

Creating Value Through



Space



**FRASERS
CENTREPOINT**

Annual Report 2013

Our Vision

The solution to all real estate needs globally.

Our Mission

A fully-integrated global real estate company built on trust & integrity.

Frasers Centrepoint Limited (FCL) will remain focused on providing fully-integrated real estate solutions for a complete spectrum of property classes, be it in residential, office, shopping mall, serviced apartments, or real estate investment trusts.



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FCL Strategy

4 KEY STRATEGIES

1

Achieve sustainable earnings growth through significant development project pipeline, investment properties and fee income

2

Grow asset portfolio in a balanced manner across geographies and property segments to preserve stability of earnings

3

Optimise capital productivity through REIT platforms and active asset management initiatives

4

Develop synergies with TCC Group



Integrated development

Central Park, Sydney, Australia





Integrated development

Changi City, Singapore



Commercial

China Square Central, Singapore



Residential

Esparina Residences EC, Singapore





Hospitality

**Fraser Suites Glasgow,
UK**



Hospitality

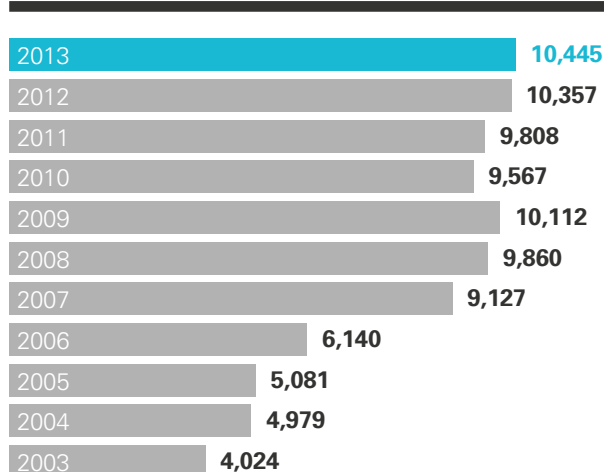
**Capri by Fraser, Changi City,
Singapore**

Group at a Glance

Frasers Centrepoint Limited (FCL)

FCL is headquartered in Singapore and our principal activities are property development, investment and management of commercial property, serviced residences and property trusts. Our Group's property portfolio comprises properties located in Singapore and overseas, ranging from residential and commercial developments to shopping malls, serviced residences and office and business space properties. They are represented by the following four main brands/divisions - Frasers Centrepoint Homes (for Singapore residential development properties), Frasers Property (for overseas development properties), Frasers Centrepoint Commercial (for shopping malls, office and business space properties) and Frasers Hospitality (for serviced residences).

Total Assets (\$m)



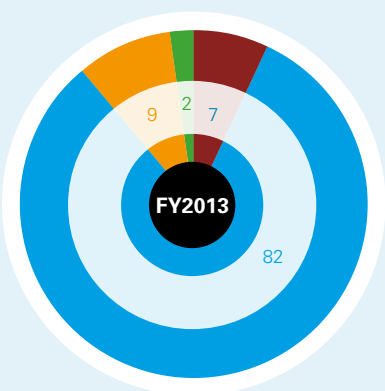
Group Total Revenue (\$m)

\$2,053m

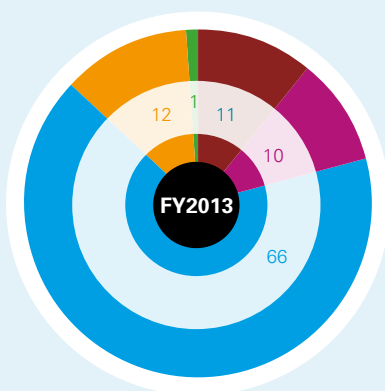
Group Profit Before Interest and Taxation (\$m)

\$571m

Revenue (%)



Profit Before Interest and Taxation (%)



Business Segment

- Investment Properties
- REIT
- Development Properties
- Hospitality
- Corporate & Others

	Investment Properties (\$'000)	REIT (\$'000)	Development Properties (\$'000)	Hospitality (\$'000)	Corporate & Others (\$'000)	Group (\$'000)
Revenue						
FY2013	136,224	-	1,682,379	183,833	50,313	2,052,749
Profit Before Interest and Taxation						
FY2013	63,032	54,452	379,377	69,658	4,619	571,138

Residential

Frasers Centrepoint Homes focuses on residential property development in Singapore. We have built over 12,000 homes in Singapore, with about 7,000 homes under development (including properties under our joint venture projects).

Frasers Property is the international arm of our Group which develops residential and mixed-use property projects outside of Singapore, including in China, Australia, New Zealand, Thailand, and the United Kingdom. China and Australia are the two key overseas property markets for development properties for our Group.



Commercial

Frasers Centrepoint Commercial manages our shopping malls in Singapore under the Frasers Centrepoint Malls brand. We manage five shopping malls in Singapore held by Frasers Centrepoint Trust (FCT), an entity which is listed on the SGX-ST. In addition, we also have interests in and/or manage seven other shopping malls in Singapore, one shopping mall each in China and Australia.

Frasers Centrepoint Commercial also manages office and business space properties. We manage five commercial and office properties in Singapore and Australia held by Frasers Commercial Trust (FCOT), an entity which is also listed on the SGX-ST. In addition, our Group also has interests in six office and business space properties located in Singapore, China and Vietnam.



Hospitality

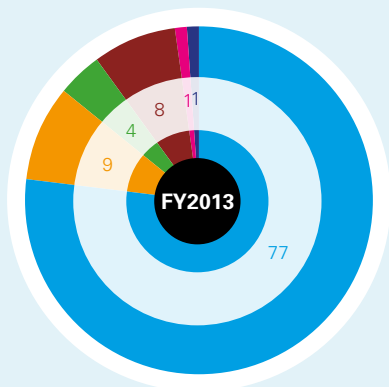
Frasers Hospitality has interests in and/or manages serviced residences under the branded lifestyle offerings of Fraser Suites, Fraser Place, Fraser Residence, Modena by Fraser and Capri by Fraser, offering about 8,000 apartments in over 30 cities. Based on management contracts secured, more than 7,000 apartments will be added to Frasers Hospitality's portfolio of serviced residences over the next four years.



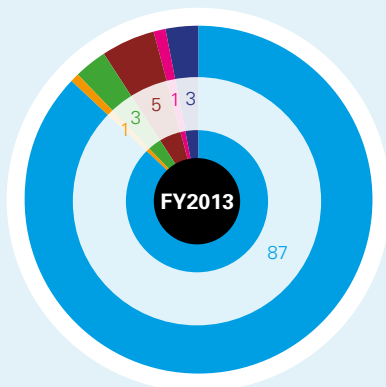
Global Presence

Geographical Segment (%)

Revenue (%)



Profit Before Interest and Taxation (%)



- Singapore
- Australia
- UK
- China
- Thailand
- Others*



Singapore

Revenue (\$'000)

1,583,514

Profit Before Interest and Taxation (\$'000)

499,352

Australia

Revenue (\$'000)

187,105

Profit Before Interest and Taxation (\$'000)

4,230

China

Revenue (\$'000)

157,409

Profit Before Interest and Taxation (\$'000)

29,552

UK

Revenue (\$'000)

81,321

Profit Before Interest and Taxation (\$'000)

18,465

Thailand

Revenue (\$'000)

20,328

Profit Before Interest and Taxation (\$'000)

7,896

Others*

Revenue (\$'000)

23,072

Profit Before Interest and Taxation (\$'000)

11,643

* Include New Zealand, Malaysia, Indonesia, Philippines & Vietnam.



● Residential

● Commercial

● Hospitality

Australia
 China
 Malaysia
 New Zealand
 Singapore
 Thailand
 United Kingdom

Australia
 China
 Malaysia
 Singapore
 Vietnam

Australia
 Bahrain
 China
 France
 Hungary
 India
 Indonesia
 Japan
 Malaysia

Philippines
 Qatar
 Singapore
 South Korea
 Thailand
 Turkey
 United Arab Emirates
 United Kingdom
 Vietnam

Milestones

1988

Our Company, then named as Centrepoint Properties Limited, was listed on the SGX-ST.



1993

We launched our first residential project, The Anchorage, which was re-developed from the land occupied by F&N Singapore's old brewery and soft drinks plants.

1996

We embarked on our first overseas office project through the development of the commercial-cum-retail centre, Me Linh Point, in Ho Chi Minh City, Vietnam.



1990

Our Company became a subsidiary of F&N.



1992

We launched Singapore's pioneer suburban retail mall, Northpoint, located in Yishun, and also launched Bridgepoint, a retail mall in Sydney, Australia, and our first office project, Alexandra Point, Singapore.



1997

We developed and launched our first business space project, Alexandra Technopark.



1998

We developed and launched our first hospitality projects, Fraser Suites and Fraser Place serviced residences in Singapore.

2002

- We launched serviced residences in United Kingdom, Seoul, Korea and Manila, Philippines.
- Our Company delisted from the SGX-ST and became a wholly-owned subsidiary of F&N.



2000

We embarked on our first foray into residential projects overseas through the development of Pavilions on the Bay in Australia and Annandale House in the United Kingdom.



2006

Our Company was rebranded as Frasers Centrepoint Limited, and launched our first REIT, FCT, which is listed on the Main Board of the SGX-ST.



2008

We acquired a stake in Allco Commercial REIT and the entire stake of Allco Commercial REIT's manager, and rebranded the REIT as FCOT, which is listed on the SGX-ST.

2013

FCL became a member of TCC Group.

2001

We ventured into residential development in China through the development of Jingan Four Seasons in Shanghai, China.



2014

FCL is listed by way of introduction on the Main Board of the Singapore Exchange Securities Trading Limited.

Corporate Information

Board of Directors

Mr Charoen Sirivadhanabhakdi

Non-Executive and Non-Independent Chairman

Khunying Wanna Sirivadhanabhakdi

Non-Executive and Non-Independent Vice Chairman

Mr Charles Mak Ming Ying

Non-Executive and Independent Director

Mr Chan Heng Wing

Non-Executive and Independent Director

Mr Philip Eng Heng Nee

Non-Executive and Independent Director

Mr Weerawong Chittmittrapap

Non-Executive and Independent Director

Mrs Siripen Sitasuwan

Non-Executive and Independent Director

Mr Chotiphat Bijananda

Non-Executive and Non-Independent Director

Mr Panote Sirivadhanabhakdi

Non-Executive and Non-Independent Director

Mr Sithichai Chaikriangkrai

Non-Executive and Non-Independent Director

Board Executive Committee

Mr Charoen Sirivadhanabhakdi

Chairman

Mr Charles Mak Ming Ying

Vice Chairman

Mr Chotiphat Bijananda

Vice Chairman

Mr Panote Sirivadhanabhakdi

Mr Sithichai Chaikriangkrai

Risk Management Committee

Mr Chotiphat Bijananda

Chairman

Mr Chan Heng Wing

Mr Weerawong Chittmittrapap

Mr Panote Sirivadhanabhakdi

Mr Sithichai Chaikriangkrai

Mr Charles Mak Ming Ying

Audit Committee

Mr Charles Mak Ming Ying

Chairman

Mr Sithichai Chaikriangkrai

Mr Philip Eng Heng Nee

Mrs Siripen Sitasuwan

Nominating Committee

Mr Weerawong Chittmittrapap

Chairman

Mr Chan Heng Wing

Mr Chotiphat Bijananda

Remuneration Committee

Mr Philip Eng Heng Nee

Chairman

Mrs Siripen Sitasuwan

Mr Charles Mak Ming Ying

Mr Panote Sirivadhanabhakdi

Group Management

Mr Lim Ee Seng

Group Chief Executive Officer

Mr Cheang Kok Kheong

Chief Executive Officer, Development & Property, Singapore

Mr Chia Khong Shoong

Chief Executive Officer, Australia, New Zealand & United Kingdom

Chief Financial Officer

Mr Choe Peng Sum

Chief Executive Officer, Frasers Hospitality

Mr Tang Kok Kai Christopher

Chief Executive Officer, Frasers Centrepoint Commercial

Chief Executive Officer, Greater China

Mr Uten Lohachitpitaks

Chief Investment Officer

Registered Office

438 Alexandra Road
#21-00 Alexandra Point
Singapore 119958
Tel: (65) 6276 4882
Fax: (65) 6276 6328

Share Registrar

Tricor Barbinder Share Registration Services
80 Robinson Road #02-00
Singapore 068898
Tel: (65) 6236 3333
Fax: (65) 6236 4399

Auditor

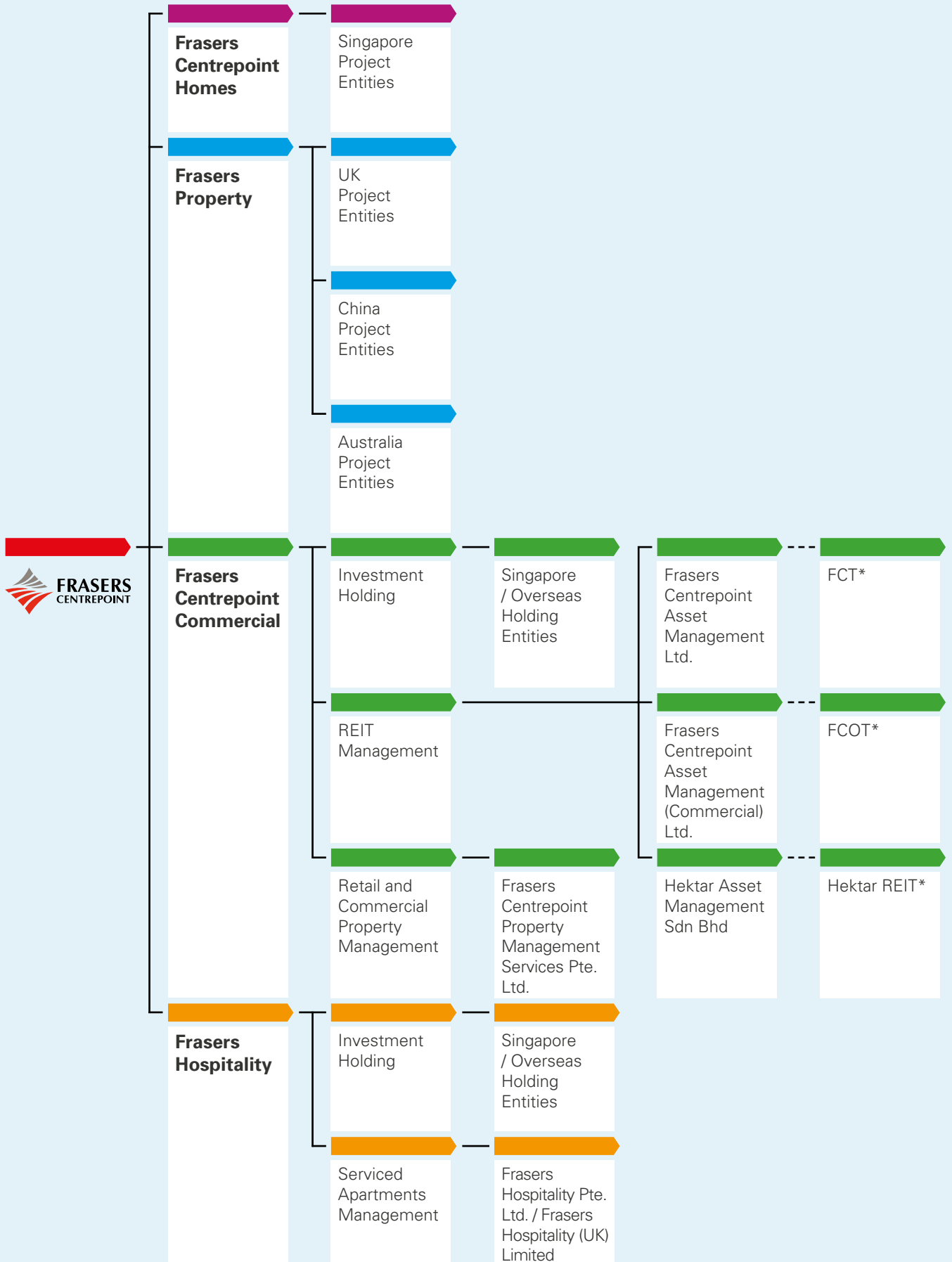
Ernst & Young LLP
Partner-in-charge: Mr Nagaraj Sivaram

Principal Bankers

Bank of Tokyo-Mitsubishi UFJ, Ltd
DBS Bank Ltd
Overseas-Chinese Banking Corporation
Standard Chartered Bank
Sumitomo Mitsui Banking Corporation
United Overseas Bank Limited

Frasers Centrepoint Limited's admission to and listing on the Singapore Exchange Securities Trading Limited was sponsored by DBS Bank Ltd. DBS Bank Ltd. assumes no responsibility for the contents of this document.

Group Structure



* These are REIT managers of FCT, FCOT and Hektar REIT, respectively.

Financial Highlights

5 YEARS' STATISTICS FROM 2009 TO 2013

	2009	2010	2011	2012	2013
		(restated)	(restated)	(restated)	
Revenue (\$'m)	1,845	1,708	2,234	1,412	2,053
Profit before interest, fair value change, taxation and exceptional items (\$'m)	443	503	578	390	571
Profit before tax (\$'m)					
Before fair value change and exceptional items	402	441	525	330	510
After fair value change and exceptional items	320	621	784	721	832
Attributable profit (\$'m)					
Before fair value change and exceptional items	335	333	395	252	401
After fair value change and exceptional items	262	484	603	643	722
Earnings per share¹ (cents)					
Attributable profit before fair value change and exceptional items ("APBFE")	40.0	42.9	51.7	33.5	53.2
Attributable profit after fair value change and exceptional items ("AP")	30.3	63.0	79.4	85.4	95.9
Dividend per share¹					
Ordinary shares (cents)	26.3	30.5	26.6	19.9	26.6
Preference shares (\$)	166.0	60.0	30.1	Nil	Nil
Net asset value (share capital & reserves) (\$'m)	3,742	3,960	4,384	4,932	5,451
Net asset value per share¹ (\$)	4.53	4.82	5.38	6.11	6.80
Return on average shareholders' equity (%)					
Profit before fair value change and exceptional items	11.9	13.1	13.9	8.4	11.0
Attributable profit before fair value change and exceptional items	9.0	8.6	9.5	5.4	7.7

¹ Based on number of shares in issue as at the end of each respective financial year.
If calculated based on the number of shares issued as at the date, FCL's listing on SGX-ST of 2,889,812,572, the earnings per share on APBFE and AP, dividend per share and net asset value per share for the financial year ended 30 September 2013 would be 13.9 cents, 25.0 cents, 6.9 cents and \$1.77 respectively.



