the Group was 17.4% (Restated Q3 2013: 8.3%) for Q3 2014 and 12.5% (Restated YTD September 2013: 9.2%) for YTD September 2014. Excluding the overprovision in respect of prior periods, the effective tax rate of the Group is 18.8% (Restated Q3 2013: 13.6%) for Q3 2014 and 17.3 % (Restated YTD September 2013: 11.9%) for YTD September 2014.

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1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	Note	The Group		The Company	
		As at 30.09.2014	As at 31.12.2013 (Restated)	As at 30.09.2014	As at 31.12.2013
		S$'000	S$'000	S$'000	S$'000
Non-current assets					
Property, plant and equipment	(1)	4,930,805	4,415,940	9,843	9,795
Investment properties		3,143,633	3,144,461	504,471	511,135
Lease premium prepayment		117,219	119,818	-	-
Investments in subsidiaries		-	-	2,217,825	2,222,347
Investments in associates	(2)	292,475	264,818	-	-
Investments in jointly-controlled entities	(3)	803,439	772,266	36,360	36,360
Financial assets		87,583	85,116	28,968	29,700
Other non-current assets		17,772	15,639	408,542	407,881
		9,392,926	**8,818,058**	**3,206,009**	**3,217,218**
Current assets					
Lease premium prepayment		2,628	2,646	-	-
Development properties	(4)	4,885,729	4,326,542	328,827	482,988
Consumable stocks		10,844	8,424	1	1
Financial assets		33,279	36,534	-	-
Trade and other receivables		1,771,727	1,641,914	6,105,973	5,457,485
Cash and cash equivalents		3,316,042	2,939,989	1,401,079	1,367,264
		10,020,249	**8,956,049**	**7,835,880**	**7,307,738**
Total assets		**19,413,175**	**17,774,107**	**11,041,889**	**10,524,956**
Equity attributable to Owners of the Company					
Share capital		1,991,397	1,991,397	1,991,397	1,991,397
Reserves		6,001,932	5,740,000	3,414,765	3,447,897
		7,993,329	7,731,397	5,406,162	5,439,294
Non-controlling interests		2,396,948	2,484,439	-	-
Total equity		**10,390,277**	**10,215,836**	**5,406,162**	**5,439,294**
Non-current liabilities					
Interest-bearing borrowings*	(5)	4,645,468	4,400,520	2,469,769	2,592,044
Employee benefits		37,144	37,521	-	-
Other liabilities		113,469	110,214	241,429	297,837
Provisions		16,009	15,977	-	-
Deferred tax liabilities		313,929	328,811	46,668	47,412
		5,126,019	**4,893,043**	**2,757,866**	**2,937,293**
Current liabilities					
Trade and other payables		1,248,883	1,327,019	1,716,002	1,530,773
Interest-bearing borrowings*	(5)	2,436,050	1,114,008	1,124,916	601,461
Employee benefits		21,119	17,903	3,112	2,639
Other liabilities		139	213	-	-
Provision for taxation		174,687	188,165	33,831	13,496
Provisions		16,001	17,920	-	-
		3,896,879	**2,665,228**	**2,877,861**	**2,148,369**
Total liabilities		**9,022,898**	**7,558,271**	**5,635,727**	**5,085,662**
Total equity and liabilities		**19,413,175**	**17,774,107**	**11,041,889**	**10,524,956**

* These balances are stated at amortised cost after taking into consideration their related transaction costs.

Notes to the statement of financial position of the Group

1) The increase was primarily due to the acquisition of The Chelsea Harbour Hotel and the Novotel New York Times Square on 25 March 2014 and 12 June 2014 respectively.

2) The increase was mainly due to additional investment in First Sponsor Capital Limited (FSGL) in Q1 2014. This was however partially reduced by a capital reduction exercise undertaken by Millennium & Copthorne Hotels New Zealand Limited, an indirect non-wholly owned subsidiary of the Group, to distribute in specie its shareholding in FSGL.

3) The increase was due to share of after-tax profit of jointly-controlled entities, partially offset by dividend income received.

4) The increase was mainly due to the acquisitions of a freehold land site in Tokyo, two Executive Condominium (EC) land sites in Singapore and five freehold properties in United Kingdom, partially offset by the completion of an EC, Blossom Residences.

5) The increase in overall interest-bearing borrowings was mainly due to the Group's acquisition of abovementioned two hotels, freehold land site in Tokyo, five freehold properties in United Kingdom and two EC land sites in Singapore.

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

The Group's net borrowings refer to aggregate borrowings from banks, financial institutions and finance lease creditors, after deducting cash and cash equivalents. Unamortised balance of transaction costs have not been deducted from the gross borrowings.

		As at 30.09.2014 S$'000	As at 31.12.2013 (Restated) S$'000
Unsecured			
- repayable within one year		2,238,593	989,390
- repayable after one year		3,841,493	3,755,494
	(a)	6,080,086	4,744,884
Secured			
- repayable within one year		200,008	125,052
- repayable after one year		816,915	659,377
	(b)	1,016,923	784,429
Gross borrowings	(a) + (b)	7,097,009	5,529,313
Less: cash and cash equivalents as shown in the statement of financial position		(3,316,042)	(2,939,989)
Net borrowings		3,780,967	2,589,324

Details of any collateral

Where secured, borrowings are collateralised by:

- mortgages on the borrowing companies' hotels, investment and development properties; and
- assignment of all rights and benefits to sale, lease and insurance proceeds in respect of hotels, investment and development properties.

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

	Third quarter ended 30 September		9-month period ended 30 September	
	2014	2013 (Restated)	2014	2013 (Restated)
	S$'000	S$'000	S$'000	S$'000
Operating Activities				
Profit for the period	176,651	175,040	495,495	614,866
Adjustments for:				
Depreciation and amortisation	51,267	47,465	145,406	139,703
Dividend income	(3,593)	(3,209)	(5,869)	(4,990)
Equity settled share-based transactions	626	1,187	1,889	3,568
Finance costs	35,640	23,585	89,020	67,244
Finance income	(8,939)	(5,126)	(29,433)	(21,453)
Gain on dilution of investment in an associate	(6,843)	-	(6,843)	-
Impairment losses on loans to jointly-controlled entities	844	273	1,334	821
Income tax expense	37,224	15,836	71,093	62,321
Gain on disposal of a subsidiary	-	-	-	(20,135)
Profit on sale of investments	(53)	(3,249)	(53)	(8,996)
Profit on sale of property, plant and equipment and investment properties	(106)	(2,549)	(206)	(141,558)
Property, plant and equipment written off	33	449	33	450
Share of after-tax profit of associates	(5,849)	(9,364)	(1,153)	(5,299)
Share of after-tax profit of jointly-controlled entities	(9,502)	(1,164)	(39,452)	(14,365)
Operating profit before working capital changes	267,400	239,174	721,261	672,177
Changes in working capital				
Development properties	(121,886)	196,065	(537,592)	313,539
Consumable stocks and trade and other receivables	(86,031)	(118,663)	(104,167)	(427,353)
Trade and other payables	(202,484)	(35,393)	(71,064)	104,144
Employee benefits	1,067	1,211	2,959	4,302
Cash (used in)/generated from operations	(141,934)	282,394	11,397	666,809
Income tax paid	(49,941)	(51,884)	(98,656)	(124,636)
Cash flows (used in)/from operating activities carried forward [1]	**(191,875)**	**230,510**	**(87,259)**	**542,173**