Commercial

Central Park, Perth, Australia

Chairman's Statement



It has been a milestone year for Frasers Centrepoint Limited ("FCL"), with the successful distribution in-specie ("DIS") and listing of FCL in early 2014 on the Main Board of the Singapore Exchange ("SGX-ST").

The listing creates investment flexibility for all shareholders. More importantly, it enables FCL to have direct access to capital markets, enhances our corporate visibility and represents a step forward for FCL to independently realise its potential to the fullest extent possible.

I extend my special appreciation to Dr. Richard Hu Tsu Tau, who has accepted the appointment of Senior Advisor to the Board, as well as our distinguished Independent Board members. They will bring with them extensive experience and insights in relation to the macroeconomic and geopolitical trends in the region, as well as expertise in the real estate arena. I look forward to their contributions in the years ahead.

Charoen Sirivadhanabhakdi
Chairman

I am also pleased with the efforts of our Group Chief Executive Officer, Mr. Lim Ee Seng, and his senior management team in establishing a strong foundation for FCL, as a full-fledged international real estate player, with multi-segment capabilities and a strong brand franchise for quality and value. With total assets of \$10.4 billion and profits before tax and interest of \$571 million, we are well positioned to ride through market challenges and to win the confidence of our customers.

Looking Forward

In 2013, Europe narrowly averted widespread financial distress. The United States saw signs of economic recovery and the Fed commenced tapering. China set off its economic structural reform initiatives to achieve a steadier and more sustainable growth. We, nevertheless, see structural risks lurking beneath the surface of these major economies. Property cooling measures were introduced to combat inflationary pressure on real asset prices, which resulted in softer markets in some of the countries our Group are engaged in.

On a brighter note, FCL stands on firm ground with approximately \$3.2 billion of unrecognised revenue from pre-sold

residential units in Singapore, Australia and China. The progressive revenue recognition from these pre-sold projects is expected to contribute positively to our cash flow as well as financial performance in 2014. Furthermore, about 56% of our property assets are in retail, office and hospitality assets, which provide strong recurring earnings. We will continue to seek sustainable earnings from these assets over the long term to maintain our financial resilience.

About 89% of our property assets are invested in our core markets of Singapore, China and Australia, with the remaining property assets invested across markets such as the United Kingdom, Thailand, Malaysia and Vietnam. Our presence and established track record in diversified markets are a source of competitive advantage. We have built up strong capabilities spanning the full real estate value chain, from land acquisition, development, asset management, property management to operations. We will continue to optimise our resources, leveraging on our multi-segment capabilities and strong market positions to pursue wide ranging opportunities.

We will continue to recycle capital from our investment properties through our

existing REITs. We are also exploring the setting up of a hospitality REIT to extend our existing REIT platform. Capital unlocked through our existing and new REITs will be deployed to support new investments and acquisitions. This capital recycling model will allow FCL to maintain a robust balance sheet and prudent capital management.

To position for the future, FCL has also completed a capital restructuring with \$1 billion of capital from Fraser and Neave Limited ("F&N") prior to the DIS exercise and our listing. This gives us a healthy balance sheet with a net debt-to-equity ratio of 0.4x (proforma as at 30 Sep 2013). We also have cash and undrawn credit lines of about \$2.3 billion. As always, we will use these resources to selectively acquire assets in good locations to seed and grow, while remaining committed to delivering our existing development pipeline in Singapore, Australia and China.

On this note, I look forward to FCL growing its asset portfolio for future generations and building for the long term. I am confident that the company's strong financial position will enable it to weather market volatilities and to make selective acquisitions when attractive opportunities materialise.

Chairman's Statement

"An exciting 2014 beckons the Group. Being a newly listed organization, we look forward to building our future on a rock-solid foundation that every one of our stakeholders has helped to put in place."

Dividends

In view of FCL's strong financial achievement in 2013, FCL has paid a \$150 million cash dividend to F&N prior to the distribution in-specie of FCL. The Board of Directors has proposed a further final one-tier tax exempt cash dividend of \$50 million (or \$0.0173 per share) to be paid after the listing of FCL on the SGX-ST. The aggregate dividend payout in 2013 represents approximately 50% of FCL's attributable net profit before fair value changes and exceptional items.

- 01 Central Park, Sydney, Australia
- 02 Northpoint, Singapore
- 03 Fraser Place Anthill Istanbul, Turkey
- 04 Fraser Suites Perth, Australia



Acknowledgements

I am honored to have been appointed to this Board and look forward to working with some of the most distinguished names in the real estate industry to steer FCL into its next phase of growth. An exciting 2014 beckons the Group. Being a newly listed organisation, we look forward to building our future on a rock-solid foundation that every one of our stakeholders has helped to put in place. I want to thank my colleagues on the Board for their counsel, and our business partners, financial advisors, bankers, customers and shareholders for their unwavering support.

I wish to convey my deepest appreciation to the shareholders of F&N, who unanimously approved the distribution in-specie of FCL and made the listing of FCL possible. We will cherish our role as an active and responsible real estate player and as an asset owner - investing today, but always with tomorrow in mind. We will strive to enhance shareholder value. We will continue to maintain a high standard of corporate governance as well as discharge our corporate social responsibilities. On behalf of the Board, I would also like to record our appreciation to the

Boards of Frasers Centrepoint Asset Management Limited (the Manager of FCT) and Frasers Centrepoint Asset Management (Commercial) Ltd (the Manager of FCOT) for their stewardship of our listed REITs. Last but not least, I would also like to thank our staff for their dedication and hard work.

Charoen Sirivadhanabhakdi
Chairman



Board of Directors



Charoen Sirivadhanabhakdi, 69

Non-Executive and Non-Independent Chairman

Date of first appointment as a director : 25 Oct 2013
 Date of last re-election as a director : -
 Length of service as a director (as at 30 Sep 2013) : N.A.

Board committee(s) served on:

- Board Executive Committee (Chairman)

Academic & Professional Qualification(s):

- Honorary Doctoral Degree in Agricultural Business Administration, Maejo Institute of Agricultural Technology, Thailand
- Honorary Doctoral Degree in Industrial Technology, Chandrakasem Rajabhat University, Thailand
- Honorary Doctoral Degree in Management, Huachiew Chalermprakiet University, Thailand
- Honorary Doctoral Degree in Business Administration, Eastern Asia University, Thailand
- Honorary Doctor of Philosophy Degree in Business Administration, Mae Fah Luang University, Thailand
- Honorary Doctoral Degree in Management, Rajamangala University of Technology Suvarnabhumi, Thailand
- Honorary Doctoral Degree in International Business Administration, University of the Thai Chamber of Commerce, Thailand
- Honorary Doctoral Degree in Sciences and Food Technology, Rajamangala University of Technology Lanna, Thailand

Present Directorships (as at 30 Sep 2013)

Listed companies

- Berli Jucker Public Company Limited (Chairman)
- Thai Beverage Public Company Limited (Chairman)
- Fraser and Neave, Limited (Chairman)

Others

- Beer Thai (1991) Public Company Limited (Chairman)
- Red Bull Distillery Group of Companies (Chairman)
- Southeast Group Co., Ltd. (Chairman)
- TCC Holding Co., Ltd. (Chairman)
- TCC Land Co., Ltd. (Chairman)

Major Appointments (other than Directorships)

Nil

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

Nil

Others

Nil

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Khunying Wanna Sirivadhanabhakdi, 70

Non-Executive and Non-Independent Vice Chairman

Date of first appointment as a director : 07 Jan 2014
 Date of last re-election as a director : -
 Length of service as a director (as at 30 Sep 2013) : N.A.

Board committee(s) served on:

Nil

Academic & Professional Qualification(s):

- Honorary Doctoral Degree in Bio-Technology, Ramkhamhaeng University, Thailand
- Honorary Doctoral Degree in Business Administration, Maejo Institute of Agricultural Technology, Thailand
- Honorary Doctoral Degree in Business Administration, Chiang Mai University, Thailand
- Honorary Doctor of Philosophy Degree in Social Sciences, Mae Fah Luang University, Thailand
- Honorary Doctoral Degree of Faculty of Business Administration and Information Technology, Rajamangala University of Technology Tawan-ok

Present Directorships (as at 30 Sep 2013)

Listed companies

- Berli Jucker Public Company Limited (Vice Chairman)
- Thai Beverage Public Company Limited (Vice Chairman)
- Fraser and Neave, Limited (Vice Chairman)

Others

- Beer Thip Brewery (1991) Co., Ltd. (Chairman)
- Sangsom Group of Companies (Chairman)
- TCC Capital Land Limited (Vice Chairman)
- TCC Holding Co., Ltd. (Vice Chairman of Executive Board)

Major Appointments (other than Directorships)

Nil

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

Nil



Charles Mak Ming Ying, 61

Non-Executive and Independent Director

Date of first appointment as a director : 25 Oct 2013
 Date of last re-election as a director : -
 Length of service as a director (as at 30 Sep 2013) : N.A.

Board committee(s) served on:

- Audit Committee (Chairman)
- Remuneration Committee
- Risk Management Committee
- Board Executive Committee (Vice Chairman)

Academic & Professional Qualification(s):

- Master of Business Administration, PACE University, USA
- Bachelor of Business Administration, PACE University, USA

Present Directorships (as at 30 Sep 2013)

Listed companies

Nil

Major Appointments (other than Directorships)

- Morgan Stanley Asia Pacific (Vice Chairman)
- Morgan Stanley International Wealth Management (President)

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

- Fraser and Neave, Limited

Others

- Previously Managing Director and Head of Morgan Stanley Asia Pacific Private Wealth Management
- Previously Executive Director and Senior Investment Adviser of Morgan Stanley's Private Wealth Management Group



Chan Heng Wing, 67

Non-Executive and Independent Director

Date of first appointment as a director : 25 Oct 2013
 Date of last re-election as a director : 07 Jan 2014
 Length of service as a director (as at 30 Sep 2013) : N.A.

Board committee(s) served on:

- Nominating Committee
- Risk Management Committee

Academic & Professional Qualification(s):

- Master of Science, Columbia Graduate School of Journalism, USA
- Master of Arts, University of Singapore, Singapore
- Bachelor of Arts (Honours), University of Singapore, Singapore

Present Directorships (as at 30 Sep 2013)

Listed companies

- Banyan Tree Holdings Ltd.
- Shanda Games Ltd.

Others

- Precious Quay Pte. Ltd.
- Precious Treasures Pte. Ltd.

Major Appointments (other than Directorships)

- Ministry of Foreign Affairs, Singapore (Senior Advisor)
- Milken Institute Asia Center (Chairman)

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

- Fraser and Neave, Limited

Others

- Previously Managing Director of Temasek Holdings
- Previously Singapore's Consul General to Shanghai
- Previously Ambassador of Singapore to Thailand

Board of Directors



Philip Eng Heng Nee, 67

Non-Executive and Independent Director

Date of first appointment as a director : 25 Oct 2013
 Date of last re-election as a director : -
 Length of service as a director (as at 30 Sep 2013) : N.A.

Board committee(s) served on:

- Audit Committee
- Remuneration Committee (Chairman)

Academic & Professional Qualification(s):

- Bachelor of Commerce in Accountancy, University of New South Wales, Australia
- Associate Member, Institute of Chartered Accountants in Australia

Present Directorships (as at 30 Sep 2013)

Listed companies

- Ezra Holdings Limited
- Frasers Centrepoint Asset Management Ltd. (Chairman)
- mDR Limited (Chairman)
- PT Adira Dinamika Multi Finance Tbk (Commissioner)
- The Hour Glass Limited

Others

- Chinese Development Assistance Council
- Hektar Asset Management Sdn Bhd
- Heliconia Capital Management Pte. Ltd.
- KK Women's and Children's Hospital Pte. Ltd.
- NTUC Income
- OpenNet Pte. Ltd.
- Singapore Health Services Pte. Ltd.

Major Appointments (other than Directorships)

Nil

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

- Asia Pacific Breweries Limited
- MCL Land Limited (Deputy Chairman)
- Fraser and Neave, Limited

Others

Nil



Weerawong Chittmittrapap, 55

Non-Executive and Independent Director

Date of first appointment as a director : 25 Oct 2013
 Date of last re-election as a director : -
 Length of service as a director (as at 30 Sep 2013) : N.A.

Board committee(s) served on:

- Nominating Committee (Chairman)
- Risk Management Committee

Academic & Professional Qualification(s):

- Thai Barrister-at-Law and the first Thai lawyer admitted to the New York State Bar
- Master of Law, University of Pennsylvania, USA
- Bachelor of Law, Chulalongkorn University, Thailand

Present Directorships (as at 30 Sep 2013)

Listed companies

- Berli Jucker Public Company Limited
- Golden Land Property Development Public Company Limited
- GMM Grammy Public Company Limited
- SCB Life Assurance Public Company Limited
- Thai Airways International Public Company Limited

Others

- National Power Supply Public Company Limited
- Weerawong, Chinnavat & Peangpanor Ltd. (Chairman)

Major Appointments (other than Directorships)

- Thai Institute of Directors (Special Lecturer)

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

- Minor International Public Company Limited
- Fraser and Neave, Limited

Others

Nil

**Siripen Sitasuwan, 65**

Non-Executive and Independent Director

Date of first appointment as a director : 25 Oct 2013
 Date of last re-election as a director : 07 Jan 2014
 Length of service as a director (as at 30 Sep 2013) : N.A.

Board committee(s) served on:

- Audit Committee
- Remuneration Committee

Academic & Professional Qualification(s):

- Master of Business Administration, Wichita State University, Kansas, USA
- Bachelor of Arts (Commerce), Chulalongkorn University, Thailand

Present Directorships (as at 30 Sep 2013)*Listed companies*

- Thanachart Capital Public Company Limited
- Serm Suk Public Company Limited
- Fraser and Neave, Limited

Others

- Solaris Asset Management Co., Ltd.
- Thai Solar Energy Co., Ltd.

Major Appointments (other than Directorships)

Nil

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

Nil

Others

Nil

**Chotiphat Bijananda, 50**

Non-Executive and Non-Independent Director

Date of first appointment as a director : 08 Mar 2013
 Date of last re-election as a director : 07 Jan 2014
 Length of service as a director (as at 30 Sep 2013) : 06 months

Board committee(s) served on:

- Risk Management Committee (Chairman)
- Board Executive Committee (Vice Chairman)
- Nominating Committee

Academic & Professional Qualification(s):

- Master of Business Administration, Finance, University of Missouri, USA
- Bachelor of Laws, Thammasat University, Thailand

Present Directorships (as at 30 Sep 2013)*Listed companies*

- Serm Suk Public Company Limited
- Golden Land Property Development Public Company Limited
- Fraser and Neave, Limited

Others

- Southeast Group Co., Ltd. (President)
- Southeast Insurance Public Co., Ltd. (Chairman of Executive Board)
- Southeast Life Insurance Public Co., Ltd. (Chairman of Executive Board)
- Southeast Capital Co., Ltd. (Chairman of Executive Board)
- TCC Assets Limited
- TCC Technology Co., Ltd.

Major Appointments (other than Directorships)

Nil

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

Nil

Others

Nil

Board of Directors



Panote Sirivadhanabhakdi, 36

Non-Executive and Non-Independent Director

Date of first appointment as a director : 08 Mar 2013
 Date of last re-election as a director : 07 Jan 2014
 Length of service as a director (as at 30 Sep 2013) : 06 months

Board committee(s) served on:

- Board Executive Committee
- Remuneration Committee
- Risk Management Committee

Academic & Professional Qualification(s):

- Master of Science in Analysis, Design and Management of Information System, London School of Economics and Political Science, UK
- Bachelor of Science in Manufacturing Engineering, Boston University, USA
- Certificate in Industrial Engineering and Economics, Massachusetts University, USA

Present Directorships (as at 30 Sep 2013)

Listed companies

- Berli Jucker Public Company Limited
- Golden Land Property Development Public Company Limited (Vice Chairman)
- Siam Food Products Public Company Limited
- Thai Beverage Public Company Limited
- Univentures Public Company Limited
- Fraser and Neave, Limited

Others

- Beer Thip Brewery (1991) Co., Ltd.
- Blairmhor Distillers Limited
- Blairmhor Limited
- InterBev (Singapore) Limited
- International Beverage Holdings (China) Limited
- International Beverage Holdings Limited
- International Beverage Holdings (UK) Limited
- Sura Bangyikhan Group of Companies

Major Appointments (other than Directorships)

- Univentures Public Company Limited (Chief Executive Officer)

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

Nil

Others

Nil



Sithichai Chaikriangkrai, 59

Non-Executive and Non-Independent Director

Date of first appointment as a director : 07 Aug 2013
 Date of last re-election as a director : 07 Jan 2014
 Length of service as a director (as at 30 Sep 2013) : 01 month

Board committee(s) served on:

- Board Executive Committee
- Audit Committee
- Risk Management Committee

Academic & Professional Qualification(s):

- Bachelor of Accountancy (First Class Honors), Thammasart University, Thailand
- Diploma in Computer Management, Chulalongkorn University, Thailand
- Certificate of the Mini MBA Leadership Management, Kasetsart University, Thailand

Present Directorships (as at 30 Sep 2013)

Listed companies

- Thai Beverage Public Company Limited
- Berli Jucker Public Company Limited
- Golden Land Property Development Public Company Limited
- Oishi Group Public Company Limited
- Siam Food Products Public Company Limited
- Serm Suk Public Company Limited
- Univentures Public Company Limited
- Fraser and Neave, Limited

Others

- InterBev Investment Limited
- International Beverage Holdings Limited
- Certain Subsidiaries of Thai Beverage Public Company Limited
- Certain Subsidiaries of Berli Jucker Public Company Limited
- Certain Subsidiaries of Oishi Group Public Company Limited
- Certain Subsidiaries of Siam Food Products Public Company Limited
- Certain Subsidiaries of Serm Suk Public Company Limited

Major Appointments (other than Directorships)

- Thai Beverage Public Company Limited (Chief Financial Officer)

Past Directorships in listed companies held over the preceding three years (from 01 Oct 2010 to 30 Sep 2013)

Nil

Others

Nil



Residential

**Soleil @ Sinaran,
Singapore**

Group Management

Cheang Kok Kheong

Chief Executive Officer,
Development and Property, Singapore

Lim Ee Seng

Group Chief Executive Officer

Tang Kok Kai Christopher

Chief Executive Officer,
Frasers Centrepoint Commercial
and Chief Executive Officer,
Greater China



Choe Peng Sum

Chief Executive Officer,
Fraser Hospitality Pte. Ltd.

Chia Khong Shoong

Chief Executive Officer,
Australia, New Zealand
and United Kingdom
and Chief Financial Officer

Uten Lohachitpitaks

Chief Investment Officer



Group CEO Business Review



Lim Ee Seng

Group Chief Executive Officer

"In this, our inaugural annual report, we look back on a year in which we have achieved healthy numbers all round. Based on our long-term growth strategies, we have continued to build on the strong expansion of the preceding decade."

THE BEGINNING OF A NEW ERA

Eleven years after delisting from the Singapore Exchange (SGX) in 2002 when we were still known as Centrepoint Properties Limited, we have returned to the SGX, with a new name and, more importantly, a vastly enlarged international foot print with a diversified portfolio of properties.

Fraser's Centrepoint Limited has been spun off from Fraser and Neave, Limited (F&N) in a demerger exercise to further unlock shareholder value. After the demerger, we are now an independent group with direct access to the capital markets so that we can take each of our businesses to new heights.

In this, our inaugural annual report, we look back on a year in which we have achieved healthy numbers all round. Based on our long-term growth strategies, we have continued to build on the strong expansion of the preceding decade.

Sharp revenue and PBIT hikes translate to 59% higher earnings per share

Group revenue rose 45% to \$2,053 million, closely mirrored by a 46% growth in profit before interest, fair value change, taxation and exceptional items (PBIT) to \$571 million. Overall, a 59% increase in Group attributable profit to \$401 million generated a

corresponding percentage climb in earnings per share* to 53.2 cents.

The strong growth was due to profit recognition from completed projects in Singapore, Australia, China and the United Kingdom. Other factors included improved performance of our two commercial REITs, and contributions from newly opened serviced residences and Fraser Suites Singapore after its asset enhancement programme.

* Before fair value change on investment properties & exceptional items.

Group CEO Business Review

DEVELOPMENT PROPERTY



The Pano, Bangkok,
Thailand

Group CEO Business Review

DEVELOPMENT PROPERTY

“Revenue from Development Property (DP) grew 57% to \$1,682 million, whilst PBIT surged 95% to \$379 million.”

DEVELOPMENT PROPERTY

Revenue from Development Property (DP) grew 57% to \$1,682 million, whilst PBIT surged 95% to \$379 million. In addition to higher sales from the completed Pano condominium project in Thailand, the increase in overall receipts came mainly from

revenue recognition on the completion of Esparina Residences Executive Condominium (EC) in Singapore, Suzhou Baitang Phase 2A in China, One Central Park West in Sydney and Wandsworth Riverside Quarter Blk 5A in the United Kingdom.

01 Esparina Residences EC, Singapore

01



Group CEO Business Review

DEVELOPMENT PROPERTY

"DP's operations performed strongly. Measured against the year before, revenue went up 65% and PBIT increased 64%."

Singapore

DP's operations performed strongly. Measured against the year before, revenue went up 65% and PBIT increased 64% - mostly due to completion of Esparina Residences, an executive condominium project which recognised revenue upon completion in September 2013.

Altogether, we sold about 1,900 residential units (including joint venture projects) across more than half a dozen properties in Singapore. Projects such as eCO, Palm Isles, Seastrand, Watertown, Boathouse Residences and Eight Courtyards enjoyed take-up rates of between 88% and 100%.

- 01 Eight Courtyards, Singapore
- 02 Boathouse Residences, Singapore
- 03 Soleil @ Sinaran, Singapore

03





Group CEO Business Review

DEVELOPMENT PROPERTY

A pair of completely new developments that came off the drawing board this year yielded a total of 1,050 units. Q Bay Residences made its debut after the government’s seventh cooling measure in January and signed up 400 buyers within a month. Of the 632 units available, 541 have already been sold as of end September 2013. This is a result of the right pricing strategy combined with excellent product innovation. We introduced a first-ever ‘bay villa’ at the development, offering residents a function space to not only entertain but accommodate guests.

Q Bay Residences is a joint development with Far East Organisation and Sekisui House Ltd.

In May, we also introduced Twin Fountains, a 418-unit EC located at Woodlands Avenue 6. Twin Fountains was jointly developed with Lum Chang. Day One of its launch resulted in the sale of 272 units or 65% of the available units, underscoring the unabated demand for ECs. As of end September 2013, 77% of Twin Fountains had already found buyers.



- 01 Palm Isles, Singapore
- 02 Esparina Residences EC, Singapore
- 03 Twin Fountains EC, Singapore





**Q Bay Residences,
Singapore**

Group CEO Business Review

DEVELOPMENT PROPERTY

SINGAPORE: Projects currently under development

Projects	No. of units	% sold @ 30 Sep 13	% Completion @ 30 Sep 13	Ave. selling price (\$ psf)	Land cost (\$ psf ppr)	Est. completion date
Waterfront Key	437	100%	100%	\$848	\$240	Completed
Esparina Residences EC	573	97%	100%	\$743	\$315	Completed
Flamingo Valley	393	95%	94%	\$1,222	\$415	Dec 13
Waterfront Gold	361	100%	81%	\$973	\$240	Jan 14
Eight Courtyards	656	100%	80%	\$807	\$321	Jun 14
Waterfront Isle	563	99%	48%	\$1,041	\$240	Nov 14
Boathouse Residences	494	100%	48%	\$910	\$320	Jan 15
Seastrand	475	99%	58%	\$915	\$334	Jul 14
Twin Waterfalls EC	728	100%	42%	\$710	\$270	Mar 15
Watertown	992	99%	19%	\$1,191	\$482	Aug 16
Palm Isles	430	96%	27%	\$865	\$325	Jun 15
eCO	750	88%	10%	\$1,322	\$534	Jan 16
Q Bay Residences	632	86%	13%	\$1,022	\$418	May 16
Twin Fountains EC	418	77%	10%	\$744	\$302	Nov 15

Watertown, Singapore



SINGAPORE: Land bank

Projects	Location	Effective interest	Est. no. of units	Est. saleable area (mil sqf)	Land cost (\$ psf ppr)	Tenure	Est. launch ready date
Fernvale Close	Sengkang	40%	496	0.47	\$533	Leasehold	2Q FY2014
Yishun Central ¹	Yishun	100%	900	0.72	\$1,077 (Includes retail)	Leasehold	TBD
Cecil Street ²	Raffles Place	100%	-	-	\$1,111	Leasehold	-
51 Cuppage Road	Orchard Road	100%	141	0.24	\$1,194	Leasehold	TBD
TOTAL			1,537	1.43			

1 Legal completion expected in November 2014.
 2 Legal completion in November 2013.



01 eCO, Singapore
02 Twin Waterfalls EC, Singapore



Group CEO Business Review

DEVELOPMENT PROPERTY

“Revenue contributions from our overseas developments rose 34% to \$344 million.”

Overseas

Demand for our properties remained strong in our overseas markets. Revenue contributions from our overseas developments rose 34% to \$344 million.

Australia

Pre-sales of projects under construction came to 495 units spread over a trio of properties. These comprised 119 units from Putney Hill, 305 units from Central Park in Sydney and 72 units from Queens Riverside in Perth. Completed projects at Lumiere, City Quarter, Lorne and The Habitat, along with 12 land plots at Frasers Landing, together accounted for 25 units sold during the year.

Central Park

2013 was a year of achievements for Central Park in Sydney. One Central Park West tower was completed and

this marked the transition from vision to reality of the A\$2 billion urban village. As at 30 September 2013, 250 units have been handed over and residents are now occupying the new 5.8 hectare urban village.

In February 2013 the uppermost levels of One Central Park East, known as ‘Sky at One Central Park’, were released to the public. Sky’s 38 penthouse and sub-penthouse apartments were priced from A\$1 million to A\$3 million. 10 properties were sold ahead of the February 2014 completion.

- 01 The Mark, Sydney, Australia
- 02 Putney Hill, Sydney, Australia



AUSTRALASIA: Projects currently under development

Projects	Location	Effective interest	No. of units	% Sold @ 30 Sep 13	Ave. selling price (A\$ psf)	Land cost (A\$ psf ppr)	Est. completion date
One Central Park - West	Sydney	38%	240	98%	A\$1,117	A\$252	Completed
Park Lane 5A	Sydney	38%	155	86%	A\$1,218	A\$257	Completed
One Central Park - East	Sydney	38%	383	87%	A\$1,117	A\$252	2014
Park Lane 5B	Sydney	38%	238	83%	A\$1,239	A\$257	2014
The Mark	Sydney	38%	412	71%	A\$1,245	A\$256	2014
Queens Riverside (QII)	Perth	88%	107	27%	A\$689	A\$29	2015
Queens Riverside (QIII)	Perth	88%	267	84%	A\$767	A\$29	2014
Putney Hill (Phase 1A, 2A, 3A, 4A)	Sydney	75%	363	45%	A\$710	A\$100	2016
Putney Hill (Phase 1H, 2H)	Sydney	75%	84	100%	A\$491	A\$100	2015

AUSTRALASIA: Land bank

Projects	Location	Effective interest	Est. no. of units	Est. saleable area (mil sqf)	Land cost (A\$ psf ppr)
Central Park - JV	Sydney	38%	1,096 ¹	0.98 ²	A\$163
Central Park - Non-JV	Sydney	75%	561	0.28	A\$163
Frasers Landing	Western Australia	56%	280	1.55	A\$6
Putney Hill	Sydney	75%	342	0.34	A\$100
Queen Riverside (QI)	Perth	88%	126	0.11	A\$30
Broadview	New Zealand	75%	43	0.07	NZ\$77
Coast Papamoa Beach	New Zealand	68%	303	1.89	NZ\$6
TOTAL			2,751	5.22	

1 Includes about 641 student accommodation units.

2 Includes about 0.55m sqf of commercial space and 0.26m sqf of student accommodation space.



Central Park, Sydney, Australia

Group CEO Business Review

DEVELOPMENT PROPERTY

China

Suzhou Baitang

The Suzhou Baitang Phase 2A project obtained its occupancy permit in September 2013 and had 333 of its units snapped up over the course of the year. Phase 2B, launched in June, saw a booking of 69 units (or 40%) of the 172 units on offer. A total of 52 out of the 69 units were sold by the end of the financial year.

Chengdu Logistics Hub

Over in Chengdu, construction of two office blocks and an ancillary retail block for Phase 2 which comprises 149 office units and 14 retail units, is on track for completion in 1Q2014. As at end of September 2013, 46 out of 163 units were sold.

Gemdale MegaCity

In Shanghai, the Group is in a 45% joint venture with Gemdale Corporation. Gemdale MegaCity (formerly known as Shanshui Four Seasons) Phase 2A was launched in August 2013. The launch was a success and 459 units (or 50%) of the 924 units were sold.

01 Chengdu Logistics Hub, Chengdu, China

02 Baitang One, Suzhou, China

01



CHINA: Projects currently under development

Projects	Location	Effective interest	No. of units	% Sold @ 30 Sep 13	Ave. selling price (RMB psf)	Land cost (RMB psf ppr)	Est. completion date
Baitang One (Phase 2A)	Suzhou	100%	538	80%	RMB1,103	RMB233	Completed
Baitang One (Phase 2B)	Suzhou	100%	360	14%	RMB1,241	RMB233	2014
Chengdu Logistic Hub (Phase 2)	Chengdu	80%	163	28%	RMB883	RMB30	2014
Gemdale MegaCity (Phase 2A) ¹	Shanghai	45%	1,065	43%	RMB1,563	RMB174	2014

CHINA: Land bank

Projects	Location	Effective interest	Est. no. of units	Est. saleable area (mil sqf)	Land cost (RMB psf ppr)
Baitang One (Phase 3)	Suzhou	100%	2,062	2.79	RMB237
Gemdale MegaCity (Phase 2B - 5) ¹	Shanghai	45%	4,978	5.53	RMB179
Residential			7,040	8.32	
Chengdu Logistics Hub (Phase 2A & 4)	Chengdu	80%	-	2.76	-
Commercial			-	2.76	
TOTAL			7,040	11.08	

¹ Gemdale MegaCity was formerly known as Shanshui Four Seasons and was accounted as an associate.



Group CEO Business Review

COMMERCIAL PROPERTY



Changi City Point,
Singapore

Group CEO Business Review

COMMERCIAL PROPERTY

"The Group has interest in and/or manages a global commercial portfolio of 25 retail, office and business space properties totalling a net lettable area of over 7 million square feet."

COMMERCIAL PROPERTY

The Group has interest in and/or manages a global commercial portfolio of 25 retail, office and business space properties totalling a net lettable area of over 7 million square feet. In Singapore, there are 12 shopping malls marketed under the 'Fraser's Centrepoint Malls' brand, one shopping mall each in China and Australia, and 11 office and business space properties in Singapore, Australia, China and Vietnam.

Commercial Property comprises the retail and office REITs, and non-REIT retail, office and business space properties. In September 2012, the Group, as part of its strategic rationalisation to grow its China business through its non-listed arm, divested its HKSE-listed Frasers Property China Limited. Commercial Property's PBIT for FY2013 stood at \$117 million. Excluding the effects of the Frasers Property China Ltd divestment, Commercial Property showed a growth of 13% and 10% in its revenue and PBIT respectively.

Meanwhile, occupancy rates among the Group's retail malls in Singapore held steady at 98% on average. Our office and business space properties enjoyed an occupancy rate above 90%. Our REITs - Frasers Centrepoint Trust (FCT) and Frasers Commercial Trust (FCOT) – also improved on their operating results in FY2012/13.

- 01 Waterway Point, Singapore
- 02 The Centrepoint, Singapore
- 03 Anchorpoint, Singapore



Group CEO Business Review

COMMERCIAL PROPERTY

“DPU for FCT for the year reached a record-high of 10.93 cents. Distributions to unitholders was \$90 million in 2013, 10% higher than in the previous year.”

Retail

Delivering steady performance

Frasers Centrepoint Trust (FCT) turned in yet another strong performance, achieving new highs in its income, NAV and DPU. Its gross revenue grew 7% to \$158 million on higher rental returns for new and renewed leases at Causeway Point and Northpoint. Net property income grew 7% to \$112 million. DPU for FCT for the year reached a record-high of 10.93 cents. Distributions to unitholders was \$90 million in 2013, 10% higher than in the previous year.

The 5 malls in FCT's portfolio averaged 98% occupancy as at 30 September 2013. 170 leases, which accounted

for 146,864 sq ft of net lettable area, were renewed during the year with an average rental reversion of 8%.

Non-REIT malls enjoyed high occupancy

Our non-REIT malls likewise logged high occupancy levels during the year. Both Valley Point and Compass Point were fully leased. Robertson Walk came in at 99%, whilst both The Centrepoint and Changi City Point enjoyed an occupancy of 98% and 98% respectively. Over in Beijing, in a competitive retail market, Crosspoint with its net lettable area of 161,909 sq ft, posted a healthy occupancy of 92% as of 30 September 2013.



- 01 Changi City Point, Singapore
- 02 Changi City Point, Singapore
- 03 Northpoint, Singapore



Group CEO Business Review

COMMERCIAL PROPERTY



01



02



03



04

Launch of Frasers Rewards Card

On the marketing and promotions front, Frasers Centrepoint Malls launched the all-in-one Frasers Rewards Card to usher in the Great Singapore Sale 2013 in May. The programme, which offers complimentary lifetime memberships, allows its cardholders to accumulate loyalty points at 11 malls and redeem

them to offset future purchases, enjoy free parking, year-round retailer offers and seasonal instant gift redemptions as well as participate in a quarterly \$20,000 draw. Within six months of its launch, the programme's 130,000 members had spent about \$100 million at our malls and earned themselves \$1 million worth of rewards.