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	Third quarter ended 30 September		9-month period ended 30 September	
	2014	2013 (Restated)	2014	2013 (Restated)
	S$'000	S$'000	S$'000	S$'000
Cash flows (used in)/from operating activities brought forward	**(191,875)**	**230,510**	**(87,259)**	**542,173**
Investing Activities				
Acquisition of subsidiaries (net of cash acquired) [(2)]	(445)	-	(445)	-
Capital expenditure on investment properties	(53,284)	(8,722)	(67,563)	(15,883)
Disposal of and distribution of income from/(Purchase of) financial assets	12,752	(3,953)	3,984	25,928
Disposal of a subsidiary (net of cash disposed off) [(3)]	-	-	-	74,171
Dividends received:				
- an associate	15	-	83	-
- jointly-controlled entities	3,124	519	10,910	70,538
- financial investments	3,593	3,209	5,869	4,990
Increase in intangibles assets	(180)	(144)	(366)	(144)
Increase in investments in associates [(4)]	-	(59,328)	(86,945)	(60,440)
Increase in investments in jointly-controlled entities	(3,156)	(2,717)	(4,316)	(6,133)
Interest received	6,954	5,076	17,800	14,249
Payments for purchase of property, plant and equipment and lease premium prepayment [(5)]	(37,596)	(27,342)	(609,500)	(174,614)
Payments for purchase of investment property [(6)]	-	-	-	(60,267)
Proceeds from sale of property, plant and equipment and investment properties [(7)]	532	5,690	672	186,789
Cash flows (used in)/from investing activities	(67,691)	(87,712)	(729,817)	59,184
Financing Activities				
Acquisition of non-controlling interests	(3,084)	(71,370)	(29,665)	(143,538)
Capital contribution by non-controlling interests	12,333	105	12,633	843
Disposal of interest in a subsidiary without loss of control	-	-	996	2,616
(Increase)/decrease in amount owing by related parties	(696)	59,778	(3,968)	63,575
Dividends paid	(75,639)	(110,203)	(248,389)	(307,440)
Interest paid (including amounts capitalised as investment properties, property, plant and equipment and development properties)	(36,238)	(33,034)	(94,522)	(83,472)
Net proceeds from revolving credit facilities and short-term bank borrowings	81,015	298,750	681,211	333,230
Payment of financing transaction costs	(1,938)	(1,217)	(7,309)	(3,791)
Payment on settlement of financial instruments	-	-	(1,170)	(4,132)
Payment of issue expenses by a subsidiary	(566)	-	(566)	-
Proceeds from bank borrowings	506,078	272,051	958,672	408,473
Proceeds from issuance of bonds and notes	122,854	345	472,854	532,540
(Repayment of)/Increase in other long-term liabilities	(90)	(65)	259	(603)
Repayment of finance lease	(3)	(9)	(22)	(17)
Repayment of bank borrowings	(140,013)	(308,029)	(419,805)	(427,174)
Repayment of bonds and notes	(70,000)	(263,230)	(215,000)	(577,620)
Cash flows from/(used in) financing activities [(8)]	394,013	(156,128)	1,106,209	(206,510)
Net increase/(decrease) in cash and cash equivalents carried forward	**134,447**	**(13,330)**	**289,133**	**394,847**

	Third quarter ended 30 September		9-month period ended 30 September	
	2014	2013	2014	2013
	S$'000	S$'000	S$'000	S$'000
Net increase/(decrease) in cash and cash equivalents brought forward	**134,447**	**(13,330)**	**289,133**	**394,847**
Cash and cash equivalents at beginning of the period	2,870,517	2,619,735	2,718,405	2,202,534
Effect of exchange rate changes on balances held in foreign currencies	5,210	1,527	2,636	10,551
Cash and cash equivalents at end of the period	**3,010,174**	**2,607,932**	**3,010,174**	**2,607,932**
Cash and cash equivalents comprise:-				
Cash and cash equivalents as shown in the statement of financial position	3,316,042	2,639,187	3,316,042	2,639,187
Less: Bank overdrafts	(305,868)	(31,255)	(305,868)	(31,255)
	3,010,174	**2,607,932**	**3,010,174**	**2,607,932**

<u>Notes to the statement of cash flows</u>

(1) The net cash outflows from operating activities for Q3 2014 of $191.9 million (Q3 2013: net cash inflows of $230.5 million) and YTD September 2014 of $87.3 million (YTD September 2013: net cash inflows of $542.2 million) were primarily due to higher outlays in 2014 arising from the acquisition of freehold land site in Tokyo and an Executive Condominium (EC) land site at Yishun in Singapore in Q3 2014 as well as another EC site in Singapore and 5 freehold properties in United Kingdom in the first half of 2014. In addition, the completion of an Executive Condominium, Blossom Residences, in September 2014 also resulted in substantial reduction in deferred income, offset in part with a decrease in development expenditure relating to this EC as its profit was recognised in entirety under the prevailing accounting standards.

(2) The 2014 cash outlays relates to the acquisition of 2 foreign companies incorporated in Mauritius and China respectively.

(3) The net cash inflow for YTD September 2013 was due to proceed from the disposal of a subsidiary in China in Q2 2013.

(4) The net cash outflows relate to additional investments in First Sponsor Group Limited.

(5) The significant cash outflows for YTD September 2014 relates mainly to the acquisition of The Chelsea Harbour Hotel in Q1 2014 and The Novotel New York Times Square in Q2 2014.

(6) The cash outflows for YTD September 2013 relates mainly to the acquisition of Angsana Velavaru, a resort located in Maldives, by CDL Hospitality Trusts in Q1 2013.

(7) The net cash inflows Q3 2013 and YTD September 2013 were primarily due to the proceeds from the sale of several strata units in Citimac Industrial Complex, Elite Industrial Building I and Elite Industrial Building II in Q1 2013, an industrial site at 100G Pasir Panjang in Q2 2013 and 1 strata floor in GB Building in Q3 2013.

(8) The Group had net cash inflows from financing activities of $394.0 million (Restated Q3 2013: net cash outflows of $156.1 million) for Q3 2014 and $1,106.2 million (Restated YTD September 2013: net cash outflows of $206.5 million) for YTD September 2014. These were due to higher net proceeds from borrowings of $499.9 million for Q3 2014 (Q3 2013: net repayment of borrowings of $0.1 million) and $1,477.9 million (YTD September 2013: $269.4 million) for YTD September 2014, lesser dividends paid as well as lower number of shares in a subsidiary, Millennium & Copthorne Hotels plc being purchased.

1(d) Consolidated Statement of Comprehensive Income

	Third quarter ended 30 September		9-month period ended 30 September	
	2014	2013 (Restated)	2014	2013 (Restated)
	S$'000	S$'000	S$'000	S$'000
Profit for the period	176,651	175,040	495,495	614,866
Other comprehensive income:				
Item that will not be reclassified to profit or loss:				
Defined benefit plan remeasurements	47	154	94	211
Items that may be reclassified subsequently to profit or loss:				
Changes in fair value of equity investments available for sale	6,631	209	9,206	(297)
Effective portion of changes in fair value of cashflow hedges	192	170	(108)	(50)
Exchange differences on hedge of net investment in foreign entities	(21,995)	18,770	(12,342)	10,723
Exchange differences on monetary items forming part of net investments in foreign entities	13,862	(12,118)	10,688	(2,647)
Exchange differences realised on dilution of investment in an associate/disposal of a subsidiary	(757)	-	(757)	(1,138)
Share of other reserve movement of associates and jointly-controlled entities	296	100	(1,208)	44
Share of other reserve of an associate transferred to profit and loss upon dilution	1,528	-	1,528	-
Translation differences arising on consolidation of foreign entities	(1,623)	29,192	(6,336)	71,686
Other comprehensive income for the period, net of income tax	**(1,819)**	**36,477**	**765**	**78,532**
Total comprehensive income for the period	**174,832**	**211,517**	**496,260**	**693,398**
Attributable to:				
Owners of the Company	**145,655**	**115,121**	**382,188**	**489,295**
Non-controlling interests	29,177	96,396	114,072	204,103
Total comprehensive income for the period	**174,832**	**211,517**	**496,260**	**693,398**

1(e)(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 S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	Attributable to Owners of the Company							
At 1 January 2014	1,991.4	143.1	14.3	(339.3)	6,035.9	7,845.4	1,983.0	9,828.4
Effect of adoption of FRS 110	-	14.0	-	(11.8)	(116.1)	(113.9)	501.4	387.5
At 1 January 2014, restated	1,991.4	157.1	14.3	(351.1)	5,919.8	7,731.5	2,484.4	10,215.9
Profit for the period	-	-	-	-	119.7	119.7	22.7	142.4
Other comprehensive income								
Defined benefit plan remeasurements	-	-	-	-	0.2	0.2	0.2	0.4
Changes in fair value of equity investments available for sale	-	-	2.0	-	-	2.0	-	2.0
Effective portion of changes in fair value of cash flow hedges	-	-	(0.1)	-	-	(0.1)	(0.1)	(0.2)
Exchange differences on hedges of net investment in foreign entities	-	-	-	0.2	-	0.2	0.2	0.4
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	2.5	-	2.5	1.1	3.6
Share of other reserve movement of associates	-	-	(0.7)	-	-	(0.7)	(0.8)	(1.5)
Translation differences arising on consolidation of foreign entities	-	-	-	(11.3)	-	(11.3)	24.4	13.1
Other comprehensive income for the period, net of income tax	-	-	1.2	(8.6)	0.2	(7.2)	25.0	17.8
Total comprehensive income for the period	-	-	1.2	(8.6)	119.9	112.5	47.7	160.2
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Dividends paid to non-controlling interests	-	-	-	-	-	-	(35.2)	(35.2)
Share-based payment transactions	-	-	0.4	-	-	0.4	0.2	0.6
Total contributions by and distributions to owners	-	-	0.4	-	-	0.4	(35.0)	(34.6)
Change in ownership interests in subsidiaries								
Change of interest in a subsidiary without loss of control	-	7.1	-	-	-	7.1	(7.1)	-
Total change in ownership interests in subsidiaries	-	7.1	-	-	-	7.1	(7.1)	-
Total transactions with owners	-	7.1	0.4	-	-	7.5	(42.1)	(34.6)
At 31 March 2014	**1,991.4**	**164.2**	**15.9**	**(359.7)**	**6,039.7**	**7,851.5**	**2,490.0**	**10,341.5**
Profit for the period	-	-	-	-	137.9	137.9	38.6	176.5
Other comprehensive income								
Defined benefit plan remeasurements	-	-	-	-	(0.3)	(0.3)	(0.1)	(0.4)
Changes in fair value of equity investments available for sale	-	-	0.5	-	-	0.5	-	0.5
Effective portion of changes in fair value of cash flow hedges	-	-	-	-	-	-	(0.1)	(0.1)
Exchange differences on hedges of net investment in foreign entities	-	-	-	5.5	-	5.5	3.7	9.2
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(5.9)	-	(5.9)	(0.8)	(6.7)
Translation differences arising on consolidation of foreign entities	-	-	-	(13.7)	-	(13.7)	(4.1)	(17.8)
Other comprehensive income for the period, net of income tax	-	-	0.5	(14.1)	(0.3)	(13.9)	(1.4)	(15.3)
Total comprehensive income for the period	-	-	0.5	(14.1)	137.6	124.0	37.2	161.2
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Capital contribution from non-controlling interests	-	-	-	-	-	-	0.3	0.3
Dividends paid to owners of the Company	-	-	-	-	(79.1)	(79.1)	-	(79.1)
Dividends paid to non-controlling interests	-	-	-	-	-	-	(58.4)	(58.4)
Share-based payment transactions	-	-	0.4	-	-	0.4	0.3	0.7
Total contributions by and distributions to owners	-	-	0.4	-	(79.1)	(78.7)	(57.8)	(136.5)
Change in ownership interests in subsidiaries								
Change of interests in subsidiaries without loss of control	-	(3.2)	5.2	4.7	(17.8)	(11.1)	(14.6)	(25.7)
Total changes in ownership interests in subsidaries	-	(3.2)	5.2	4.7	(17.8)	(11.1)	(14.6)	(25.7)
Total transactions with owners	-	(3.2)	5.6	4.7	(96.9)	(89.8)	(72.4)	(162.2)
At 30 June 2014	**1,991.4**	**161.0**	**22.0**	**(369.1)**	**6,080.4**	**7,885.7**	**2,454.8**	**10,340.5**

** Other reserves comprise mainly fair value reserve arising from available-for-sale investments, share of other reserve of associates and share option reserve.*

The Group	Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	Attributable to Owners of the Company							
At 1 July 2014	1,991.4	161.0	22.0	(369.1)	6,080.4	7,885.7	2,454.8	10,340.5
Profit for the period	-	-	-	-	127.2	127.2	49.4	176.6
Other comprehensive income								
Changes in fair value of equity investments available for sale	-	-	6.7	-	-	6.7	-	6.7
Effective portion of changes in fair value of cash flow hedges	-	-	-	-	-	-	0.2	0.2
Exchange differences on hedges of net investment in foreign entities	-	-	-	(13.1)	-	(13.1)	(8.9)	(22.0)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	11.6	-	11.6	2.3	13.9
Exchange differences realised on dilution of interest in an associate	-	-	-	(0.4)	-	(0.4)	(0.3)	(0.7)
Share of other reserve movements of associates transferred to profit and loss upon dilution	-	-	0.9	-	-	0.9	0.6	1.5
Share of other reserve movements of associates and jointly-controlled entities	-	-	-	-	-	-	0.3	0.3
Translation differences arising on consolidation of foreign entities	-	-	-	12.8	-	12.8	(14.4)	(1.6)
Other comprehensive income for the period, net of income tax	-	-	7.6	10.9	-	18.5	(20.2)	(1.7)
Total comprehensive income for the period	-	-	7.6	10.9	127.2	145.7	29.2	174.9
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Capital contribution from non-controlling interests	-	-	-	-	-	-	12.3	12.3
Capital reduction by a subsidiary via distribution in specie of its interest in an associate	-	-	-	-	-	-	(58.7)	(58.7)
Dividends paid to owners of the Company	-	-	-	-	(36.4)	(36.4)	-	(36.4)
Dividends paid to non-controlling interests	-	-	-	-	-	-	(39.3)	(39.3)
Issue expenses incurred by a subsidiary	-	(0.3)	-	-	-	(0.3)	(0.3)	(0.6)
Share-based payment transactions	-	-	0.4	-	-	0.4	0.2	0.6
Total contributions by and distributions to owners	-	(0.3)	0.4	-	(36.4)	(36.3)	(85.8)	(122.1)
Change in ownership interests in subsidiaries								
Change of interest in a subsidiary without loss of control	-	(1.8)	-	-	-	(1.8)	(1.3)	(3.1)
Total changes in ownership interests in subsidaries	-	(1.8)	-	-	-	(1.8)	(1.3)	(3.1)
Total transactions with owners	-	(2.1)	0.4	-	(36.4)	(38.1)	(87.1)	(125.2)
At 30 September 2014	**1,991.4**	**158.9**	**30.0**	**(358.2)**	**6,171.2**	**7,993.3**	**2,396.9**	**10,390.2**

** Other reserves comprise mainly fair value reserve arising from available-for-sale investments, share of other reserve of associates and share option reserve.*

The Group	Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	Attributable to Owners of the Company							
At 1 January 2013	1,991.4	149.0	12.0	(392.1)	5,543.4	7,303.7	1,953.4	9,257.1
Effect of adoption of FRS 110	-	13.2	-	(13.4)	(113.5)	(113.7)	514.1	400.4
At 1 January 2013, restated	1,991.4	162.2	12.0	(405.5)	5,429.9	7,190.0	2,467.5	9,657.5
Profit for the period	-	-	-	-	137.7	137.7	42.5	180.2
Other comprehensive income								
Changes in fair value of equity investments available for sale	-	-	3.3	-	-	3.3	-	3.3
Effective portion of changes in fair value of cash flow hedges	-	-	(0.1)	-	-	(0.1)	(0.1)	(0.2)
Exchange differences on hedges of net investment in foreign entities	-	-	-	(6.7)	-	(6.7)	(5.5)	(12.2)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	13.2	-	13.2	(1.6)	11.6
Share of other reserve movement of associates	-	-	-	-	-	-	(0.1)	(0.1)
Translation differences arising on consolidation of foreign entities	-	-	-	(3.0)	-	(3.0)	26.5	23.5
Other comprehensive income for the period, net of income tax	-	-	3.2	3.5	-	6.7	19.2	25.9
Total comprehensive income for the period	-	-	3.2	3.5	137.7	144.4	61.7	206.1
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Capital contribution from non-controlling interests	-	-	-	-	-	-	0.5	0.5
Dividends paid to non-controlling interests	-	-	-	-	-	-	(35.2)	(35.2)
Share-based payment transactions	-	-	0.6	-	-	0.6	0.5	1.1
Total contributions by and distributions to owners	-	-	0.6	-	-	0.6	(34.2)	(33.6)
Change in ownership interests in subsidiaries								
Change of interest in a subsidiary without loss of control	-	-	-	1.4	0.2	1.6	1.0	2.6
Total change in ownership interests in subsidiaries	-	-	-	1.4	0.2	1.6	1.0	2.6
Total transactions with owners	-	-	0.6	1.4	0.2	2.2	(33.2)	(31.0)
At 31 March 2013, restated	**1,991.4**	**162.2**	**15.8**	**(400.6)**	**5,567.8**	**7,336.6**	**2,496.0**	**9,832.6**
Profit for the period	-	-	-	-	205.1	205.1	54.5	259.6
Other comprehensive income								
Changes in fair value of equity investments available for sale	-	-	(3.8)	-	-	(3.8)	-	(3.8)
Effective portion of changes in fair value of cash flow hedges	-	-	0.3	(0.3)	-	-	-	-
Exchange differences on hedges of net investment in foreign entities	-	-	-	2.3	-	2.3	1.9	4.2
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(2.2)	-	(2.2)	0.1	(2.1)
Realisation of exchange differences on disposal of an subsidiary	-	-	-	(1.1)	-	(1.1)	-	(1.1)
Share of other reserve movement of associates	-	-	(0.1)	-	-	(0.1)	-	(0.1)
Translation differences arising on consolidation of foreign entities	-	-	-	29.5	-	29.5	(10.5)	19.0
Other comprehensive income for the period, net of income tax	-	-	(3.6)	28.2	-	24.6	(8.5)	16.1
Total comprehensive income for the period	-	-	(3.6)	28.2	205.1	229.7	46.0	275.7
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Capital contribution from non-controlling interests	-	-	-	-	-	-	0.2	0.2
Dividends paid to owners of the Company	-	-	-	-	(124.6)	(124.6)	-	(124.6)
Dividends paid to non-controlling interests	-	-	-	-	-	-	(37.3)	(37.3)
Share-based payment transactions	-	-	0.7	-	-	0.7	0.5	1.2
Total contributions by and distributions to owners	-	-	0.7	-	(124.6)	(123.9)	(36.6)	(160.5)
Changes in ownership interests in subsidiaries								
Change of interests in subsidiaries without loss of control	-	(2.6)	-	(4.8)	(0.2)	(7.6)	(64.5)	(72.1)
Total changes in ownership interests in subsidaries	-	(2.6)	-	(4.8)	(0.2)	(7.6)	(64.5)	(72.1)
Total transactions with owners	-	(2.6)	0.7	(4.8)	(124.8)	(131.5)	(101.1)	(232.6)
At 30 June 2013, restated	**1,991.4**	**159.6**	**12.9**	**(377.2)**	**5,648.1**	**7,434.8**	**2,440.9**	**9,875.7**