- 01 Bedok Point, Singapore
- 02 Changi City Point, Singapore
- 02 Causeway Point, Singapore
- 03 Bedok Point, Singapore

Commercial Portfolio

Properties	Effective interest	Book value of property	Net lettable area of property (sqf)	Occupancy (%)	
				FY2013	FY2012
SINGAPORE: REIT (Frasers Centrepoint Trust)					
Anchorpoint	41%	\$86m	71,610	97%	99%
Bedok Point	41%	\$129m	81,393	97%	99%
Causeway Point	41%	\$1,006m	416,137	100%	88%
Northpoint	41%	\$638m	235,653	99%	100%
YewTee Point	41%	\$161m	73,602	97%	96%
SINGAPORE: Non-REIT retail assets					
Compass Point	19%	\$530m	266,586	100%	100%
Changi City Point (classified as held for sale)	50%	\$199m	207,237	98%	97%
Eastpoint Mall*	0%	NA	189,986	NA	93%
Robertson Walk	100%	\$99m	97,044	99%	93%
The Centrepoint	100%	\$640m	333,329	98%	100%
Valley Point (Retail)	100%	\$36m	39,817	100%	100%
Waterway Point (Punggol mixed-use site)	33%	\$732m	360,591	NA	NA
OVERSEAS: Non-REIT retail assets					
China, Beijing - Crosspoint (classified as held for sale)	100%	\$59m	161,909	92%	91%
Australia, Sydney - Central (classified as held for sale)	38%	\$141m	149,652	NA	NA
TOTAL RETAIL PROPERTIES		\$4,456m	2,684,546		
SINGAPORE: REIT (Frasers Commercial Trust)					
55 Market Street	28%	\$133m	71,796	100%	90%
Alexandra Technopark	28%	\$465m	1,045,227	100%	100%
China Square Central	28%	\$573m	372,453	94%	74%
SINGAPORE: Non-REIT office/business park assets					
Alexandra Point	100%	\$271m	199,380	100%	95%
Valley Point (Office)	100%	\$233m	183,109	91%	78%
ONE@Changi City (Office)	50%	\$281m	665,914	91%	NA
51 Cuppage Road (classified as held for sale)	100%	\$392m	276,439	74%	64%
OVERSEAS: REIT (Frasers Commercial Trust)					
Australia, Canberra - Caroline Chisholm Centre	28%	\$232m	433,182	100%	100%
Australia, Perth - Central Park	14%	\$816m	714,372	94%	96%
OVERSEAS: Non-REIT office/business park assets					
China, Chengdu - Chengdu Logistics Park (classified as held for sale)	80%	\$89m	703,981	78%	73%
Vietnam, Ho Chi Minh City - Me Linh Point	75%	\$51m	188,896	100%	100%
TOTAL OFFICE/BUSINESS PARK PROPERTIES		\$3,536m	4,854,749		
TOTAL COMMERCIAL PROPERTIES		\$7,992m	7,539,295		

* Undergoing asset enhancement.



Group CEO Business Review

COMMERCIAL PROPERTY

“Frasers Commercial Trust (FCOT) unitholders received a record-high of \$51 million in distributable income, up 19% from the previous financial year.”

Office & Business Space

Frasers Commercial Trust (FCOT) unitholders received a record-high of \$51 million in distributable income, up 19% from the previous financial year (FY). This is despite the divestments of KeyPoint and the Japanese properties. The divestments and the weaker Australian dollar resulted in a lower gross revenue of \$118 million,



**Caroline Chisholm Centre,
Canberra, Australia**

down 11% compared to the previous financial year. DPU was 17% higher year-on-year at 7.83 cents for FY2013.

This strong performance was driven by a payoff from the past years' initiatives in reshaping and unlocking property value, and a boost in revenue recognised after the expiry of the master lease at China Square Central.

Other contributing factors were the higher rental rates as well as increased income from an additional 50% interest in Caroline Chisholm Centre. Savings in Series A CPPU distributions arising from the redemption and conversion of these CPPUs, coupled with lower finance costs from effective capital management, further boosted FCOT's distributable income to Unitholders.



01 Central Park, Perth, Australia



Group CEO Business Review

COMMERCIAL PROPERTY

We expect that the recent completion of our asset enhancement initiatives to the office tower of China Square Central, and the rejuvenation of the China Square Precinct will unlock even more value and growth potential in the property. The opening in December 2013 of the Telok Ayer MRT Station on the Downtown Line should further fortify China Square Central's appeal to office space users.

Stable demand for our non-REIT office and business space

Outside of the Group's commercial REIT, our Alexandra Point and Valley Point office towers achieved 100% and 91% occupancy, respectively. The Chengdu Logistics Hub had 78% of its 703,981 sq ft of net lettable space leased out, while Me Linh Point in Ho Chi Minh City achieved 100% occupancy for yet another year. ONE@Changi City which is a 50% joint venture project with Ascendas Land (Singapore) Pte Ltd was completed in November 2012 and enjoyed occupancy rates above 90%.

- 01 China Square Central, Singapore
- 02 Alexandra Technopark, Singapore





CHINA SQUARE
CENTRAL

CARPARK

China Square Central,
Singapore

Group CEO Business Review

HOSPITALITY



**Capri by Fraser, Changi City,
Singapore**

Group CEO Business Review

HOSPITALITY

"Boosted by room revenue from new property acquisitions and launches, our serviced apartment arm recorded a 40% increase in revenue to \$184 million and a 74% rise in PBIT to \$70 million in the last financial year."

HOSPITALITY

A strong global leader in serviced residence

The globalisation of industry and business in today's world ensures that our hospitality segment will always have room to grow. Boosted by room revenue from new property acquisitions and launches, our serviced apartment arm recorded a 40% increase in revenue to \$184 million and a 74% rise in PBIT to \$70 million in the last financial year.

Major contributors to our bottom line include Fraser Suites Kensington in the United Kingdom, which became 100% owned by Frasers Hospitality in September 2012*, and two developments that began operations, Fraser Suites Perth in Australia and Capri by Fraser, Changi City in Singapore. Fraser Suites Singapore had also completed its asset enhancement initiatives and improved its contributions to the Group.

* FCL owned 30% of Frasers Suites Kensington before Sep 2012.

01 Fraser Suites Top Glory, Shanghai, China



01

Group CEO Business Review

HOSPITALITY

In addition, improved operating efficiency coupled with higher daily rental rates and occupancy at existing, refurbished or expanded properties also helped to beef up our earnings.

The division's investment portfolio was further boosted by the acquisition of an office building in Brisbane worth A\$37 million that is being reconfigured into 240 serviced apartments.

Along with the developments that we own and operate, Frasers Hospitality also manages residences for a fee. This financial year, it nearly doubled the number of apartments under its stewardship with 7,146 units signed up to add to the 7,914 already in operation. We expect to grow this segment of our business exponentially in the years ahead.

- 01** Fraser Suites Queens Gate, UK
- 02** Capri by Fraser, Ho Chi Minh City, Vietnam
- 03** Fraser Suites Guangzhou, China



Serviced Residences: Properties in Operation

Country	Property	Equity (%)	No. of units	Occupancy (%)		Ave. daily rate in local currency		Book value @ 30 Sep 13
				FY2013	FY2012	FY2013	FY2012	
OWNED PROPERTIES								
Australia	Fraser Suites Perth	88%	236	65%	NA	A\$270.55	NA	A\$125m
	Fraser Suites Sydney	81%	201	89%	89%	A\$252.95	A\$238.37	A\$99m
	Fraser Place Melbourne	100%	112	75%	63%	A\$142.41	A\$127.74	A\$28m
China	Fraser Suites Beijing	100%	357	82%	88%	RMB841.82	RMB758.93	RMB1,150m
Indonesia	Fraser Residence Sudirman Jakarta	100%	108	93%	89%	USD134.37	USD128.83	USD33m
London, UK	Fraser Place Canary Wharf	100%	97	80%	80%	GBP148.84	GBP159.13	GBP35m
	Fraser Suites Kensington	100%	69	84%	85%	GBP252.53	GBP239.24	GBP99m
	Fraser Suites Queens Gate ¹	100%	106	11%	81%	GBP150.49	GBP134.25	GBP53m
Philippines	Fraser Place Manila	100%	89	86%	91%	PHP7,117.44	PHP6,725.43	PHP953m
Scotland	Fraser Suites Glasgow	100%	99	78%	73%	GBP68.87	GBP63.62	GBP10m
	Fraser Suites Edinburgh	100%	75	84%	81%	GBP110.79	GBP105.64	GBP13m
Singapore	Fraser Place Singapore	100%	163	76%	78%	S\$366.41	S\$334.82	S\$232m
	Fraser Suites Singapore	100%	255	82%	55%	S\$330.67	S\$310.50	S\$357m
	Capri By Fraser, Changi City	50%	313	77%	38%	S\$248.36	S\$222.20	S\$101m
TOTAL NO. OF ROOMS (OWNED)			2,280					

¹ Closed for refurbishment between November 2012 and August 2013.

Country	Property	No. of units
UNDER MANAGEMENT		
Bahrain	Fraser Suites Bahrain	91
China	Fraser Place Shekou	232
	Fraser Residence Shanghai	324
	Fraser Suites Shanghai	186
	Fraser Residence CBD East Beijing	228
	Fraser Suites Nanjing	210
	Modena Shanghai Putuo	348
	Modena Heping Tianjin	104
	Fraser Suites Chengdu	360
	Fraser Suites Suzhou	276
	Modena Jinjihu Suzhou	237
	Fraser Suites Guangzhou	332
France	Fraser Suites Harmonie, Paris La Defense	134
	Fraser Suites Le Claridge, Paris	110
Hungary	Fraser Residence Budapest	51
India	Fraser Suites New Delhi	92
Japan	Fraser Residence Nankai Osaka	114
UK	Fraser Residence Prince of Wales	18
	Fraser Residence Bishopgate	26
	Fraser Residence Blackfriars	12
	Fraser Residence Monument	14
	Fraser Residence City	22
Malaysia	Fraser Place Kuala Lumpur	315
Qatar	Fraser Suites Doha	138
Singapore	Fraser Place Fusionopolis	50
	Fraser Residence Orchard	72
South Korea	Fraser Suites Insadong, Seoul	213
	Fraser Place Central, Seoul	254
	Fraser Place Namdaemun	252
Thailand	Fraser Suites Sukhumvit, Bangkok	163
Turkey	Fraser Place Anthill Istanbul	116
UAE	Fraser Suites Dubai	180
Vietnam	Fraser Suites Hanoi	185
	Capri by Fraser, District 7, HCMC	175
TOTAL NO. OF ROOMS (UNDER MANAGEMENT)		5,634

Fraser Suites Perth,
Australia

FRASER SUITES

Group CEO Business Review



“While our key businesses are undeniably brick-and-mortar constructions, we operate very much on the principle that our people are our most precious resource and invest in them accordingly.”

01 Riverside Quarter, UK

02 The Pano, Bangkok, Thailand

Replenishing the land bank

In September 2013, the Group won a tender for a mixed-use land parcel at Yishun Central for \$1,429 million. This prime site is located in the heart of Yishun Town Central. We intend to develop it into a 12-storey integrated complex comprising 900 residential units, a retail mall, bus interchange and a community club.

We also managed to secure Fernvale Close with a \$257 million or \$533 psf ppr bid that was tendered in concert with Far East Organization and Sekisui House Limited. Our joint venture partners hold a 30% stake each in the acquisition with FCL holding the remaining 40%. We plan to capitalise

on the site’s idyllic environment to build seven 18-storey apartment blocks comprising some 490 residences.

Another successful bid was put in for the Cecil Street/Telok Ayer Street commercial land parcel within the Central Business District. The \$924 million purchase is being envisaged as the site of a premium Grade A office tower.

Taking our corporate citizenship to heart

No report of FCL’s year-round activities is complete without a reference to our wide-ranging Corporate Social Responsibility programme. Over the course of FY2012/13, we embraced

causes that ranged from funding activities for senior citizens to sponsoring competitions to help bring out the entrepreneur in our youth, and also lending financial support to, and offering exhibition space for the arts.

The multiple Green Mark Awards bestowed on our developments attest to the unmitigated care we demonstrate for the environment in the conduct of our business.

At the same time, while our key businesses are undeniably brick-and-mortar constructions, we operate very much on the principle that our people are our most precious resource and invest in them accordingly.

Group CEO Business Review

On the horizon

Whether it is in the residential, commercial or hospitality sector, we have quality projects for which there is strong demand. Our long-term strategic planning is proactive and backed by land bank selectively stocked and continually replenished to sustain our growth.

In Singapore, in the wake of the government’s property market cooling measures, 12,400 private residences were sold from January to September

2013 compared to 18,000 units during the corresponding period of the previous year. Their prices also grew at a markedly lower 0.4% in the September quarter as opposed to 1% earlier. Nevertheless, we expect demand to stabilise over the longer term and be supported by steady economic growth, first-time buyers, HDB upgraders and population growth, albeit at a slower pace.

Similarly in the commercial sector, we see positive trends emerging in

the suburban retail market which includes a growing median household income, low unemployment rate and expanding suburban populations.

As a result, we foresee continuing demand for retail space that will propel us to pursue growth through both organic and acquisitive means. With our dominance in northern Singapore, Causeway Point and Northpoint will continue to anchor FCT’s performance for a good while.

- 01 Soleil @ Sinaran, Singapore
- 02 Central Park, Sydney, Australia
- 03 Causeway Point, Singapore
- 04 China Square Central, Singapore
- 05 Baitang One, Suzhou, China
- 06 Fraser Suites Perth, Australia



01



02



03

We further anticipate growth for our office business to be supported by a relatively strong Singapore economy, and driven by positive rental reversions and close-to-full occupancy rates. The enhanced China Square Central will be a significant contributor to our profits in the near future.

Our focus overseas will be on delivering our existing development pipeline. In Australia, a number of projects are due for completion in FY2014, including One Central Park East and Park Lane in

Sydney, QIII in Perth as well as various phases of Putney Hill at Ryde.

In China, FY2014 is shaping up to be a robust year for the property market following a sudden increase in the sale of state-owned land from January to July 2013. The Group will look to expand its holdings where circumstances permit, in the current dynamic market. Meanwhile, we expect to complete Suzhou Baitang Phase 2B and Chengdu Phase 2 in the coming financial year.

Our hospitality arm will continue to look for opportunities to enlarge its portfolio and grow the international footprint of its management business.

Overall, the countries and segments we have a significant presence in are doing fairly well. We have good reasons to be optimistic about our prospects in 2014.



Corporate Social Responsibility

COMMUNITY

"We are happy to report the numerous avenues where we have contributed to our commitment to being a responsible corporate citizen both locally and globally in FY2013."

Making more room in our hearts for communal causes

Fraser's Centrepoin't's properties around the world are designed to improve the lives of the people who live, work or shop in them. We consider it a privilege to serve and support the wider communities that host our developments.

FCL is well-placed to lend a helping hand to a range of diverse causes. Along with our growth as a business, we are happy to report the numerous avenues where we have contributed to our commitment to being a responsible corporate citizen both locally and globally in FY2013.

Financial support for senior citizens

Causeway Point contributed \$30,000 to the North West Silver Care Fund, which is aimed at helping seniors in the North West District stay active after retirement.

Outings for underprivileged children

- As part of its 'Love Tree' Christmas programme, Fraser Suites Insadong Seoul hosted 30 little guests from

Sangroktown Orphanage for a pool party and dinner that was joined by children of the residents. Each child went away with a gift that he or she had wished for.

- Causeway Point reached out to MINDS during the Lunar New Year festivities with a luncheon at The Manhattan Fish Market for 30 children and their families, along with its volunteers. The sumptuous treat was topped off with a presentation of shopping vouchers to the children.
- Our Office and Industrial Division staff pitched in with an afternoon of fun and tea-time goodies for 23 children from Melrose Home at Robertson Walk's indoor playground, The Polliwogs.

Nurturing tomorrow's entrepreneurs

- Fraser's Centrepoin't Malls joined hands with Ngee Ann Polytechnic Business Studies' final-year Entrepreneurship students to put up the National Youth Business Challenge. Part of a long-term collaboration begun in 2009 to get students to think up earth-friendly

ideas, the competition garnered proposals by 40 shortlisted teams from 23 secondary schools on the essentials of setting up planet-preserving businesses. The finals, held at Changi City Point, saw Outram Secondary School walk away with the FCM Challenge trophy for the third consecutive year.

- The National Pushcart Challenge presented yet another showcase underwritten by FCL for the spirit of enterprise among the youth of Singapore. In the 2012 contest held at Causeway Point, Bukit Merah Secondary School proved its creative mettle with eco-friendly materials to beat 30 other secondary schools for the championship. At the end of the two-day event, the 210 participants had raised a total of \$8,000 for 15 social enterprises.



01



02

- 01 Melrose Home outing at Polliwogs
- 02 Melrose Home outing at Polliwogs
- 03 'Love Tree' Christmas programme
- 04 Causeway Point contributed towards the North West Silver Care Fund



03



04

Corporate Social Responsibility

COMMUNITY

Sponsorship of the arts

- FCL's reaffirmed patronage of the artistic community during the year included Frasers Hospitality providing \$146,000 worth of accommodation for the performing groups of various productions such as Kidsfest Singapore, Shakespeare in the Park – Othello, The Importance of Being Earnest and In The Spotlight – Alfian Sa'at. These contributions earned our serviced apartment arm the Friend of the Arts Award from the National Arts Council of Singapore.
- Over in Sydney, Frasers Property Australia together with Sekisui House Australia provided A\$30,000 to help underwrite the Chippendale BEAMS Art Festival for a second year. Organised by the local creative community with the backing of the City of Sydney Council, the festival drew over 350 artists and performers as well as some 8,000 visitors.
- Beyond monetary contributions, we have also allocated free or subsidised work spaces for creative businesses and artists within the Central Park development site. Frasers Property Australia embarked on a four-year-long community collaboration with FraserStudios in 2009. Part of the Central Park site in Perth was used as visual and performing arts studios. Currently, some of the retail space at Central Park is given over to Workshop and the NG Art Gallery.
- Central Park, the tallest building in Perth, lent its lobby to Jana Vodesil-Baruffi's art exhibition, Permanent Impressions. The fortnight-long show spotlighted the largest portrait collection featuring inductees from the Western Australian Women's

Hall of Fame and other contemporary female pillars of the community.

- Central Park also showcased Catholic Schools art in an exhibition that took up its entire lobby.

Venue sponsorship of charitable events

The retail podium of China Square Central hosted an inaugural blood donation drive to register blood donors. Jointly organised with Cerebos Pacific Limited, the six-hour campaign not only signed up more than twice its targeted number of registrants but also had to turn away interested donors as a result of the overwhelming response.