** Other reserves comprise mainly fair value reserve arising from available-for-sale investments, share of other reserve of associates and share option reserve.*

The Group	Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	Attributable to Owners of the Company							
At 1 July 2013	1,991.4	159.6	12.9	(377.2)	5,648.1	7,434.8	2,440.9	9,875.7
Profit for the period	-	-	-	-	121.5	121.5	53.5	175.0
Other comprehensive income								
Defined benefit plan remeasurements	-	-	-	-	0.1	0.1	0.1	0.2
Changes in fair value of equity investments available for sale	-	-	0.2	-	-	0.2	-	0.2
Effective portion of changes in fair value of cashflow hedges	-	-	0.1	-	-	0.1	0.1	0.2
Exchange differences on hedges of net investment in foreign entities	-	-	-	8.3	-	8.3	10.5	18.8
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(6.9)	-	(6.9)	(5.2)	(12.1)
Share of other reserve movements of associates	-	-	-	-	-	-	0.1	0.1
Translation differences arising on consolidation of foreign entities	-	-	-	(8.2)	-	(8.2)	37.3	29.1
Other comprehensive income for the period, net of income tax	-	-	0.3	(6.8)	0.1	(6.4)	42.9	36.5
Total comprehensive income for the period	-	-	0.3	(6.8)	121.6	115.1	96.4	211.5
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Capital contribution from non-controlling interests	-	-	-	-	-	-	0.1	0.1
Dividends paid to owners of the Company	-	-	-	-	(72.7)	(72.7)	-	(72.7)
Dividends paid to non-controlling interests	-	-	-	-	-	-	(37.5)	(37.5)
Share-based payment transactions	-	-	0.8	-	-	0.8	0.4	1.2
Total contributions by and distributions to owners	-	-	0.8	-	(72.7)	(71.9)	(37.0)	(108.9)
Changes in ownership interests in subsidiaries								
Change of interests in subsidiaries without loss of control	-	(2.4)	0.2	3.6	7.5	8.9	(80.3)	(71.4)
Total changes in ownership interests in subsidaries	-	(2.4)	0.2	3.6	7.5	8.9	(80.3)	(71.4)
Total transactions with owners	-	(2.4)	1.0	3.6	(65.2)	(63.0)	(117.3)	(180.3)
At 30 September 2013, restated	**1,991.4**	**157.2**	**14.2**	**(380.4)**	**5,704.5**	**7,486.9**	**2,420.0**	**9,906.9**

* *Other reserves comprise mainly fair value reserve arising from available-for-sale investments, share of other reserve of associates and share option reserve.*

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The Company	Share Capital S$m	Capital Reserve S$m	Fair Value Reserve S$m	Other Reserve S$m	Accumulated Profits S$m	Total S$m
At 1 January 2014	1,991.4	63.7	14.2	-	3,370.0	5,439.3
Profit for the period	-	-	-	-	27.2	27.2
<u>Other comprehensive income</u>						
Changes in fair value of equity investments available for sale	-	-	(0.1)	-	-	(0.1)
Other comprehensive income for the period, net of income tax	-	-	(0.1)	-	-	(0.1)
Total comprehensive income for the period	-	-	(0.1)	-	27.2	27.1
At 31 March 2014	**1,991.4**	**63.7**	**14.1**	**-**	**3,397.2**	**5,466.4**
Profit for the period	-	-	-	-	27.5	27.5
<u>Other comprehensive income</u>						
Changes in fair value of equity investments available for sale	-	-	-	-	-	-
Other comprehensive income for the period, net of income tax	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	27.5	27.5
Transaction with owners, recorded directly in equity						
<u>Contributions by and distributions to owners</u>						
Dividends paid to owners of the Company	-	-	-	-	(79.1)	(79.1)
Total contributions by and distributions to owners	-	-	-	-	(79.1)	(79.1)
Total transactions with owners	-	-	-	-	(79.1)	(79.1)
At 30 June 2014	**1,991.4**	**63.7**	**14.1**	**-**	**3,345.6**	**5,414.8**
Profit for the period	-	-	-	-	28.4	28.4
<u>Other comprehensive income</u>						
Changes in fair value of equity investments available for sale	-	-	(0.6)	-	-	(0.6)
Other comprehensive income for the period, net of income tax	-	-	(0.6)	-	-	(0.6)
Total comprehensive income for the period	-	-	(0.6)	-	28.4	27.8
Transaction with owners, recorded directly in equity						
<u>Contributions by and distributions to owners</u>						
Dividends paid to owners of the Company	-	-	-	-	(36.4)	(36.4)
Total contributions by and distributions to owners	-	-	-	-	(36.4)	(36.4)
Total transactions with owners	-	-	-	-	(36.4)	(36.4)
At 30 September 2014	**1,991.4**	**63.7**	**13.5**	**-**	**3,337.6**	**5,406.2**

CITY DEVELOPMENTS LIMITED
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The Company	**Share Capital S$m**	**Capital Reserve S$m**	**Fair Value Reserve S$m**	**Other Reserve S$m**	**Accumulated Profits S$m**	**Total S$m**
At 1 January 2013	1,991.4	63.7	12.2	-	3,326.3	5,393.6
Profit for the period	-	-	-	-	24.6	24.6
Other comprehensive income						
Changes in fair value of equity investments available for sale	-	-	2.2	-	-	2.2
Other comprehensive income for the period, net of income tax	-	-	2.2	-	-	2.2
Total comprehensive income for the period	-	-	2.2	-	24.6	26.8
At 31 March 2013	**1,991.4**	**63.7**	**14.4**	**-**	**3,350.9**	**5,420.4**
Profit for the period	-	-	-	-	1.5	1.5
Other comprehensive income						
Changes in fair value of equity investments available for sale	-	-	(2.0)	-	-	(2.0)
Other comprehensive income for the period, net of income tax	-	-	(2.0)	-	-	(2.0)
Total comprehensive income for the period	-	-	(2.0)	-	1.5	(0.5)
Transaction with owners, recorded directly in equity						
Contributions by and distributions to owners						
Dividends paid to owners of the Company	-	-	-	-	(124.6)	(124.6)
Total contributions by and distributions to owners	-	-	-	-	(124.6)	(124.6)
Total transactions with owners	-	-	-	-	(124.6)	(124.6)
At 30 June 2013	**1,991.4**	**63.7**	**12.4**	**-**	**3,227.8**	**5,295.3**
Profit for the period	-	-	-	-	105.8	105.8
Other comprehensive income						
Changes in fair value of equity investments available for sale	-	-	0.5	-	-	0.5
Other comprehensive income for the period, net of income tax	-	-	0.5	-	-	0.5
Total comprehensive income for the period	-	-	0.5	-	105.8	106.3
Transaction with owners, recorded directly in equity						
Contributions by and distributions to owners						
Dividends paid to owners of the Company	-	-	-	-	(72.7)	(72.7)
Total contributions by and distributions to owners	-	-	-	-	(72.7)	(72.7)
Total transactions with owners	-	-	-	-	(72.7)	(72.7)
At 30 September 2013	**1,991.4**	**63.7**	**12.9**	**-**	**3,260.9**	**5,328.9**

1(e)(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 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 Company, 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.

Ordinary share capital

There was no change in the Company's issued share capital during the three months ended 30 September 2014.

Preference share capital

There was no change in the Company's issued preference share capital during the three months ended 30 September 2014.

As at 30 September 2014, the maximum number of ordinary shares that may be issued upon full conversion of all of the non-redeemable convertible non-cumulative preference shares of the Company ("Preference Shares") at the sole option of the Company is 44,998,898 ordinary shares (30 September 2013: 44,998,898 ordinary shares).