Central Park in Perth was also the pro bono site of multiple fundraising activities for several causes, including 'Pink Ribbon Day' and 'Daffodil Day' organised by Cancer Council of Western Australia, 'Australia's Biggest Morning Tea' by the Western Australia Cancer Society, 'Bear By Night Ball' in support of The Princess Margaret Hospital for Children Foundation, and 'Special Air Service Widows Abseil' organised by former SAS members for the benefit of the families left behind by fallen colleagues.

For the seventh year, Central Park in Perth played host to the annual 'Enerflex Step Up for Multiple Sclerosis'. The 2013 competition attracted a record 1,000 participants and raised a total of A\$276,901. On top of this amount raised, the Central Park management continued with its support of A\$10,000 towards the cause.





- 01 Blood donation drive at China Square Central
- 02 Enerflex Step Up for Multiple Sclerosis
- 03 The Chippendale BEAMS Art Festival
- 04 The Chippendale BEAMS Art Festival
- 05 The Chippendale BEAMS Art Festival
- 06 The Chippendale BEAMS Art Festival
- 07 Daffodil Day 2012
- 08 Bear By Night Ball
- 09 The Chippendale BEAMS Art Festival



Corporate Social Responsibility

ECO-FRIENDLY BUILDINGS

"Fraser's Centrepoint continued with our pro-environment practices and achievements over the course of FY2013."

Accommodating an environment-friendly culture

Fraser's Centrepoint continued with our pro-environment practices and achievements over the course of FY2013.

Recognition

Once again, FCL's projects earned a stream of accolades for the incorporation of environmentally-sensitive provisions into their architectural DNA. We received a total of four new Green Mark Awards from the Building and Construction Authority (BCA) – one for the residential development Eight Courtyards, with the rest going to a trio of commercial properties – 55 Market Street, Valley Point and China Square Central. In addition, our high-end condominium, Martin Place Residences, obtained a Merit in the BCA Construction Excellence Awards. Besides Green Mark Awards, six of our commercial buildings bagged the 'Eco Office Award', while China Square Central

participated in the Friends of Water programme organised by the Public Utilities Board (PUB) to raise water conservation awareness island-wide.

Focus on energy and water efficiency

At China Square Central, water-efficient fittings together with green features such as variable speed drive devices (VSD) were installed at the chiller plants to enhance efficiency. Three of our malls – Anchorpoint, Bedok Point and Changi City Point – are each fitted with a new state-of-the-art chiller system which, according to international benchmarks, operates 32.5% more efficiently than conventional ones.

Meanwhile, energy-saving lighting systems have replaced existing car park, corridor or staircase illumination at a number of our developments including Valley Point, 55 Market Street, Anchorpoint and 51 Cuppage Road. The move is paying off by substantially reducing electricity costs at the four properties every month.

Alexandra Technopark, which holds the Green Mark Gold from September 2011 to August 2014, continued to enjoy savings in energy consumption as a result of its eco-friendly features and a broader use of NEWater (treated used water). These initiatives saved Alexandra Technopark about \$6.5 million from 2011 to 2013. NEWater has also been adopted at Bedok Point, Changi City Point, Causeway Point, Northpoint and The Centrepoint, which allowed these developments to economise on their water bills by a good 9.2%.

FCL's overall scheme to promote a green environment embraces as well the installation of bicycle parking facilities at China Square Central, Robertson Walk, and Capri by Fraser, Changi City, Singapore.



- 01 Bicycle parking facility at Capri by Fraser, Changi City, Singapore
- 02 Martin Place Residences, Singapore
- 03 Valley Point, Singapore
- 04 Changi City Point, Singapore



Corporate Social Responsibility

ECO-FRIENDLY BUILDINGS



Tried and tested

Six of our commercial properties in Singapore – China Square Central, Robertson Walk, Valley Point, 51 Cuppage Road, Alexandra Point and Alexandra Technopark – participated in the Eco-Office Audit. Launched in 2002 as part of 'World Environment Day', this on-going programme aims to help companies cultivate environmentally friendly habits and practices in the workplace. The targeted areas for improvement include energy and water conservation efforts, waste management and recycling.

Our commitment and efforts were recognised when all the six properties were awarded the Eco-Office certification.

Thumbs up Down Under

In Australia, three of our projects have emerged as consistent models of sustainability.

In a first for a commercial office building in Perth, Central Park emerged the winner in the Business Category of the Western Australia Water Awards 2012 organised by the Australian Water

Association, Western Australia.

This award recognised our commitment to improving water management and implementing effective water-wise practices, as well as our initiatives to educate the staff and community thereon. The installation of tap-flow restrictors, low-flow showerheads, low-flush water closets and a park reticulation weather station plus several improvements to the cooling towers undertaken resulted in a 20.6% reduction in water consumption over the last four years.



- 01 Central Park, Sydney, Australia
- 02 Eight Courtyards, Singapore
- 03 China Square Central, Singapore
- 04 Central Park, Perth, Australia



Likewise, Caroline Chisholm Centre in Canberra picked up the NABERS Energy base building rating of 5 stars, an upgrade from its previous achievement of 4.5 stars.

Another noteworthy sustainable project is the A\$2 billion mixed-use Central Park Sydney development, now under construction on the old Carlton United Brewery site on Broadway in Sydney's southern CBD. Through Frasers Property Australia, our overseas arm, we signed a historic A\$26.5 million Environmental Upgrade Agreement

(EUA) with the City of Sydney and Eureka Funds Management as trustee of The Australian Environmental Upgrade Fund No. 2 in March 2013. This fund provides low-cost financing for the construction of a central thermal and tri-generation electrical plant at Central Park Sydney. The planned plant will use low-emission natural gas engines to produce thermal and electrical energy, efficiently harnessing the bi-products of energy generation (hot and cold water) to provide centrally reticulated heating and cooling for air and water, for utilisation throughout the

precinct. Electricity will be delivered not only to the site's historic buildings, but possibly to neighbouring buildings as well.

Much has been achieved in terms of implementing earth-friendly practices throughout our properties. Clearly, we recognise that much more can be done and we are committed to working on these going forward.

Corporate Social Responsibility

HUMAN CAPITAL

"At FCL, we will always be heavily invested in our people simply because they make up the very foundation on which our businesses are built."

Giving our people space to grow

As at end September 2013, FCL as a group has had 1,618 of its staff put in the equivalent of 15,311 training hours for the year. This represented 89% of our FY2012/13 target count of personnel upgrading places. Government funding accounted for 18% of our training investment.

FCL's talent management framework is based on two key pillars, namely, Functional Excellence and Future Leadership. To strengthen the leadership of our people at supervisory and management levels, we placed considerable emphasis on building their core technical and service excellence skills. As an example, our Project Managers in Development and Property continue to upgrade their technical expertise by attending relevant courses and conferences on building and construction, the environment, safety, law and business writing. Furthermore, site staff were continually instructed on safety, the sharing of good practices and learning points across projects.

We take particular pride in the CARE training that was not only provided for our Property Services staff but also extended to all parties involved in our residential projects, including architects, contractors and sub-contractors, to ensure home owners of an impeccable handing-over experience. FCL staff who

deliver excellent service and received compliments from home owners are recognised with the CARE STAR award.

Frasers Centrepoint Commercial partnered with the Institute of Technical Education (ITE) to customise a programme on Facility Management for staff without a background in building or engineering. This allowed personnel from Leasing, Advertising and Promotions to better appreciate tangential issues that could nevertheless impact their core duties.

At Frasers Hospitality, we rolled out the concept of Hub Training, conducting Improving Guest Experience at Front Office and Housekeeping training for the China Hub and South East Asia Hub. To beef up our training curriculum, the Learning and Development team worked with ITE to produce our own proprietary housekeeping training video. Plans are afoot to adapt the video for overseas properties.

The group-wide Customer Centric Initiative (CCI), manifested in a number of training programmes, is paying dividends in terms of raising our staff's service standards and awareness. As a result, a record 85 service staff were honoured for their excellent service standards at the annual EXSA Awards. Among the pickings were 26 Star Awards, three Superstar Awards and one Outstanding Award.

At FCL, we will always be heavily invested in our people simply because they make up the very foundation on which our businesses are built.

Homing in on health

The FCL Corporate Wellness Programme took off in 2008 with the aim of promoting health awareness among our employees. Under the chairmanship of Mr Cheang Kok Kheong, CEO, Development & Property, FCL scored the Silver Award in the bi-annual Singapore HEALTH (Helping Employees Achieve Life-Time Health) Awards in November 2012. This honour was presented in tandem with the Workplace Health Promotion (WHP) Grant and in recognition of FCL's performance in three key wellness areas: General Health, Targeted Interventions and Mental Health.

Over the course of 2013, the programme committee organised a wide range of activities. They included cooking and dance classes, various sports tournaments and a three-month exercise programme to advance General Health, as well as a body management programme for Targeted Interventions. A counselling service hotline was set up as part of the programme's approach to Mental Health management.

In more ways than one, we strive to be a healthy organisation.



- 01 FCL Long Service Awards
- 02 FCL Long Service Awards
- 03 F&N's 130th Anniversary Dinner
- 04 Team Frasers at the REDAS Dragon Boat Race
- 05 EXSA presentation ceremony
- 06 Let's synergise group photo



Awards & Accolades FY2013

Corporate	Residential	Commercial
<ul style="list-style-type: none"> • Singapore Health Award 2012 & 2013 (Silver) by Health Promotion Board - Frasers Centrepoint Limited • 8th China Hotel Starlight Award 2012 - Best Serviced Apartment Brand of China - Frasers Hospitality Pte. Ltd. • World Travel Awards 2012 - World's Leading Serviced Apartment Brand - Frasers Hospitality Pte. Ltd. • World Travel Awards 2013 - Middle East's Leading Serviced Apartment Brand - Frasers Hospitality Pte. Ltd. • World Travel Awards 2013 - Bahrain's Leading Serviced Apartments - Fraser Suites Bahrain • World Travel Awards 2013 - Qatar's Leading Serviced Apartments - Fraser Suites Doha • World Travel Awards 2013 - Dubai's Leading Serviced Apartments - Fraser Suites Dubai • Expatriate Management and Mobility Awards (EMMA) 2012 & 2013 - Corporate Housing Provider of the Year - Frasers Hospitality Pte. Ltd. • Asia's Most Promising Brand 2012 & 2013 by World Consulting & Research Corporation - Frasers Hospitality Pte. Ltd. • Asia's Most Promising Leader 2012 & 2013 by World Consulting & Research Corporation - Mr Choe Peng Sum • Best Serviced Apartment Provider, Singapore 2013 by Business Destinations - Frasers Hospitality Pte. Ltd. • Friend of the Arts Award 2013 by National Arts Council - Frasers Hospitality Pte. Ltd. 	<ul style="list-style-type: none"> • FIABCI Singapore Property Awards 2012 - Residential High Rise category - Soleil @ Sinaran • FIABCI Prix d'Excellence Awards 2013 (Silver) - Residential High Rise category - Soleil @ Sinaran • BCA Green Mark Gold - Eight Courtyards • BCA Construction Excellence Awards 2013 (Merit) - Martin Place Residences • Environmental Excellence Award 2013 by the Urban Development Institute - Frasers Landing, Western Australia 	<ul style="list-style-type: none"> • Excellent Service Awards 2012 by SPRING Singapore - Changi City Point, Northpoint, & YewTee Point • IR Magazine Awards South East Asia 2012 - Grand Prix for best overall investor relations (mid/small cap) - Frasers Centrepoint Trust • Australian Water Association WA Water Award 2012 - Central Park Perth • Singapore Service Class Award (2012 - 2015) by SPRING Singapore <ul style="list-style-type: none"> - Anchorpoint - Compass Point - Northpoint - The Centrepoint - YewTee Point • BCA Green Mark Gold <ul style="list-style-type: none"> - China Square Central - Valley Point (Office & Retail) - 55 Market Street • 'We Welcome Families' Excellence Awards by Businesses For Families Council - Changi City Point & Northpoint • 'We Welcome Families' Achiever Award by Businesses For Families Council - The Centrepoint, Bedok Point & Compass Point • Eco Office Award by Singapore Environment Council <ul style="list-style-type: none"> - China Square Central - 51 Cuppage Road - Valley Point - Robertson Walk - Alexandra Point - Alexandra Technopark • Singapore Corporate Awards 2013 by the Business Times - Bronze for IR REIT/Business Trust category - Frasers Centrepoint Trust • Singapore Property Awards 2013 - Industry category - Changi City

Hospitality

- 8th China Hotel Starlight Award 2012 - Best Serviced Apartment of China - **Fraser Suites Suzhou**
- Excellent Service Award 2012 by SPRING Singapore
 - **Fraser Suites River Valley, Singapore**
 - **Fraser Place Robertson Walk, Singapore**
 - **Fraser Place Fusionopolis, Singapore**
 - **Fraser Residence Orchard, Singapore**
 - **Capri by Fraser, Changi City, Singapore**
- Best Service Award 2012 by City Weekend - **Fraser Suites Top Glory, Shanghai**
- Certificate of Quality Selection 2012 by Holidaycheck.com - **Fraser Suites Harmonie, Paris La Défense**
- Business Traveller Awards 2012 - Best Serviced Apartment - **Fraser Suites Dubai**
- Best Interior Decoration Award 2012 by City Weekend - **Modena Putuo Shanghai**
- Top Ranked Seoul Hotel 2012 by Booking.com - **Fraser Suites Insadong, Seoul**
- Excellent Performance in Hospitality by Guide Awards 2012, The Guide Magazine - **Fraser Suites Hanoi**
- The Best Serviced Residence Excellence Award 2012 by Expatriate Lifestyle Magazine - **Fraser Place Kuala Lumpur**
- HM Awards for Hotel & Accommodation Excellence 2012 & 2013 - Serviced Apartment Property of the Year - **Fraser Suites Sydney**
- Winner of Investors in People 2012 by Investors in People - **Fraser Suites Glasgow**
- Indonesia Travel Tourism Awards 2012/2013 - Indonesia's Leading Serviced Apartment and Suite - **Fraser Residence Sudirman, Jakarta**
- Golden Pillow Awards 2013 - Best Serviced Apartment in China - **Fraser Suites Top Glory, Shanghai**
- Best Serviced Apartment by Time Out - **Fraser Suites Top Glory, Shanghai**
- Best Serviced Apartment by Shanghai Business Review - **Fraser Suites Top Glory, Shanghai**
- The Best Serviced Apartment of China by China Hotel - **Fraser Suites Top Glory, Shanghai**
- Travellers' Choice Award 2013 by Trip Advisor
 - **Fraser Residence Budapest**
 - **Fraser Suites Top Glory, Shanghai**
 - **Fraser Place Kuala Lumpur**
 - **Fraser Residence Nankai, Osaka**
- Certificate of Excellence 2013 by Trip Advisor
 - **Fraser Suites Sydney**
 - **Fraser Suites River Valley, Singapore**
 - **Fraser Suites Glasgow**
 - **Fraser Suites Seef Bahrain**
 - **Fraser Suites Doha**
 - **Fraser Suites Dubai**
 - **Fraser Suites Harmonie Paris La Defense**
 - **Fraser Suites Le Claridge**
 - **Fraser Place Kuala Lumpur**
 - **Fraser Place Anthill Istanbul**
 - **Fraser Place Canary Wharf**
 - **Fraser Place Melbourne**
 - **Fraser Residence Budapest**
 - **Fraser Residence Shanghai**
 - **Modena Putuo Shanghai**
 - **Modena Jinjihu Suzhou**
- Golden Horse Award - Best International Service Apartment in China - **Fraser Suites Chengdu**
- Asia Hotel Golden Olive Awards - Best Serviced Apartment of the Year 2013 - **Fraser Residence CBD East, Beijing**
- The Best Service Apartment by Japanese Community in Pearl River Area by Crossroad 2012 & 2013 - **Fraser Place Shekou, Shenzhen**
- Arts Supporter Award 2013 by National Arts Council, Singapore - **Capri by Fraser, Changi City, Singapore**
- Singapore Green Hotel Award 2013 by Singapore Hotel Association - **Capri by Fraser, Changi City, Singapore**
- AsiaRooms Hotel Awards 2013
 - Best Airport Hotel - **Capri by Fraser, Changi City, Singapore**
 - Most Loved Hotel (Finalist) - **Capri by Fraser, Changi City, Singapore**

Enterprise-Wide Risk Management (ERM)

Enterprise-wide Risk Management is an integral part of the organisational process. FCL maintains a risk management system to proactively manage risks to support the achievement of its business objectives. Through active risk management, Management creates and preserves value for the organisation.

Risk Management Process

FCL maintains a high level of corporate discipline and governance by adopting a risk management framework that is dynamic and relevant. The framework links our risk management process with the organisation's strategic objectives. Risks are identified, assessed, and mitigating measures developed to address and manage those risks.

The risk management process is integrated and coordinated. It is embedded in the organisation across all business units. The ownership of these risks lies with the heads of the respective business units who review risks and mitigating measures quarterly. Risks that have a potential material impact on the business units are identified and assessed. The risk exposures and mitigating measures are tracked in a risk register maintained in a Corporate Risk Scorecard system. Where applicable, Key Risk Indicators ("KRIs") are established to monitor risks. For the financial year ended 30 September 2013, key material risks and their associated mitigating measures were consolidated at the Company level and reported to the Risk Management Committee of FCL's parent company, Fraser and Neave, Limited ("F&N").

Risk tolerance statements of the Company setting out the nature and extent of the significant risks that the

Company is willing to take in achieving its strategic objectives have been formalised and adopted. The risk tolerance statements will be reviewed periodically.

An annual ERM validation is held, with all heads of business units providing assurance to the Group Chief Executive Officer, that key risks at the business unit level have been identified and the associated mitigating measures are effective and adequate. An ERM validation report for the financial year ended 30 September 2013 was submitted for review by the Risk Management Committee of F&N, where Management provided assurance that the risk management system was adequate and effective as at 30 September 2013 to address risks that are considered relevant and material to FCL's operations.

At FCL, our risk management culture is enhanced by risk awareness briefings conducted for new recruits. During the financial year, 13 risk awareness sessions have been held. Refresher sessions are also organised for existing staff when required.

FCL's enterprise-wide risk management system is benchmarked against market practice and regulatory guidelines. One initiative undertaken by Management is the implementation of control self-assessment for several key processes, which promotes accountability and risk ownership. Another initiative is the implementation of a Comfort Matrix framework, which provides an overview of the mitigating measures and assurance processes of key financial, compliance and operational (including information technology) risks.

Key Risks

Throughout the financial year, Management has been monitoring key material risks that affect the Company. The following are some of the key potential risks that the Company is exposed to:

Country Risks (Economic, Political and Regulatory Risks)

FCL operates and invests in many countries. The risk of adverse changes in the global economy can reduce profits, result in revaluation losses and affect the Company's ability to sell its residential development stock.

Inconsistent and frequent changes in regulatory policies may also result in higher operating and investment costs, loss in productivity and disruptions to business operations.

To mitigate these risks, FCL adopts a prudent approach in selecting locations for its investment. Measures are in place to monitor the markets closely, such as through maintaining good working relationships with local authorities, business associations and local contacts, and reviewing expert opinions and market indicators, to keep abreast of economic, political and regulatory changes.

Where the need arises, FCL will reassess its business and marketing plans accordingly.

Foreign Currency and Interest Rate Risks

With worldwide operations, FCL is exposed to changes in currency exchange rates and interest rates. The Company uses derivatives and other financial instruments to hedge against these risks. Policies and processes are in place to facilitate the monitoring and management of risks in a timely manner.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Good corporate governance is essential to the success of FCL. FCL is firmly committed to setting and maintaining high standards of corporate governance and corporate transparency, and adheres to sound corporate policies, business practices and a system of internal controls. Operating within such a framework allows FCL to safeguard the assets of the Group and Shareholders' interests whilst pursuing sustainable growth and enhancement of value for shareholders.

The Company believes in compliance with applicable laws, rules and regulations. The Company is listed on 9 January 2014 and will comply with the principles and guidelines of the Code of Corporate Governance 2012 (the "Code 2012") to such extent and as best as it can.

A. BOARD MATTERS

Principle 1: The Board's Conduct of Affairs

The Board is entrusted with oversight of the business performance and affairs of the FCL Group, and is responsible for the Group's overall entrepreneurial leadership, strategic direction, performance objectives and long-term success.

Our current Board of Directors¹ are highly qualified and non-executive. There are 10 Directors on the Board, including two female directors in recognition of the importance and value of gender diversity, and they comprise:

Mr Charoen Sirivadhanabhakdi (Chairman)²
 Khunying Wanna Sirivadhanabhakdi (Vice-Chairman)³
 Mr Charles Mak Ming Ying⁴
 Mr Chan Heng Wing⁴
 Mr Philip Eng Heng Nee⁴
 Mr Weerawong Chittmittrapap⁴
 Mrs Siripen Sitasuwan⁴
 Mr Chotiphat Bijananda⁵
 Mr Panote Sirivadhanabhakdi⁵
 Mr Sithichai Chaikriangkrai⁶

Notes:

- 1 The prior Board of FCL comprised Mr Chotiphat Bijananda, Mr Panote Sirivadhanabhakdi, Mr Sithichai Chaikriangkrai, Mr Lim Ee Seng, Mr Anthony Cheong and Mr Chia Khong Shoong. Mr Lim, Mr Cheong and Mr Chia resigned from the Board on 25 October 2013. Mr Lee Hsien Yang who was on the Board at the beginning of the financial year resigned from the Board on 26 February 2013.
- 2 Mr Charoen Sirivadhanabhakdi was appointed as a non-executive and non-independent Director on 25 October 2013.
- 3 Khunying Wanna Sirivadhanabhakdi joined the Board as a non-executive and non-independent Director on 7 January 2014.
- 4 Mr Charles Mak, Mr Chan Heng Wing, Mr Philip Eng, Mr Weerawong Chittmittrapap and Mrs Siripen Sitasuwan were appointed as non-executive and independent Directors on 25 October 2013.
- 5 Mr Chotiphat Bijananda and Mr Panote Sirivadhanabhakdi were appointed as non-executive and non-independent Directors on 8 March 2013.
- 6 Mr Sithichai Chaikriangkrai was appointed as a non-executive and non-independent Director on 7 August 2013.

The Board will also review annual budgets, financial plans, major acquisitions and divestments, funding and investment proposals, monitor the financial performance of the Group and Management's performance, and ensure compliance by the Group with relevant laws and regulations. The Board intends to meet regularly, and during Board meetings, our Directors will actively participate in, discuss, deliberate and appraise matters requiring its attention and decision. If required, time will be set aside after scheduled Board meetings for discussions amongst our Directors without the presence of Management, in line with the guidelines of Code 2012, so as to facilitate a more effective check on Management.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Board Matters (cont'd)

Delegation of Authority on certain Board Matters

In order for the Board to efficiently provide strategic oversight of FCL, it delegates specific areas of responsibilities to five Board Committees namely, the Board Executive Committee (“**EXCO**”)¹, the Audit Committee (“**AC**”), the Nominating Committee (“**NC**”), the Remuneration Committee (“**RC**”) and the Risk Management Committee (“**RMC**”). Each Board Committee is governed by clear Terms of Reference which have been approved by the Board². Minutes of all Board Committee meetings will be circulated to the Board so that Directors are aware of and kept updated as to the proceedings and matters discussed during such meetings.

Notes:

- 1 The Terms of Reference of the EXCO were updated and approved by the Board and adopted on 25 October 2013.
- 2 The AC, NC, RC and RMC were constituted, and Terms of Reference for each of these Committees were approved by the Board and adopted, on 25 October 2013.

The Company adopts a framework of delegated authorisations in its Manual of Authority (“**MOA**”). The MOA defines the procedures and levels of authorisation required for specified transactions. It also sets out approval limits for operating and capital expenditure as well as acquisitions and disposals of investments. The MOA also contains a schedule of matters specifically reserved to the Board for approval. These include approval of annual budgets, financial plans, financial statements, business strategies and material transactions, such as major acquisitions, divestments, funding and investment proposals. The MOA authorises the EXCO to approve certain transactions up to specified limits, beyond which the approval of the Board needs to be obtained. Below the Board and EXCO levels, there are appropriate delegations of authority and approval sub-limits at Management level, to facilitate operational efficiency. To address and manage possible conflicts of interest that may arise between Directors’ interests and those of the Group, Directors are required to abstain from voting on any matter in which they are so interested or conflicted.

Board Executive Committee (or EXCO)

The current EXCO² is made up of the following members:

Mr Charoen Sirivadhanabhakdi	Chairman
Mr Charles Mak	Vice-Chairman
Mr Chotiphat Bijananda	Vice-Chairman
Mr Panote Sirivadhanabhakdi	Member
Mr Sithichai Chaikriangkrai	Member

Notes:

- 1 The prior EXCO of FCL comprised Mr Chotiphat Bijananda, Mr Panote Sirivadhanabhakdi, Mr Sithichai Chaikriangkrai, Mr Lim Ee Seng, Mr Anthony Cheong and Mr Chia Khong Shoong. Mr Lim, Mr Cheong and Mr Chia resigned from the Board and from the FCL EXCO on 25 October 2013. Mr Lee Hsien Yang who was on the Board and the Chairman of the FCL EXCO at the beginning of the financial year, resigned from the Board and the FCL EXCO on 26 February 2013.
- 2 The current EXCO was appointed on 25 October 2013.

The EXCO assumes oversight of the business affairs of FCL. The EXCO will formulate the FCL Group’s strategic development initiatives, provide direction for new investments and material financial and non-financial matters to ensure that the Group achieves its desired performance objectives and enhances long-term shareholder value, and will oversee the Company’s and the Group’s conduct of business and corporate governance structure.

The activities and responsibilities of other Board Committees are described in the following sections of this report.

Meetings of the Board and Board Committees

The Board and its various Board Committees will meet regularly, and also as required by business needs or if their members deem it necessary or appropriate to do so.

Board Matters (cont'd)

The Directors will be given direct access to the Management team of the Group's business divisions through presentations at Board and Board Committee meetings. Where required or requested by Board members, site visits and meetings with personnel from the Group's business divisions may also be arranged in order for Directors to have an intimate understanding of the key business operations of each division. The Company's Articles of Association provide for Board members who are unable to attend physical meetings to participate through telephone conference, video conference or any other forms of electronic or instantaneous communication facilities.

A letter of appointment setting out, among other things, a Director's duties and obligations including, where appropriate, how to deal with conflicts of interest, will be issued to all new Directors. A comprehensive orientation programme will also be conducted to familiarise new appointees with the business activities, strategic directions, policies and corporate governance practices of the FCL Group. This programme will allow new Directors to get acquainted with senior Management, and will also foster better rapport and facilitate communications with Management.

Our Directors will be kept continually and regularly updated on the Group's businesses and the regulatory and industry-specific environments in which the entities of the Group operate. Updates on relevant legal, regulatory and technical developments may be in writing or disseminated by way of briefings, presentations and/or handouts. Our Directors are also encouraged to be members of the Singapore Institute of Directors ("SID") and for them to receive journal updates and training from SID to stay abreast of relevant developments in financial, legal and regulatory requirements, and the business environment and outlook.

Principle 2: Board Composition and Guidance

Our current Board comprises 10 non-executive Directors, of whom five are independent. Based on representations made by each of these independent Directors, none of them has any relationship with the Company, its related corporations¹, our 10% shareholders² or FCL's officers that could interfere, or be reasonably be perceived to interfere, with the exercise of each of their independent business judgment with a view to the best interests of the Company. These five independent Directors will help to uphold good corporate governance at the Board level and their presence will facilitate the exercise of independent and objective judgment on corporate affairs. Their participation and input will also ensure that key issues and strategies are critically reviewed, constructively challenged, fully discussed and thoroughly examined, and takes into account the long-term interests of FCL and its Shareholders.

Notes:

- 1 Code 2012 defines "related corporations" as having the same meaning under the Companies Act, Chapter 50 i.e. a corporation that is the company's holding company, subsidiary or fellow subsidiary.
- 2 Code 2012 defines a ten percent (10%) shareholder as a person who has an interest or interests in one or more voting shares in the company and the total votes attached to that share, or those shares, is not less than ten percent (10%) of the total votes attached to all the voting shares in the company.

A review of the size and composition of the Board will be undertaken by the Company to see if these aspects can fulfill the needs of the Group. The Nominating Committee ("NC") will also determine if the current size and composition of the Board is appropriate for the scope and nature of the Group's operations, and facilitate effective decision-making. In line with Code 2012, the Committee will take into account the requirements of the Group's businesses and the need to avoid undue disruptions from changes to the composition of the Board and Board Committees. No individual or group dominates the Board's decision-making process.

The Board proactively seeks to maintain an appropriate balance of expertise, skills and attributes among the Directors. This is also reflected in the diversity of backgrounds and competencies of our Directors, whose competencies range from banking, finance, accounting and legal to relevant industry knowledge, entrepreneurial and management experience, and familiarity with regulatory requirements and risk management. This is beneficial to the Company and its Management as decisions by, and discussions with, the Board would be enriched by the broad range of views and perspectives and the breadth of experience of our Directors.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Board Matters (cont'd)

The Directors will be provided with accurate, complete and timely information and have direct and unrestricted access to Management. This is to give the Board and Board Committees sufficient time to critically evaluate and consider issues relevant to the Company and its businesses and operations. This will also allow our Directors to carry out their duties and discharge their oversight functions more effectively.

Principle 3: Chairman and Chief Executive Officer

The Chairman and the Group Chief Executive Officer ("Group CEO") of the Company, Mr Lim Ee Seng are separate persons to ensure an appropriate balance and separation of power and authority, and clear division of responsibilities and accountability. The Chairman, who is non-executive, is not related to the Group CEO and neither is there any business relationship between them. Likewise, none of the chief executive officers of the Group's business divisions and the Group CEO are related to each other, and neither is there any other business relationships between or among them.

The Chairman leads the Board and ensures its effectiveness by, among other things, steering effective, productive and comprehensive discussions amongst Board members and the Management team on strategic, business and other key issues pertinent to the business and operations of the Group. In addition, the Chairman also makes sure, with the support of the Company Secretary, that Directors are provided with clear, complete and timely information in order to make sound, informed decisions.

The Chairman encourages active and effective engagement, participation by and contribution from all Directors, and facilitates constructive relations among and between them and Management. With the full support of the Board, Company Secretary and Management, the Chairman will spur the Company to promote, attain and maintain the highest standards of corporate governance and transparency.

Principle 4: Board Membership

Nominating Committee (or NC)

The NC¹ is made up of the following Directors:

Mr Weerawong Chittmittrapap	Chairman
Mr Chan Heng Wing	Member
Mr Chotiphat Bijananda	Member

A majority of the members of this Committee, including the Chairman, are independent non-executive Directors.

Note:

¹ The NC was constituted on 25 October 2013.

The NC is guided by written Terms of Reference approved by the Board and which set out the duties and responsibilities of this Committee. It is responsible for reviewing the structure, size and composition of the Board, identifying the balance of skills, knowledge and experience required for the Board to discharge its responsibilities effectively, and for nominating candidates to meet the needs and requirements of the Group.

Annually, the NC will assess the independence of each Director, the performance of the Board as a whole, and the contribution of each Director to the effectiveness of the Board. The NC is also required to determine whether Directors who hold multiple board representations are able to and have been devoting sufficient time to discharge their responsibilities adequately. Code 2012 requires listed companies to fix the maximum number of board representations on other listed companies that their directors may hold and to disclose this in their annual report. Details of such directorships and other principal commitments of our Directors may be found on pages 24 to 28. In determining whether each Director is able to devote sufficient time to discharge his or her duties, the NC will

Board Matters (cont'd)

take cognizance of the Code 2012 requirement, but is of the view that its assessment should not be restricted to the number of board representations of each Director – and their respective principal commitments – per se. Holistically, the contributions by the Directors to and during meetings of the Board and relevant Board Committees as well as their attendance at such meetings should also be taken into account.

The NC will also review all nominations for appointments and re-appointments to the Board and to Board Committees, and will submit its recommendations for approval by the Board taking into account an appropriate mix of core competencies for the Board to fulfill its roles and responsibilities.

The Committee will take the lead in identifying, evaluating and selecting suitable candidates for new directorships. In its search and selection process, the NC will consider factors such as the ability of the prospective candidate to contribute to discussions, deliberations and activities of the Board and Board Committees. It will also review the composition of the Board – including the mix of expertise, skills and attributes of Directors – so as to identify needed and/or desired competencies to supplement the Board's existing attributes. Where it deems necessary or appropriate, the Committee may tap on its networking contacts and/or engage external professional headhunters to assist with identifying and shortlisting candidates.

The Company's Articles of Association provides that at least one-third of its Directors shall retire from office and are subject to re-election at every Annual General Meeting of the Company ("**AGM**"). All Directors are required to retire from office at least once every three years. The NC will assess and evaluate whether Directors retiring at each AGM are properly qualified for reappointment by virtue of their skills, experience and contributions. Newly-appointed Directors during the year must also submit themselves for retirement and re-election at the next AGM immediately following their appointment. The Shareholders approve the appointment or re-appointment of Board members at the AGM.

Going forward, the NC will determine the independence of each Director annually based on the definitions and guidelines of independence set out in Code 2012.

For the current Board, the status of each Director is as follows:

Mr Charoen Sirivadhanabhakdi ¹	Non-Independent
Khunying Wanna Sirivadhanabhakdi ¹	Non-Independent
Mr Charles Mak Ming Ying	Independent
Mr Chan Heng Wing	Independent
Mr Philip Eng Heng Nee	Independent
Mr Weerawong Chittmittrapap	Independent
Mrs Siripen Sitasuwan	Independent
Mr Chotiphat Bijananda ²	Non-Independent
Mr Panote Sirivadhanabhakdi ³	Non-Independent
Mr Sithichai Chaikriangkrai ²	Non-Independent

Notes:

- Each of Mr Charoen Sirivadhanabhakdi and Khunying Wanna Sirivadhanabhakdi are directly or indirectly interested in not less than ten percent (10%) of the total voting shares in the Company.
- Under Code 2012, these Directors are deemed non-independent by virtue of their being directly associated with a ten percent (10%) Shareholder of the Company.
- Mr Panote Sirivadhanabhakdi is an immediate family member of a ten percent (10%) shareholder of the Company.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Board Matters (cont'd)

Key Information regarding Directors

Key information on the Directors is set out on pages 24 to 28.

Principle 5: Board Performance

The effectiveness of the Board as a whole and the contribution by each Director to the effectiveness of the Board will be assessed annually.

All Directors will be required to assess the performance of the Board and the Board Committees. The assessment will be likely to cover areas such as Board processes, managing the Company's performance, effectiveness of the Board Committees, and Director development, and management self-evaluation. Directors will also be asked to provide input on issues which do not fall under these categories, for instance, addressing specific areas where improvements can be made. Feedback and comments received from the Directors would then be reviewed by the NC, in consultation with the Chairman of the Board. External consultants may also be engaged to facilitate the formulation and implementation of the Board evaluation process.

Principle 6: Access to Information

Management will be required to provide the Board with detailed Board papers specifying relevant information and commercial rationale for each proposal for which Board approval is sought. Such information will include relevant financial forecasts, risk analyses, mitigation strategies, feasibility studies and key commercial issues for the Board's attention and consideration. Reports on major operational matters, business development activities, financial performance, potential investment opportunities and budgets will also be circulated to the Board.