1(e)(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.

The Company did not hold any treasury shares as at 30 September 2014, 31 December 2013 and 30 September 2013.

The total number of issued ordinary shares as at 30 September 2014 and 31 December 2013 is 909,301,330.

The total number of issued Preference Shares as at 30 September 2014 and 31 December 2013 is 330,874,257.

1(e)(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.

There were no sales, transfers, disposal, cancellation and/or use of treasury shares during the three months ended 30 September 2014.

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

The figures have neither been audited nor reviewed by our 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 Note 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the Group's most recently audited financial statements for the year ended 31 December 2013.

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 adopted the following relevant new standards, amendments to standards and interpretations that are effective for financial period beginning on 1 January 2014.

Revised FRS 27 *Separate Financial Statements*
Revised FRS 28 *Investments in Associates and Joint Ventures*
FRS 110 *Consolidated Financial Statements*
FRS 111 *Joint Arrangements*
FRS 112 *Disclosure of Interests in Other Entities*
Amendments to FRS 32 *Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities*
Amendments to FRS 36 *Impairment of Assets: Recoverable Amount Disclosure for Non-Financial Assets*
Amendments to FRS 39 *Financial Instruments: Recognition and Measurement: Novation of Derivatives and Continuation of Hedge Accounting*
INT FRS 121 *Levies*

The adoption of these FRSs did not result in any significant impact on the financial statements of the Group, except for the following:

<u>FRS 112 *Disclosure of Interests in Other Entities*</u>
FRS 112 *Disclosure of Interests in Other Entities,* which sets out the disclosures required to be made in respect of all forms of an entity's interests in other entities, including subsidiaries, joint arrangements, associates and unconsolidated structured entities. The adoption of this standard would result in more extensive disclosures being made in the Group's financial statements in respect of its interests in other entities. As FRS 112 is primarily a disclosure standard, there will be no financial impact on the results and financial position of the Group and the Company upon adoption of this standard by the Group in 2014.

<u>FRS 110 *Consolidated Financial Statements*.</u>
FRS 110 *Consolidated Financial Statements* introduces a single control model with a series of indicators to assess control. In accordance with the transitional provisions of FRS 110, the Group has re-assessed the control conclusion for its investees under the new control model. As a consequence, the Group has consolidated CDL Hospitality Trusts which was previously accounted for as an associate using the equity method.

The change in accounting policy was applied retrospectively and the effects of the Group's comparative for this reporting period arising from the adoption of FRS 110 are as follows:

Income Statement	9-month period ended 30 September 2013 $'000
Increase in revenue	36,867
Increase in cost of sales	(2,123)
Decrease in other operating income	(603)
Decrease in administrative expenses	40,659
Increase in other operating expenses	(2,671)
Increase in finance income	181
Increase in finance costs	(12,124)
Decrease in share of after-tax profit of associates	(19,514)
Increase in income tax expense	(105)
Increase in non-controlling interests	(38,330)
Increase in profit attributable to owners of the Company	2,237
Increase in basic earnings per share (cents)	0.2

Statement of Financial Position	As at 31.12.2013 $'000
Increase in investment properties	358,334
Increase in property, plant and equipment	849,515
Increase in lease premium prepayment	34,564
Decrease in investment in associates	(228,356)
Decrease in other non-current assets	(6,675)
Increase in trade and other receivables	7,338
Increase in cash and cash equivalents	68,728
Increase in total assets	1,083,448
Increase in provision for taxation	(28)
Decrease in provisions (current)	7,252
Increase in trade and other payables	(14,175)
Increase in interest-bearing borrowings (current)	(145,983)
Increase in deferred tax liabilities	(321)
Increase in interest-bearing borrowings (non-current)	(542,245)
Increase in other liabilities (non-current)	(497)
Increase in total liabilities	(695,997)
Decrease in reserves	(113,983)
Increase in non-controlling interests	501,434
Increase in total equity	387,451

6. Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

	Third quarter ended 30 September		9-month period ended 30 September	
	2014	2013 (Restated)	2014	2013 (Restated)
Basic Earnings per share (cents)	14.0	13.4	41.6	50.3
Diluted Earnings per share (cents)	13.3	12.7	40.3	48.6
Earnings per share is calculated based on:				
a) Profit attributable to owners of the Company (S$'000) (*)	127,212	121,482	378,341	457,830
b) Weighted average number of ordinary shares in issue:				
- basic	909,301,330	909,301,330	909,301,330	909,301,330
- diluted (**)	954,300,228	954,300,228	954,300,228	954,300,228

* *After deducting preference dividends of $6,399,000 declared and paid in Q2 2014 (Q2 2013: $6,434,000).*

** *For computation of diluted earnings per share, the weighted average number of ordinary shares has been adjusted for any dilutive effect of potential ordinary shares arising from the conversion of all preference shares.*

7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares (excluding treasury shares) of the issuer at the end of the:-
(a) current financial period reported on; and
(b) immediately preceding financial year.

	The Group		The Company	
	30.09.2014 S$	31.12.2013 (Restated) S$	30.09.2014 S$	31.12.2013 S$
Net Asset Value per ordinary share based on the number of issued 909,301,330 ordinary shares (excluding treasury shares) as at 30 September 2014 (909,301,330 ordinary shares (excluding treasury shares) as at 31 December 2013)	8.79	8.50	5.95	5.98

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.

<u>Group Performance</u>

For the quarter (Q3 2014) and 9-month period (YTD Sept 2014) ended 30 September 2014, the Group achieved revenue of $1,321.6 million (Restated Q3 2013: $834.9 million) and $2,917.0 million (Restated YTD Sept 2013: $2,424.6 million), a double-digit growth of 58.3% and 20.3% respectively. The increases were boosted by the completion of the 602-unit Executive Condominium (EC), Blossom Residences, in Q3 2014. Under the prevailing accounting standards, profit for this EC was recognised in entirety only upon obtaining Temporary Occupation Permit (TOP). In addition, higher revenue was also generated from the hotel operations due to contribution from the two new hotels acquired in first half of 2014, coupled with stronger performance from recently refurbished hotels.

The Group's Q3 2014 attributable profit after tax and non-controlling interests increased 4.7% to $127.2 million (Restated Q3 2013: $121.5 million). Despite the increase in revenue for YTD Sept 2014, the Group's attributable profit after tax and non-controlling interests was lower due to absence of significant divestment gains from non-core investment properties as compared to the corresponding period, which had accounted for gains largely from the sale of 100G Pasir Panjang and strata units in Citimac Industrial Complex, Elite Industrial Building I, Elite Industrial Building II and GB Building. Excluding such divestment gains from YTD Sept 2013, on a like-for-like comparison, the Group's core earnings would have increased by 25.5% for YTD Sept 2014.

At pre-tax profit levels, property development segment maintained its lead position in the Group's performance, contributing 46.7% and 49.5% to the Group's pre-tax profits for Q3 2014 and YTD Sept 2014 respectively.

Hotel operations segment was the second highest contributor, despite challenges and economic uncertainties in some key markets. It benefited from the strong revenue and profit performance of its newly acquired hotels, namely The Chelsea Harbour Hotel in Q1 2014 and Novotel New York Times Square in Q2 2014, as well as the improved performances from Grand Hyatt Taipei and Millennium Hotel Minneapolis following their recent refurbishment works, with the return of refurbished rooms to the inventory. There was also stronger trading in regional US and New Zealand.

The rental properties segment reported a much lower pre-tax profit for YTD Sept 2014 due to the absence of the aforesaid divestment gains accounted in corresponding period of 2013.

The comparative figures of the Group's Q3 2013 and YTD Sept 2013 results were restated due to the adoption of FRS 110 *Consolidated Financial Statements* on 1 January 2014 which led to the consolidation of the results of CDL Hospitality Trusts (CDLHT), previously being equity accounted as an associate.

The Group's net gearing ratio as at 30 September 2014 stands at 36.0%, with interest cover at 11.0 times for YTD Sept 2014. This does not factor in any revaluation gains in investment properties but takes into account the consolidation of CDLHT and acquisition of new hotels by the Group.

<u>Property</u>

Based on advance estimates, the Singapore economy grew by 2.4% on a year-on-year basis in Q3 2014, maintaining the same rate of growth as Q2 2014. On a quarter-on-quarter seasonally-adjusted annualised basis, Singapore's economy expanded by 1.2% in Q3 2014, in comparison with the 0.1% contraction in Q2 2014.

On a year-on-year basis, the construction sector grew by 1.4% in Q3 2014, decelerating from the 4.1% growth in Q2 2014, mainly due to weaker private sector construction activities. The service sector grew by 2.9% in Q3 2014, slightly higher than the 2.8% growth in Q2 2014.

Urban Redevelopment Authority (URA) data indicated that overall prices of non-landed private residential properties declined by 0.7% quarter-on-quarter in Q3 2014, compared to the 1.0% decline in the previous quarter. This was the fourth consecutive quarter of price decline. In Q3 2014, developers sold 1,531 private residential units (excluding ECs). This is 42.6% less than the 2,665 units sold in Q2 2014.

Transaction volumes for YTD Sept 2014 fell to 5,940 new units from 12,380 units (excluding ECs), a drop of 52% while price trended down about 4%.

For the period under review, profits were booked in from H_2O Residences, Jewel @ Buangkok, UP@Robertson Quay and Buckley Classique which obtained its TOP in August 2014. Maiden profit was also realised from The Venue Residences and Shoppes, as well Blossom Residences EC, which obtained its TOP in September 2014. To date, this EC is fully-sold. Its profits were booked in for the first time as ECs can only realise profits upon TOP based on prevailing accounting requirements.

Profits were also realised from joint-venture projects such as HAUS@SERANGOON GARDEN, The Palette, D'Nest, Bartley Residences, Bartley Ridge, The Inflora, Hedges Park and Echelon.

No profits were realised from Coco Palms and Commonwealth Towers as both projects are still in the early stages of construction. Profits from two fully sold EC projects, namely The Rainforest and Lush Acres, have not been booked in due to accounting treatment.

Two joint venture projects launched in May 2014, continued to register relatively healthy sales. To date, the 944-unit Coco Palms located at Pasir Ris Grove and just a five-minute walk to the Pasir Ris MRT station, has sold 731 units (approximately 77%). The 845-unit Commonwealth Towers, situated along Commonwealth Avenue and next to the Queenstown MRT station, has sold 343 units (approximately 86%) of the 400 units released for sale.

Another existing project, the 616-unit Jewel @ Buangkok has sold another 22 units in Q3 2014, bringing total sales to about 75%.

URA statistics showed that the Office Property Price Index had increased by 1.6% in Q3 2014 as compared to the previous quarter. Office space rental in Q3 2014 had increased by 2.6% quarter-on-quarter compared with a growth of 2.8% in Q2 2014.

The island-wide occupancy rate of office space as at end of Q3 2014 has risen to 91.6%, in comparison with 90.4% in Q2 2014. In Q3 2014, the Group's office portfolio continued to enjoy healthy occupancy of about 96.8% as compared to the national average of 91.6%.

Construction of the 34-storey South Beach Tower – the office component of the South Beach development is progressing well. The first tenant is expected to commence business in Q1 2015. Leases have been secured for one third of the building's 500,000 sq ft lettable prime office space. Another 50% of leases are being firmed up and South Beach Consortium (SBC) is currently in advanced negotiation with potential tenants to take up another 10%. It is confident of hitting about 90% occupancy by end of 2014.

SBC has also identified the General Manager for its 654-room hotel – named The South Beach, which is expected to soft open by Q2 2015.

CDL China Limited, a wholly-owned subsidiary of the Group, continues to push forward with the development of its three projects.

Eling Residences, a luxury development comprising 126 exclusive units located at the peak of Eling Hill in Yuzhong district, Chongqing, will complete all structural works up to the roof before the end of the year. The project has been conferred the prestigious Building and Construction Authority (BCA) Green Mark Platinum Award on a provisional basis and this represents the first Green Mark Platinum rating awarded to a residential project in China. Pre-launch marketing has already started and project interest has been encouraging, though it is observed that the overall residential market in China remains sluggish at the moment.

The mixed-use project at Huang Huayuan, also located in Yuzhong district, has made good progress both in excavation and retaining wall works. This development will comprise three high-rise residential towers, a 150-room hotel and a mall.

Suzhou Hong Leong City Center (HLCC) is a sizable mixed-use development next to Jinji Lake in Suzhou Industrial Park district. The 462-unit residential tower and the 899-unit SOHO tower, both part of Phase 1, have obtained their respective sales permits. Official sales launch will only be held when market conditions improve. The excavation and retaining wall works for Phase 2 are progressing smoothly and are expected to be completed in the first quarter of 2015. Phase 2 will encompass a 362-unit residential tower, a hotel with around 300 rooms, a retail mall and an office tower.

The Group is closely monitoring the market conditions in China and will adopt the appropriate strategies as required. While most cities have lifted the home purchase restrictions and also relaxed the loan restrictions, the market still remains weak. At the appropriate time, the Group will officially launch Eling Residences and Suzhou HLCC.

On 30 September 2014, the Group announced that it had acquired majority interest in a prized and rare freehold land site in Tokyo for 30.5 billion yen (or approximately S$355.5 million). Located in the high-end prestigious residential enclave of the Shirokane area in Tokyo's Minato ward where numerous foreign embassies are situated, the expansive 16,815 square metre (sqm) (approximately 4.2 acres) land parcel includes a mansion (the former residence of Seiko's founder, Mr Kintaro Hattori) and lush landscaped gardens. The mansion was reputedly the place where the Constitution of Japan was crafted. This purchase marks the Group's first foray into residential real estate development in Japan and comes on the back of the Group's announcement earlier in the year on its strategic overseas expansion into real estate development. The Group plans to develop luxurious high-end condominiums on this site and to also conserve Mr Hattori's former residence which has rich heritage and immense historical significance.

Planning approval has been secured on the Group's Belgravia, Knightsbridge (32 Hans Road), Reading and Croydon projects. The Group expects to secure the consents for 90-100 Sydney Street in Chelsea and the Knightsbridge carpark (28 Pavilion Road) in Q1 2015.

The Group continues to examine a number of favourable joint venture opportunities and major sites in the UK, against a background of middle market cooling-off.

Foreign investment is continuing to target aggressively Central London development land and buildings. Prices for development stock are continuing to grow at a strong rate despite the slowing of end sales. We will retain pricing discipline in our acquisition activities and avoid over-paying in a potentially over-heated market.

The UK planning system continues to add more complexity, time and expense, most notably with the introduction of district Community Infrastructure Levies on all schemes becoming compulsory from April 2015 and greater demands for schemes to support more social housing.

There is keen competition for sites in Central London as certain developers and investors are accelerating bids, to arguably unsustainable levels, showing significant sales inflation.

As London moves towards its General Election in 2016, the Group believes that it should be in a strong position to pick up site sales which it feels are likely to arise opportunistically.

Hotels

In Q3 2014, M&C, in which the Group holds a 60% interest, reported an increase in revenue of 6.2% to £215.9 million (Restated Q3 2013: £203.3 million) and net profit after tax and non-controlling interests increased by 10.6% to £35.5 million (Restated Q3 2013: £32.1 million).

For YTD Sept 2014, revenue increased by 1.9% year-on-year to £596.5 million (Restated YTD Sept 2013: £585.5 million) while attributable profit after tax and non-controlling interests decreased by 14.8% to £66.0 million (Restated YTD Sept 2013: £77.5 million).

M&C's improved performance in Q3 2014 was attributed largely to contributions from the two previously-announced hotel acquisitions completed in 1H 2014 and stronger performance from recently refurbished hotels, especially Grand Hyatt Taipei. This was supported by its management's firm control of costs, which continues to be maintained.

Global RevPAR increased by 0.6% to £69.83 (2013: £69.42) for YTD Sept 2014 and by 5.5% increase to £77.71 (2013: £73.68) for Q3 2014.

As over 75% of M&C's revenues come from outside of the United Kingdom, its financial results are significantly impacted by the recent strength of its reporting currency, the pound sterling. In constant currency terms, M&C's operating performance was stronger, with RevPAR increasing by 6.0% for YTD Sept 2014 and 9.9% growth in Q3 2014, compared to the same periods last year, with gains recorded in most of M&C's trading regions.

Subsequent to the end of Q3 2014, M&C completed its acquisition of Boscolo Palace Roma, a 5-star property with 87 luxury suites and guest rooms, located on Rome's Via Veneto. The hotel, now re-branded as Grand Hotel Palace Rome, is M&C's first property in Italy. It was recently refurbished to very high specification. For several years, M&C has been seeking to establish its presence in this key gateway city, but there have been very few opportunities for a hotel acquisition. When this ideal property emerged, M&C seized it strategically.

M&C's property revenue of £29.3 million for YTD Sept 2014 included New Zealand landbank sales and the sale of the last three apartment units at The Glyndebourne condominium (site of the former Copthorne Orchid Hotel).

As previously announced, the collective sale agreement (CSA) which M&C signed in November 2013 with respect to its strata-titled interest in the Tanglin Shopping Centre, Singapore, failed to attract the requisite number of signatories and as a result the CSA lapsed on 27 August 2014. This process was directed by an independent sales committee, representing all selling unit-holders. For properties to be sold en bloc, the consent of at least 80% of the owners is required before a sale tender can be called. As M&C holds approximately a 34% interest, it does not anticipate that a new CSA will be negotiated. It is unlikely to participate in further attempts in the foreseeable future, given that this Committee has already tried twice and the asking prices have not been realistically determined.