A calendar of activities will be scheduled for the Board a year in advance, with Board papers and agenda items dispatched to the Directors about a week before scheduled meetings as far as possible. This is to give Directors sufficient time to review and consider the matters being tabled and/or discussed so that discussions can be more meaningful and productive. Senior Management from the Company's business divisions will be requested to attend meetings of the Board and the Board Committees in order to provide input and insight into matters being discussed, and to respond to any queries that the Directors may have. The Board will also have separate and independent access to the Company's senior Management and the Company Secretary.

The Company Secretary will attend all Board meetings, ensure that Board procedures are complied with, and provide advice and guidance on corporate governance, and on legal and regulatory compliance. The Company Secretary will also facilitate and act as a channel of communication for the smooth flow of information to and within the Board and its various Committees, as well as between and with senior Management. Additionally, the Company Secretary will solicit and consolidate Directors' feedback and evaluation from time to time, arrange for and facilitate orientation programmes for new Directors and will assist with their professional development as required. The Company Secretary will be the Company's primary channel of communication with SGX-ST.

Where it is necessary for the efficacious discharge of their duties, the Directors may seek and obtain independent professional advice at the Company's expense.

B. REMUNERATION MATTERS

Principle 7: Procedures for Developing Remuneration Policies

Remuneration Committee (or RC)

The RC¹ is made up of non-executive Directors, the majority of whom, including the Chairman, are independent Directors. It comprises the following members:

Mr Philip Eng Heng Nee	Chairman
Mr Charles Mak Ming Ying	Member
Mrs Siripen Sitasuwan	Member
Mr Panote Sirivadhanabhakdi	Member

Note:

¹ The RC was constituted on 25 October 2013.

The RC's main responsibility is to assist the Board in establishing a formal and transparent process for developing policies on executive remuneration and development. Such policies will be submitted to the Board for approval. The RC will also review remuneration packages and service terms of individual Directors and the Group CEO. Additionally, the RC's duties will include reviewing and making recommendations on the remuneration framework for the Board and key management personnel (such as the chief executive officers of the business divisions of the Company). The RC will also oversee the framework for remuneration and other terms of service for other key Management of the Company.

Annually, the RC will review the level and mix of remuneration and benefits policies and practices of the Company, including long-term incentives. When conducting such reviews, the RC will take into account the performance of the Company and that of individual employees. It will also review and approve the framework for salary reviews, performance bonus and incentives for key Management of the Group.

The RC will also conduct an annual review of the development and succession plans for key Management and the leadership pipeline for the Company. In doing so, the RC will align the Group CEO's leadership – through appropriate remuneration and benefits policies and long-term incentives – with the Company's strategic objectives and key challenges. Performance targets will also be set for the Group CEO and his performance evaluated yearly.

The RC may from time to time, and where necessary or required, engage external consultants in framing the remuneration policy and determining the level and mix of remuneration for Directors and Management. Among other things, this helps the Company to stay competitive in its remuneration packages.

Principle 8: Level and Mix of Remuneration

In recommending the level and mix of remuneration, the RC will seek to build, motivate and retain Directors and key Management. It will ensure that competitive remuneration policies and practices are in place to draw and motivate high-performing executives so as to drive the Group's businesses to greater growth, efficiency and profitability. In its deliberation, the RC will take into consideration industry practices and will benchmark against relevant industry players to ensure that its remuneration and employment conditions are competitive.

The Company's compensation framework comprises fixed pay and short-term and long-term incentives. The Company subscribes to linking executive remuneration to corporate and individual performance, based on an annual appraisal of employees and using indicators such as core values, competencies, key result areas, performance rating, and potential of the employees. Long-term incentive schemes are put in place to motivate and reward employees and align their interests to maximise long-term Shareholder value.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Remuneration Matters (cont'd)

Long Term Incentive Plans

The RC will be responsible for administering the Company's share-based remuneration incentive plans, namely, the FCL Restricted Share Plan ("RSP") and FCL Performance Share Plan ("PSP")¹.

Note:

¹ The FCL RSP and FCL PSP were approved by the Board and adopted on 25 October 2013.

Through the RSP and PSP, the Company seeks to foster a greater ownership culture within the FCL Group by aligning more directly the interests of key senior Management and senior executives with the interest of Shareholders, and for such employees to participate and share in the Group's growth and success.

The RSP is available to a broader base of senior executives compared to the PSP. Its objectives are to increase the Company's flexibility and effectiveness in its continuing efforts to attract, motivate and retain talented senior executives and to reward these executives for the performance of the Company and that of the individual. The PSP applies to senior Management in key positions who shoulder the responsibility of the Company's performance and who are able to drive the growth of the Company through superior performance. It serves as further motivation to key senior Management in striving for excellence and delivering long-term Shareholder value.

Under the RSP and PSP, the Company grants share-based awards ("**Base Awards**") conditional upon pre-determined performance targets being met. These targets are set by the RC in its absolute discretion for the performance conditions to be met over the performance period. The performance period for the RSP and PSP are two years and three years respectively. For the RSP, the targets set are the achievement of Attributable Profit Before Fair Value Adjustment and Exceptional Items and Return On Capital Employed.

For the PSP, the pre-set targets are based on Return On Invested Capital, Total Shareholders' Return Relative to the Straits Times Index and Absolute Shareholders' Return as a multiple of Cost of Equity.

The awards represent the right to receive fully paid shares, their equivalent cash value or a combination thereof, free of charge, provided certain prescribed performance conditions are met. The final number of shares to be released will depend on the achievement of the pre-determined targets at the end of the performance period. If such targets are met and/or exceeded, more shares than the Base Awards can be delivered, subject to a maximum percentage of the Base Awards.

The maximum number of Company shares which can be released, when aggregated with the number of new shares issued pursuant to the vesting of awards under the RSP and PSP will not exceed ten percent (10%) of the issued share capital of the Company.

Senior management participants are required to hold a minimum number of the shares released to them under the RSP and PSP to maintain a beneficial ownership stake in the Company for the duration of their employment or tenure with the Company.

To date, no awards have been granted under the FCL RSP and PSP.

Remuneration Matters (cont'd)

Principle 9: Disclosure on Remuneration

Remuneration of Directors and Top Five Key Management Personnel

Information on the remuneration of Directors of the Company and key management personnel of the Group for the financial year ended 30 September 2013 are set out below.

Directors of the Company ¹	Remuneration \$	Director Fee %	Total %
Mr Charoen Sirivadhanabhakdi ²	N.A.	N.A.	N.A.
Khunying Wanna Sirivadhanabhakdi ²	N.A.	N.A.	N.A.
Mr Charles Mak Ming Ying ³	N.A.	N.A.	N.A.
Mr Chan Heng Wing ³	N.A.	N.A.	N.A.
Mr Philip Eng Heng Nee ³	75,000 ⁴	100	100
Mr Weerawong Chittmitrapap ³	N.A.	N.A.	N.A.
Mrs Siripen Sitasuwan ³	N.A.	N.A.	N.A.
Mr Chotiphat Bijananda ¹	37,500 ⁵	100	100
Mr Panote Sirivadhanabhakdi ¹	37,500 ⁵	100	100
Mr Sithichai Chaikriangkrai ¹	6,250 ⁵	100	100

Notes:

- At the beginning of the financial year, the Board of FCL comprised Mr Lee Hsien Yang, Mr Lim Ee Seng, Mr Anthony Cheong and Mr Chia Khong Shoong. Mr Lee resigned from the Board of FCL on 26 February 2013 and was paid the sum of \$61,607 being Director's fees for the period 1 October 2012 to 26 February 2013. Mr Sithichai Chaikriangkrai was appointed as a non-executive and non-independent Director on 7 August 2013, and Mr Chotiphat Bijananda and Mr Panote Sirivadhanabhakdi were appointed as non-executive and non-independent Directors on 8 March 2013. Mr Lim, Mr Cheong and Mr Chia resigned from the Board on 25 October 2013. As nominees of F&N who were employees of F&N (in the case of Mr Cheong) and FCL (for Mr Lim and Mr Chia) respectively, none of them received Director's fees. As key management personnel of the Company, Mr Lim and Mr Chia's remuneration are set out in the following table.
- Each of Mr Charoen Sirivadhanabhakdi and Khunying Wanna Sirivadhanabhakdi were appointed as non-executive and non-independent Directors on 25 October 2013 and 7 January 2014 respectively.
- Mr Charles Mak, Mr Chan Heng Wing, Mr Philip Eng, Mr Weerawong Chittmitrapap and Mrs Siripen Sitasuwan were appointed as non-executive and independent Directors on 25 October 2013.
- Being payment of director's fees of \$75,000 from FCL's subsidiary, Frasers Centrepoint Asset Management Ltd.
- These fees have not been paid.

Remuneration of Key Management Personnel for Year Ended 30 September 2013	Salary %	Bonus %	Allowances / Benefits %	Long Term Inc / Benefits %	Total %
Between \$3,500,000 and \$3,750,000					
Mr Lim Ee Seng	35	29	4	32	100
Between \$900,000 and \$1,150,000					
Mr Tang Kok Kai Christopher	44	26	5	25	100
Mr Chia Khong Shoong	42	25	5	28	100
Mr Choe Peng Sum	42	24	6	28	100
Mr Cheang Kok Kheong	39	24	5	32	100

There are no existing or proposed service agreements entered into or to be entered into by the Company or any of its subsidiaries with Directors, the Group CEO or other key management personnel which provide for compensation in the form of stock options, or pension, retirement or other similar benefits, or other benefits, upon termination of employment.

There are no employees within the FCL Group who are immediate family members of a Director, and whose remuneration exceeds \$50,000 during the year.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Remuneration Matters (cont'd)

Directors' Fees

The remuneration of non-executive Directors takes into account their level and quality of contribution and their respective responsibilities, including attendance and time spent at Board meetings and Board Committee meetings. Directors will be paid a basic fee and attendance fees for attending Board meetings. Non-Executive Directors who perform services through Board Committees will be paid additional basic and attendance fees for such services. No Director decides his own fees. Directors' fees will be reviewed periodically to benchmark such fees against the amounts paid by other major listed companies.

C. ACCOUNTABILITY AND AUDIT

Principle 10: Accountability

FCL prepares its financial statements in accordance with the Singapore Financial Reporting Standards ("SFRS") prescribed by the Accounting Standards Council. The Board will provide Shareholders with quarterly and annual financial reports, and will release its quarterly and full year financial results through announcements to the SGX-ST and, where appropriate, press releases and media and analysts' briefings. In communicating and disseminating its results, FCL will aim to present a balanced and clear assessment of the Group's performance, position and prospects.

Principle 11: Risk Management and Internal Controls

The Company maintains a sound system of internal controls with a view to safeguard its assets and Shareholders' investments.

The Audit Committee (or AC)¹, with the assistance of internal and external auditors, will review and report to the Board on the adequacy of the Company's system of controls, including financial, operational and compliance controls, established by Management. In assessing the effectiveness of internal controls, the AC will ensure primarily that key objectives are met, material assets are properly safeguarded, fraud or errors in the accounting records are prevented or detected, accounting records are accurate and complete, and reliable financial information is prepared in compliance with applicable internal policies, laws and regulations.

Note:

¹ The AC was constituted on 25 October 2013.

The importance and emphasis placed by the FCL Group on internal controls is underpinned by the fact that the key performance indicators for Management's performance takes into account the findings of both internal and external auditors and the number of unresolved or outstanding issues raised in the process.

Risk Management Committee

The Board, through the Risk Management Committee (or RMC)¹, reviews the adequacy of the Group's risk management framework to ensure that robust risk management and internal controls are in place. The Company has adopted an enterprise-wide risk management ("ERM") framework to enhance its risk management capabilities. Key risks, mitigating measures and management actions are continually identified, reviewed and monitored as part of the ERM process. Financial and operational key risk indicators are in place to track key risk exposures. Apart from the ERM process, key business risks are thoroughly assessed by Management and each significant transaction is comprehensively analysed so that Management understands the risks involved before it is embarked upon.

Note:

¹ The RMC was constituted on 25 October 2013.

Accountability and Audit (cont'd)

The RMC will oversee the risk management framework and policies of the Group. It is responsible for, among other things, reviewing the Group's strategy, policies, enterprise-wide risk management framework, processes and procedures for identifying, measuring, reporting and mitigating key risks in the Group's businesses and operations. The RMC will report material matters, findings and recommendations to the Board. Together with the AC, the RMC will help to ensure that Management maintains a sound system of risk management and internal controls to safeguard the interests of Shareholders and the assets of the Group.

The RMC will also provide guidance to Management, and will assist the Board in determining the nature and extent of significant risks which the Board is willing to take in achieving the Group's strategic objectives. The meetings of the RMC will be attended by the senior Management of the Group, and will serve as a forum to review and discuss material risks and exposures of these businesses and their strategies to mitigate risks.

The RMC comprises the following members:

Mr Chotiphat Bijananda	Chairman
Mr Charles Mak Ming Ying	Member
Mr Chan Heng Wing	Member
Mr Weerawong Chittmitrapap	Member
Mr Panote Sirivadhanabhakdi	Member
Mr Sithichai Chaikriangkrai	Member

Periodic updates will be provided to the RMC on the Group's risk profile. These updates will include an assessment of the Group's key risks by major business units, risk categories, and the status and changes in plans undertaken by Management to manage key risks.

Using a comfort matrix of key risks, the material financial, compliance and operational (including information technology) risks of the Company have been documented and presented against strategies, policies, people, processes, systems, mechanisms and reporting processes that have been put in place. The Management of the Company also carries out control self-assessment in key areas of their respective businesses and operations to evaluate the adequacy and effectiveness of their risk management measures and internal controls.

Based on the internal controls and risk management framework established and maintained by the Group, work performed by internal and external auditors and reviews performed by Management and various Board Committees, the Board, with the concurrence of the AC, is of the opinion that the Group's internal controls were adequate as at 28 October 2013 (being the date on which the Introductory Document was issued by the Company) to address financial, operational and compliance risks, which the Group considers relevant and material to its operations.

The Board notes that the system of internal controls and risk management provides reasonable, but not absolute, assurance that the Group will not be adversely affected by any event that could be reasonably foreseen as it works to achieve its business objectives. In this regard, the Board also notes that no system of internal controls and risk management can provide absolute assurance against the occurrence of material errors, poor judgment in decision making, human error, losses, fraud or other irregularities.

An outline of the Group's ERM framework and progress report is set out on page 76.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Accountability and Audit (cont'd)

Whistle-Blowing Policy

For the financial year ended 30 September 2013, the Company, as part of the Fraser and Neave, Limited ("F&N") Group, has in place a Whistle-Blowing Policy. This Policy provides an independent feedback channel through which matters of concern about possible improprieties in matters of financial reporting or other matters may be raised by employees in confidence and in good faith, without fear of reprisal. Details of this policy have been disseminated and made available to all employees of the Company. All matters which are raised are then independently investigated and appropriate actions taken. The AC will ensure that independent investigations and any appropriate follow-up actions are carried out.

Principle 12: Audit Committee

The Audit Committee (or AC), on behalf of the Board, will undertake the monitoring and review of the system of internal controls. Its main responsibilities are to assist the Board in the discharge of its oversight responsibilities in the areas of internal controls, financial and accounting practices, operational and compliance controls. Significant findings are reported to the Board.

The AC is guided by written Terms of Reference endorsed by the Board and which set out its duties and responsibilities. It is duly authorised to investigate any matter within such Terms of Reference, and has full access to and the co-operation of Management, as well as the full discretion to invite any Director or executive officer to attend its meetings.

The AC comprises the following members:

Mr Charles Mak Ming Ying	Chairman
Mr Philip Eng Heng Nee	Member
Mrs Siripen Sitasuwan	Member
Mr Sithichai Chaikriangkrai	Member

The AC is made up of non-executive Directors, the majority of whom, including the Chairman, are independent Directors. The members of the AC are appropriately qualified. Their collective wealth of experience and expertise on accounting and financial management enables them to discharge their responsibilities competently. The Company will commit reasonable resources to enable the Committee to discharge its functions effectively.

The Committee will also meet with internal and external auditors without the presence of Management at least once a year to obtain feedback on the competency and adequacy of the finance function and to ascertain if there are any material weaknesses or control deficiencies in the Group's financial reporting and operational systems. In addition, periodic updates on changes in accounting standards and treatment will be prepared by external auditors and circulated to members of the AC.

The Committee will make recommendations to the Board for approval by shareholders, the appointment, re-appointment and removal of the Company's external auditors. It will also review and approve the remuneration and terms of engagement of the external auditors, the scope and results of audit by the incumbent auditors and its cost effectiveness, as well as the independence and objectivity of the auditors. All non-audit services provided by the incumbent auditors, and the aggregate amount of audit fees paid to them will also be reviewed. For details of fees payable to the auditors in respect of audit and non-audit services for the year ended 30 September 2013, please refer to Note 5 of the Notes to the Financial Statements on page 132. The Committee will need to assess and be satisfied that neither their independence nor their objectivity is put at risk, and that they are still able to meet the audit requirements and statutory obligations of the Company. It would also need to be satisfied with the aggregate amount of audit fees paid to the auditors and consider and review a variety of factors including the adequacy of resources, experience of supervisory and professional staff to be assigned to the audit, and size and complexity of the Group, its businesses and operations.

Accountability and Audit (cont'd)

Principle 13: Internal Audit

Currently, the Internal Audit ("IA") function for the Company is performed by the Internal Audit department of F&N, FCL's parent company prior to its listing, as part of shared corporate services. On 25 October 2013, the Company entered into a Shared Services Agreement ("SSA") with Fraser & Neave (Singapore) Pte Limited ("F&NS"), a wholly-owned subsidiary of F&N, pursuant to which certain shared services (including IA services) will be provided by F&NS to the Company as part of transitional arrangements in conjunction with FCL's listing. On and after the expiry or termination of the SSA, it is envisaged that an independent IA department will perform the IA function for the Group ("FCL IA Department"). The FCL IA Department will be responsible for conducting objective and independent assessments on the adequacy and quality of the Group's system of internal controls, and the Head of IA for FCL will report directly to the Chairman of the AC and administratively, to the Company Secretary.