M&C has decided not to renew the lease on Copthorne Hotel Hannover, which expires on 31 December 2014, as this hotel, which was inherited when the Copthorne chain was acquired, has historically been unprofitable for M&C.

On the development front, fitting out and final preparation works on M&C's new 329-room deluxe hotel in Tokyo's Ginza district are now underway and the hotel is scheduled to receive its first guests on 17 December 2014. Mitsui Fudosan Co., Ltd. will operate the hotel as the Millennium Mitsui Garden Hotel Tokyo under a fixed-term lease and licensing arrangement. M&C will own majority of the property through freehold interest and also a small portion of the land under leasehold status.

M&C's rolling refurbishment programme for its existing hotels continues to make progress. On 1 October 2014, the former Millennium Resort and Villas Scottsdale was re-opened as The McCormick Scottsdale following a three-month renovation of its 125 suites and guest rooms.

Grand Hyatt Taipei is continuing to benefit from the room refurbishment programme, completed in May 2014, with double-digit RevPAR growth over the nine-month period. The hotel has just started with refurbishment works on one of its F&B outlets. In December, it will proceed with the refurbishment of the public areas, followed by three other restaurants which will be scheduled to complete in Q3 2015.

As at 30 September 2014, M&C has a 35.6% effective interest in First Sponsor Group Limited (FSGL) following its listing on the Main Board of the Singapore Exchange on 22 July 2014. FSGL now reports its results independently.

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

The Group's performance for the period under review is in line with its expectations as disclosed in the announcement of results for the second quarter and half year ended 30 June 2014.

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.

Property

According to the Monetary Authority of Singapore (MAS), the developed economies were varied in their economic performances in Q2 2014. The United States is expected to lead the global economic recovery with improving private consumption. The US-led recovery will serve to benefit the export-oriented ASEAN economies. However, the Eurozone and Japan are expected to remain weak. The MAS expects the Singapore economy to grow moderately at between 2.5% and 3.5% for this year and 2015; impacted by its ongoing economic restructuring efforts.

Residential property prices in Singapore have yet to stabilise and there are no signs of any rebound. Prices are expected to remain subdued across all residential market segments, as the regulatory environment remains challenging. In the short run, the various Government cooling measures, especially the total debt service ratio (TDSR) framework and additional buyer stamp duty (ABSD), will continue to weigh heavily on the market, impacting both sales volumes and prices of residential units. The high-end market in particular, remains subdued, with prices still below its peak of 2008. While there has been increased recent interest in this segment, transaction activity remains slow. This has led to a pullback of new residential property launches in the market. Residential sales volume is likely to remain subdued. Due to constrained finances, affordability is a key concern amongst buyers. The market will continue to be price sensitive and favour the trend towards smaller unit format, which ensures affordability to meet buyers' demands. However, these shoebox units are limited as the Government had issued new rules to cap its supply since 2012.

Average residential rents across all market segments, particularly the high-end segment, are on the decline, coupled with a weak secondary market. From the Group's experience, having gone through many property cycles, if this trend continues, with prices dipping more, some mortgage borrowers affected by lower rentals, may have difficulty servicing their loans, possibly leading to forced fire sales. Savvy investors who believe in Singapore's prospects will continue to read positively into the property market with a medium to long-term perspective. New launches that are priced carefully will continue to sell, as buyers only need to make progressive payments based on stages of construction, and they are confident that the market will recover over time.

Land prices for public Government Land Sales (GLS) tenders appear to remain relatively resilient with strong demand especially from foreign developers, particularly from China, due to the sluggish property market in their home country. Developers are also banding together in joint ventures to spread their risks in view of escalating land prices. Foreign construction companies are also tendering, sacrificing their profit margins in construction, to keep their employees and machineries occupied.

With limited land bank and the punitive restrictions imposed by the Qualifying Certificates (QC), which makes it difficult for affected developers to buy land from the private market, competition for prime lands is still keen as developers need to restock their land bank. The Group hopes that the QC rules will be reviewed in light of the changing landscape.

Ironically, as foreign players enter the Singapore market, local developers are seeking opportunities overseas. The Group is cautiously optimistic as it enters new markets. It will continue to maintain discipline in its strategic investment approach for land or property acquisitions in Singapore and abroad.

The Singapore office market has enjoyed steady leasing demand and touted to be one of the promising star performers for the year. With limited office supply in the short-term, especially of Grade A Office buildings in the Central Business District (CBD), the demand dynamics have led to low vacancy and office rents moving in an upward trend. Given Singapore's political stability and governance, the city remains an important business hub. Office leasing demand is likely to remain healthy, with businesses growing in volume and size. Office rental is projected to remain on a growth trajectory for the next few quarters, which augurs well for the Group's South Beach project.

Hotels

For the first three weeks of trading in Q4 2014, Global RevPAR in constant currency terms increased by 6.8%, compared to the same period last year. London was up by 3.3%; New York rose by 4.5%, while Singapore fell by 4.2%. Excluding its two acquisitions this year in New York and London, Global RevPAR increased by 1.8%, with London up by 2.0% and New York down by 0.3%.

M&C's financial position remains strong and the management's trading expectations for 2014 remain unchanged. It will continue to monitor the Ebola outbreak situation closely.

On 7 November 2014, M&C announced that Mr Aloysius Lee Tse Sang will be appointed as its Group Chief Executive Officer, in succession to Mr Wong Hong Ren, with effect from 1 March 2015, after serving as CEO designate from 1 February 2015.

Group Prospects

The global economy remains fragile with numerous unpredictable trigger points.

Singapore continues its restructuring efforts to prepare for a more productive economy. The Government's control on the inflows of foreign workers has slowed to its lowest level in five years and is now more sustainable. It is hoped that with this, businesses will raise their productivity and be in a stronger position to expand.

The domestic residential real estate market will need to battle headwinds as sentiments remain subdued with little signs of property curbs being tweaked or removed in the near-term. Transaction volumes and prices continue to face downward pressures as homebuyers maintain a wait-and-see approach.

The Group has gone through many property cycles. With a diversified portfolio in property development, hotel operations and investment properties, it has been able to leverage on these components to weather out the storms.

Even as the residential market is on a down cycle, the commercial and hotel sector are emerging as shining stars. Office and hotel properties have become most desirable assets. Demand for Grade A office space in Singapore is improving; and capital value for hotels has increased significantly, even though earnings have not caught up yet. With over 120 hotels globally, the Group is able to counterbalance by geographical spread.

The Group will remain resilient. In line with its diversification strategy, it is actively pursuing its overseas platforms and developing its funds management products as planned. While the Group will continue to have a stronghold on the Singapore property market as it is confident that it will bounce back over time given that property is cyclical in nature, the Group's DNA is evolving as it enters cautiously into new frontiers to expand its overseas property development business. While some of the countries identified may be starting to face a softening market, the Group believes that this may pose opportunities to strategically acquire prime sites at more reasonable prices, as compared to a boom market where premium prices dominate.

The Group expects to remain profitable for the current year.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

The Company had paid the following tax-exempt (one-tier) special interim ordinary dividend to ordinary shareholders and non-cumulative preference dividends to holders of City Developments Limited Non-redeemable Convertible Non-cumulative Preference Shares ("Preference Shares").

Name of Dividend	Tax exempt (One-tier) Special Interim Ordinary Dividend	Tax exempt (One-tier) Preference Dividend
Date of Payment	10 September 2014	30 June 2014
Dividend Type	Cash	Cash
Dividend Amount (in cents)	4.0 cents per Ordinary Share	1.93 cents per Preference Share
Dividend Rate (in %)	N.A.	3.9% per annum on the issue price of each Preference Share
Dividend Period	N.A.	From 31 December 2013 to 29 June 2014 (both dates inclusive)
Issue Price	N.A.	$1.00 per Preference Share

On 12 November 2014, the Board of Directors, pursuant to the recommendation of the Audit and Risk Committee, declared the payment of a tax-exempt (one-tier) non-cumulative preference dividend to holders of the City Developments Limited Preference Shares in accordance with the terms of issue of the Preference Shares. The preference dividend for each Preference Share is calculated at the dividend rate of 3.9% per annum on the issue price of $1.00 for each Preference Share on the basis of 184 days, being the actual number of days comprised in the dividend period from 30 June 2014 to 30 December 2014, divided by 365 days.

Name of Dividend	Tax-exempt (One-tier) Preference Dividend
Date of Payment	31 December 2014
Dividend Type	Cash
Dividend Amount (in cents)	1.97 cents per Preference Share
Dividend Rate (in %)	3.9% per annum on the issue price of each Preference Share
Dividend Period	From 30 June 2014 to 30 December 2014 (both dates inclusive)
Issue Price	$1.00 per Preference Share

(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	Tax exempt (One-tier) Special Interim Ordinary Dividend	Tax exempt (One-tier) Preference Dividend	
Date of Payment	5 September 2013	1 July 2013	31 December 2013
Dividend Type	Cash	Cash	Cash
Dividend Amount (in cents)	8.0 cents per Ordinary Share	1.94 cents per Preference Share^	1.96 cents per Preference Share^
Dividend rate (in %)	N.A.	3.9% per annum on the issue price of each Preference Share	3.9% per annum on the issue price of each Preference Share
Dividend Period	N.A.	From 31 December 2012 to 30 June 2013 (both dates inclusive)	From 1 July 2013 to 30 December 2013 (both dates inclusive)
Issue Price	N.A.	$1.00 per Preference Share	$1.00 per Preference Share

^ *Preference dividend for each Preference Share is calculated at the dividend rate of 3.9% per annum of the issue price of $1.00 for each Preference Share on the basis of the actual number of days comprised in the dividend period divided by 365 days.*

(c) Date payable

The tax-exempt (one-tier) preference dividend for the period from 30 June 2014 to 30 December 2014 (both dates inclusive) will be paid on 31 December 2014.

(d) Books Closure Date

5.00pm on 11 December 2014.

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

Not applicable.

13. Interested Person Transactions

Interested Persons	Aggregate value of all interested person transactions conducted in third quarter ended 30 September 2014 under the IPT Mandate pursuant to Rule 920 (excluding transactions less than $100,000)	
Hong Leong Investment Holdings Pte. Ltd. group of companies	<u>Property-related</u> (a) Provision of property management and maintenance services to interested persons (b) Provision of project management services to interested person (c) Lease of premises to interested person	$4,140,966.77
	<u>Management and Support Services</u> Provision to interested persons of: (i) accounting and administrative services; and (ii) financial services	$646,097.00
	Total:	**$4,787,063.77**
Directors and their immediate family members		Nil

14. Segment Reporting

By Business Segments

	The Group			
	Third quarter ended 30 September		9-month period ended 30 September	
	2014	2013 (Restated)	2014	2013 (Restated)
	S$'000	S$'000	S$'000	S$'000
<u>Revenue</u>				
Property Development	750,395	326,307	1,334,764	944,529
Hotel Operations	444,243	390,740	1,214,277	1,116,924
Rental Properties	95,044	93,594	281,919	281,006
Others	31,936	24,265	86,045	82,158
	1,321,618	**834,906**	**2,917,005**	**2,424,617**
<u>Profit before income tax (*)</u>				
Property Development	99,823	88,903	280,347	241,816
Hotel Operations	87,588	67,125	193,609	183,810
Rental Properties	34,395	28,317	105,018	239,121
Others	(7,931)	6,531	(12,386)	12,440
	213,875	**190,876**	**566,588**	**677,187**

** Includes share of after-tax profit of associates and jointly-controlled entities.*

15. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Property Development

Revenue increased by $424.1 million to $750.4 million (Q3 2013: $326.3 million) for Q3 2014 and $390.3 million to $1,334.8 million (YTD September 2013: $944.5 million) for YTD September 2014.

Pre-tax profits increased by $10.9 million to $99.8 million (Q3 2013: $88.9 million) for Q3 2014 and $38.5 million to $280.3 million (YTD September 2013: $241.8 million) for YTD September 2014.

Projects that contributed to both revenue and profit in YTD September 2014 include 368 Thomson, Buckley Classique, The Glyndebourne, H_2O Residences, HAUS@SERANGOON GARDEN, The Palette, Jewel @ Buangkok, UP@Robertson Quay, D'Nest, Blossom Residences and The Venue Residences and Shoppes. In accordance with the Group's policy of equity accounting for the results of its jointly-controlled entities, whilst revenue from joint venture developments such as Hedges Park, The Inflora, Bartley Residences, Bartley Ridge and Echelon have not been consolidated into the Group's total revenue, the Group's share of profits arising from these joint venture developments have been included in pre-tax profit.

The significant increases in revenue for Q3 2014 and YTD September 2014 were largely due to the full revenue recognition from an executive condominium (EC), Blossom Residences which obtained Temporary Occupation Permit (TOP) in September 2014. Under prevailing accounting standards, both revenue and profit for EC are recognised in entirety only upon TOP. In addition, maiden contribution from Jewel @ Buangkok and D'Nest together with higher contribution from H_2O Residences and The Palette also attributed to the increases. These increases were however partially offset by absence of contributions from Hundred Trees, Cube 8 and Tree House that were completed in 2013 and reduced contribution from The Glyndebourne.

The increases in pre-tax profits for Q3 2014 and YTD September 2014 were due to higher revenue generated, coupled with maiden contribution from joint venture projects including Echelon, Bartley Ridge and The Inflora as well as higher contribution from Bartley Residences, partially offset by the lower contribution from First Sponsor Group Limited.

Hotel Operations

Revenue for this segment increased by $53.5 million to $444.2 million (Restated Q3 2013: $390.7 million) for Q3 2014 and $97.4 million to $1,214.3 million (Restated YTD September 2013: $1,116.9 million) for YTD September 2014 whilst pre-tax profits increased by $20.5 million to $87.6 million (Restated Q3 2013: $67.1 million) and $9.8 million to $193.6 million (Restated YTD September 2013: $183.8 million).

The increases in revenue and pre-tax profits for Q3 2014 and YTD September 2014 were primarily due to contributions from recently acquired hotels, The Chelsea Harbour Hotel and Novotel New York Times Square, higher contribution from recently refurbished hotels, in particular, Grand Hyatt Taipei, improved performance from Singapore hotels and higher hotel management fees earned from the Middle East.

Rental Properties

Revenue for this segment remained relatively at par at $95.0 million (Restated Q3 2013: $93.6 million) for Q3 2014 and $281.9 million (Restated YTD September 2013: $281.0 million) for YTD September 2014.

Pre-tax profits decreased by $134.1 million to $105.0 million (Restated YTD September 2013: $239.1 million) for YTD September 2014. The significant decrease in pre-tax profit was mainly attributed to an absence of substantial gains on disposal of non-core investment properties. In 2013, profit was recognised from the sale of an industrial site at 100G Pasir Panjang, disposal of equity interest in a subsidiary, several strata units in Citimac Industrial Complex, Elite Industrial Building I, Elite Industrial Building II and 1 strata floor of GB Building.

Others

Revenue, comprising mainly management fee income from building maintenance contracts, project management, club operations as well as dividend income, increased by $7.6 million to $31.9 million (Q3 2013: $24.3 million) for Q3 2014 and $3.8 million to $86.0 million (YTD September 2013: $82.2 million) for YTD September 2014 due to higher management fee income.

This segment reported a pre-tax loss of $7.9 million (Q3 2013: pre-tax profit of $6.5 million) for Q3 2014 and a pre-tax loss of $12.4 million (YTD September 2013: pre-tax profit of $12.4 million) for YTD September 2014.

Pre-tax loss for Q3 2014 and YTD September 2014 were mainly due to impairment loss made on an available-for-sale financial asset in Q3 2014 and net exchange losses incurred in 2014 vis-à-vis net exchange gains recognised in 2013. Lower gains from the realisation of investments in a private real estate fund further attributed to the decline. In addition, higher share of losses was reported by First Sponsor Group Limited, the Group's associate, for this segment in YTD September 2014 due to expenses incurred for its IPO exercise in Q2 2014.

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

Total Annual Net Dividend

	Full Year 2013 S$'000	Full Year 2012 S$'000
Ordinary	72,744	72,744
Special	72,744	45,465
Preference	12,904	12,904
Total	**158,392**	**131,113**

The final tax-exempt (one-tier) ordinary dividend for the year ended 31 December 2013 of 8.0 cents per ordinary share had been approved by the ordinary shareholders at the Annual General Meeting held on 23 April 2014 and the dividend amounts are based on the number of issued ordinary shares as at 5 May 2014.

17. A breakdown of sales and operating profit after tax for first half year and second half year.

Not applicable.

BY ORDER OF THE BOARD

Shufen Loh @ Catherine Shufen Loh
Company Secretary
12 November 2014

CONFIRMATION BY THE BOARD

The Directors of the Company hereby confirm, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the Group's unaudited financial results for the third quarter and the 9-month period ended 30 September 2014 to be false or misleading in any material respect.

On behalf of the Board of Directors

Kwek Leng Beng	**Kwek Leng Joo**
Executive Chairman	Deputy Chairman

Singapore, 12 November 2014