For the financial year ended 30 September 2013, in performing IA services for the Company, the IA department of F&N adopted and complied with the Standards for the Professional Practice of Internal Auditing set out by the Institute of Internal Auditors. To ensure that the internal audits are effectively performed, it recruits and employs suitably qualified staff with the requisite skills and experience. Such staff are given relevant training and development opportunities to update their technical knowledge and auditing skills. Key staff members of the F&N's IA department also received relevant technical training and seminars organised by the Institute of Internal Auditors, Singapore and other professional bodies.

The F&N IA department operates within the framework stated in a set of Terms of Reference. During the year, it adopted a risk-based audit methodology to develop its audit plans, and its activities were aligned to key risks of the FCL Group. Based on risk assessments performed, greater focus and appropriate review intervals were then set for higher risk activities, and material internal controls, including compliance with the Company's policies, procedures and regulatory responsibilities.

During the year ended 30 September 2013, the IA department of F&N conducted its audit reviews based on the approved internal audit plans. All audit reports detailing audit findings and recommendations are provided to Management who would respond on the actions to be taken.

Going forward, the FCL IA Department will submit quarterly reports to the AC on the status of the audit plan and on audit findings and actions taken by Management on such findings. Key findings will then be highlighted at AC meetings for discussion and follow-up action. The Committee will in turn monitor the timely and proper implementation of required corrective, preventive or improvement measures undertaken by Management.

D. SHAREHOLDER RIGHTS AND RESPONSIBILITIES

Principle 14: Shareholder Rights

FCL believes in treating all shareholders fairly and equitably. It will aspire to keep all shareholders and other stakeholders and analysts in Singapore and beyond informed of its corporate activities, including changes (if any) in the Company or its businesses which are likely to materially affect the price or value of its shares, in a timely and consistent manner.

Shareholders of FCL will be given the opportunity to participate effectively and vote at general meetings of the Company, where relevant rules and procedures governing such meetings (for instance, how to vote) will be clearly communicated.

Corporate Governance Report

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Shareholder Rights and Responsibilities (cont'd)

Principle 15: Communication with Shareholders

FCL aims to provide fair, relevant, comprehensive and timely information regarding the Group's performance and progress to shareholders and the investment community to enable them to make informed investment decisions. The Group's dedicated Investor Relations ("IR") team will be tasked with and will focus on facilitating communications between the Company and its Shareholders, as well as with the investment community, through timely disclosures of material and other pertinent information,

via forums such as regular dialogues and announcements to SGX-ST. The team also plans to conduct roadshows (together with key senior Management), and participate in investor seminars and conferences to keep the market and investors apprised of the FCL Group's corporate developments and financial performance. In conjunction with FCL's listing, senior Management were engaged with Singaporean and foreign investors at non-deal roadshows. Going forward, such engagements will provide shareholders and investors prompt disclosure of relevant information, to enable them to have a better understanding of the Company's businesses and performance. The Company will also make available all its briefing materials to analysts and the media, its financial information, its annual reports and all announcements to the SGX-ST and on its website at www.fraserscentrepoint.com, with contact details for investors to channel their comments and queries.

As previously disclosed in the Introductory Document, the Company intends to recommend dividends of up to 75% of its net profit after tax after considering factors such as its level of cash and reserves, results of operations, business prospects, capital requirements and surplus, general financial condition, contractual restrictions, the absence of any circumstances which might reduce the amount of reserves available to pay dividends and other factors relevant to the Board (including the expected financial performance of FCL).

Principle 16: Conduct of Shareholder Meetings

The Board will support and encourage active shareholder participation at AGMs as it believes that general meetings serve as an opportune forum for shareholders to meet the Board and senior Management, and to interact with them.

The Company's Articles of Association allows shareholders the right to appoint up to two proxies to attend and vote on their behalf in shareholders' meetings.

For greater transparency, FCL will consider implementing electronic poll voting at AGMs. This entails shareholders being invited to vote on each of the resolutions by poll, using an electronic voting system (instead of voting by hands), thereby allowing all shareholders present or represented at the meeting to vote on a one share, one vote basis. The voting results of all votes cast for, or against, each resolution will be screened at the meeting and announced to the SGX-ST after the meeting.

Particulars of Key Management Personnel

Name of Key Executive	Age	Academic & Professional Qualifications	Working Experience	Area(s) of Responsibility
As at 30 September 2013				
Mr Lim Ee Seng PBM	62	Bachelor of Engineering (Civil), University of Singapore Master of Science (Project Management), National University of Singapore Member, The Institution of Engineers, Singapore Fellow, Singapore Institute of Directors	1982 – 1989 Project Manager, Singapore Land Ltd 1989 – 1996 General Manager (Property Division), First Capital Corporation Ltd 1996 – 2004 Managing Director, MCL Land Limited	Group Chief Executive Officer, Frasers Centrepoint Limited (Date appointed: 15 October 2004)
Mr Cheang Kok Kheong	58	Bachelor of Architecture, National University of Singapore Master of Science in Tourism, Planning and Development, University of Surrey	1994 – 1998 Senior Manager, DBS Land Limited 1998 – 2002 Senior Manager, Ascendas Land (Singapore) Pte Ltd 2002 – 2005 General Manager, MCL Land Limited 2007 – 2010 Chief Operating Officer, Development and Property, Frasers Centrepoint Limited	Chief Executive Officer, Development and Property Frasers Centrepoint Limited (Date appointed: 1 October 2010)
Mr Chia Khong Shoong	42	Bachelor of Commerce (Accounting and Finance), University of Western Australia Master of Philosophy (Management Studies), Cambridge University	1996 – 2004 Investment Banker, Citigroup / Salomon Smith Barney 2004 – 2008 Investment Banker, The Hongkong & Shanghai Banking Corporation Ltd	Chief Executive Officer, Australia, New Zealand and United Kingdom Frasers Centrepoint Limited (Date appointed: 1 October 2010) Chief Financial Officer, Frasers Centrepoint Limited (Date appointed: 2 March 2009)
Mr Choe Peng Sum	53	Bachelor of Science with Distinction, Cornell University, New York President's Honor Roll, Washington State University Executive Development Programme, International College of Hospitality Administration, BRIG, Switzerland	1984 – 1994 Executive Assistant Manager, Shangri-La Hotel, Singapore 1994 – 1996 Resident Manager, Portman Shangri-La Hotel, Shanghai 1996 – 1998 General Manager of Hospitality, Frasers Centrepoint Limited	Chief Executive Officer, Frasers Hospitality Pte. Ltd. (Date appointed: 19 June 2007)
Mr Tang Kok Kai Christopher	52	Bachelor of Science, National University of Singapore Master of Business Administration, National University of Singapore	1987 – 1994 Manager, British Petroleum Singapore Pte Ltd 1994 – 1997 Manager, Lubrizol South East Asia 1997 – 2000 Senior Manager, DBS Land Limited 2000 – 2001 Vice President, DBS Bank Ltd 2001 – 2002 General Manager, Frasers Centrepoint Limited 2002 – 2006 General Manager, Fraser and Neave, Limited 2006 – 2010 Chief Executive Officer, Frasers Centrepoint Asset Management Ltd	Chief Executive Officer, Greater China Frasers Centrepoint Limited (Date appointed: 1 October 2010) Chief Executive Officer, Frasers Centrepoint Commercial Frasers Centrepoint Limited (Date of Appointment: 1 October 2006)
Appointed on 1 October 2013				
Mr Uten Lohachitpitaks	40	Bachelor of Business Administration, Assumption University, Thailand Master of Business Administration, Assumption University, Thailand	1996 – 2005 Vice President, Corporate & Investment Banking Group, DBS Bank Ltd 2005 – 2006 Director, Investment Banking Division, United Overseas Bank (Thai) Public Company Limited 2006 – 2013 Managing Director, Strategic Advisory, DBS Bank Ltd	Chief Investment Officer, Frasers Centrepoint Limited (Date appointed: 1 October 2013)

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Directors' Report

The directors have pleasure in submitting their report and the audited consolidated financial statements of Frasers Centrepoint Limited (the "Company") and subsidiaries (the "Group") and the balance sheet and statements of changes in equity of the Company for the year ended 30 September 2013.

1. DIRECTORATE

The directors of the Company in the office at the date of this report are:

Mr Charoen Sirivadhanabhakdi (Chairman)	(Appointed on 25 October 2013)
Mr Charles Mak Ming Ying	(Appointed on 25 October 2013)
Mr Chan Heng Wing	(Appointed on 25 October 2013)
Mr Philip Eng Heng Nee	(Appointed on 25 October 2013)
Mr Weerawong Chittmittrapap	(Appointed on 25 October 2013)
Mrs Siripen Sitasuwan	(Appointed on 25 October 2013)
Mr Chotiphat Bijananda	(Appointed on 8 March 2013)
Mr Panote Sirivadhanabhakdi	(Appointed on 8 March 2013)
Mr Sithichai Chaikriangkrai	(Appointed on 7 August 2013)

Messr Lee Hsien Yang resigned from the Board on 26 February 2013. Messrs Lim Ee Seng, Anthony Cheong Fook Seng and Chia Khong Shoong resigned from the Board on 25 October 2013.

The Board places on record its appreciation to Messrs Lee, Lim, Cheong and Chia for their past services.

At the forthcoming Annual General Meeting, the following directors will retire, being eligible, offer themselves for re-election:

- Pursuant to Article 97 of the Company's Articles of Association, having been appointed since the last Annual General Meeting:
 - Mr Charoen Sirivadhanabhakdi
 - Mr Charles Mak Ming Ying
 - Mr Chan Heng Wing
 - Mr Philip Eng Heng Nee
 - Mr Weerawong Chittmittrapap
 - Mrs Siripen Sitasuwan
 - Mr Chotiphat Bijananda
 - Mr Panote Sirivadhanabhakdi
 - Mr Sithichai Chaikriangkrai

2. ARRANGEMENTS TO ENABLE DIRECTORS TO ACQUIRE SHARES AND DEBENTURES

Neither at the end of, nor at any time during, the financial year did there subsist any arrangements to which the Company is a party whereby directors of the Company might acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate, save as disclosed in this report.

Directors' Report

3. DIRECTORS' INTERESTS IN SHARES OR DEBENTURES

The directors who held office at the end of the financial year and their beneficial or deemed interests in the capital of the Company and its related corporations as recorded in the register required to be kept under Section 164 of the Companies Act, Cap.50 were as follows:

	OTHER SECURITIES IN GROUP COMPANIES	
	As at 1 Oct 2012 or Date of Appointment	As at 30 Sep 2013
Chotiphat Bijananda	Nil ¹	Nil
Panote Sirivadhanabhakdi	Nil ¹	Nil
Sithichai Chaikriangkrai	Nil ²	Nil
Lim Ee Seng³		
- Fraser and Neave, Limited		
• Ordinary Shares	97,200	Nil
• Options to subscribe for shares	2,409,000	Nil
• Conditional award of restricted shares (Year 1)	97,200 ⁴	77,615 ⁵
• Conditional award of performance shares (Year 1)	135,048 ⁶	Nil ⁷
• Conditional award of restricted shares (Year 2)	177,066 ⁸	103,282 ⁹
• Conditional award of performance shares (Year 2)	127,120 ¹⁰	202,122 ¹¹
• Conditional award of restricted shares (Year 3)	186,170 ¹²	299,547 ¹³
• Conditional award of performance shares (Year 3)	116,054 ¹⁴	187,892 ¹⁵
• Conditional award of restricted shares (Year 4)	Nil	212,558 ¹⁶
• Conditional award of performance shares (Year 4)	Nil	171,764 ¹⁷
- Frasers Centrepoint Asset Management Ltd		
• Ordinary Units in Frasers Centrepoint Trust	200,000	200,000
Chia Khong Shoong³		
- Fraser and Neave, Limited		
• Ordinary shares	28,150	Nil
• Conditional award of restricted shares (Year 1)	28,150 ¹⁸	22,478 ¹⁹
• Conditional award of performance shares (Year 1)	10,666 ²⁰	Nil ⁷
• Conditional award of restricted shares (Year 2)	55,500 ²¹	32,341 ²²
• Conditional award of performance shares (Year 2)	20,000 ²³	31,800 ²⁴
• Conditional award of restricted shares (Year 3)	58,500 ²⁵	94,127 ²⁶
• Conditional award of performance shares (Year 3)	20,000 ²⁷	32,380 ²⁸
• Conditional award of restricted shares (Year 4)	Nil	53,625 ²⁹
• Conditional award of performance shares (Year 4)	Nil	27,232 ³⁰

Directors' Report

3. DIRECTORS' INTERESTS IN SHARES OR DEBENTURES (cont'd)

	OTHER SECURITIES IN GROUP COMPANIES	
	As at 1 Oct 2012 or Date of Appointment	As at 30 Sep 2013
Anthony Cheong Fook Seng³		
- Fraser and Neave, Limited		
• Ordinary shares	736,400	Nil
• Options to subscribe for shares	2,572,400	Nil
• Conditional award of restricted shares (Year 1)	33,600 ³¹	26,830 ³²
• Conditional award of performance shares (Year 1)	32,000 ³³	Nil ⁷
• Conditional award of restricted shares (Year 2)	55,500 ³⁴	32,341 ³⁵
• Conditional award of performance shares (Year 2)	20,000 ³⁶	31,800 ³⁷
• Conditional award of restricted shares (Year 3)	58,500 ³⁸	94,127 ³⁹
• Conditional award of performance shares (Year 3)	20,000 ⁴⁰	32,380 ⁴¹
• Conditional award of restricted shares (Year 4)	Nil	77,294 ⁴²
• Conditional award of performance shares (Year 4)	Nil	36,434 ⁴³
- Frasers Centrepoint Asset Management Ltd		
• Ordinary Units in Frasers Centrepoint Trust	50,000	50,000
- Frasers Centrepoint Asset Management (Commercial) Ltd		
• Ordinary Units in Frasers Commercial Trust	24,000	24,000

¹ As at date of appointment, i.e. 8 March 2013

² As at date of appointment, i.e. 7 August 2013

³ Resigned on 25 October 2013

⁴ Reflects a deemed interest in 97,200 shares in F&N to be released in accordance with the rules of the F&N Restricted Share Plan ("RSP").

⁵ Reflects a deemed interest in 77,615 shares in F&N after vesting and adjustment due to capital reduction to be released in accordance with the rules of the RSP.

⁶ Reflects a deemed interest in up to 135,048 shares in F&N arising from the grant of a conditional award of performance shares under the F&N Performance Share Plan ("PSP"). The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 67,524 shares, depending on the level of achievement of performance targets set over a three-year performance period.

⁷ Shares have been released in accordance with the rules of the PSP.

⁸ Reflects a deemed interest in up to 177,066 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP. The actual number of F&N shares to be delivered will range from 0% to 150% of the base award of 118,044 shares, depending on the level of achievement of performance targets set over a two-year performance period.

⁹ Reflects a deemed interest in 103,282 shares in F&N after vesting and adjustment due to capital reduction to be released in accordance with the rules of the RSP.

¹⁰ Reflects a deemed interest in up to 127,120 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 63,560 shares, depending on the level of achievement of performance targets set over a three-year performance period.

¹¹ Reflects a deemed interest in up to 202,122 shares in F&N arising from the grant of a conditional award of performance shares under the PSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 101,061 shares, depending on the level of achievement of performance targets set over a three-year performance period.

¹² Reflects a deemed interest in up to 186,170 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP. The actual number of F&N shares to be delivered will range from 0% to 150% of the base award of 124,113 shares, depending on the level of achievement of performance targets set over a two-year performance period.

¹³ Reflects a deemed interest in up to 299,547 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 150% of the adjusted base award of 199,698 shares, depending on the level of achievement of performance targets set over a two-year performance period.

¹⁴ Reflects a deemed interest in up to 116,054 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 58,027 shares, depending on the level of achievement of performance targets set over a three-year performance period.

¹⁵ Reflects a deemed interest in up to 187,892 shares in F&N arising from the grant of a conditional award of performance shares under the PSP and after adjustment of capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 93,946 shares, depending on the level of achievement of performance targets set over a three-year performance period.

¹⁶ Reflects a deemed interest in up to 212,558 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 150% of the adjusted base award of 141,705 shares, depending on the level of achievement of performance targets set over a two-year performance period.

¹⁷ Reflects a deemed interest in up to 171,764 shares in F&N arising from the grant of a conditional award of performance shares under the PSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 85,882 shares, depending on the level of achievement of performance targets set over a three-year performance period.

Directors' Report

3. DIRECTORS' INTERESTS IN SHARES OR DEBENTURES (cont'd)

- ¹⁸ Reflects a deemed interest in 28,150 shares in F&N to be released in accordance with the rules of the RSP.
- ¹⁹ Reflects a deemed interest in 22,478 shares in F&N after vesting and adjustment due to capital reduction to be released in accordance with the rules of the RSP.
- ²⁰ Reflects a deemed interest in up to 10,666 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 5,333 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ²¹ Reflects a deemed interest in up to 55,500 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP. The actual number of F&N shares to be delivered will range from 0% to 150% of the base award of 37,000 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ²² Reflects a deemed interest in 32,341 shares in F&N after vesting and adjustment due to capital reduction to be released in accordance with the rules of the RSP.
- ²³ Reflects a deemed interest in up to 20,000 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 10,000 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ²⁴ Reflects a deemed interest in up to 31,800 shares in F&N arising from the grant of a conditional award of performance shares under the PSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 15,900 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ²⁵ Reflects a deemed interest in up to 58,500 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP. The actual number of F&N shares to be delivered will range from 0% to 150% of the base award of 39,000 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ²⁶ Reflects a deemed interest in up to 94,127 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 150% of the adjusted base award of 62,751 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ²⁷ Reflects a deemed interest in up to 20,000 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 10,000 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ²⁸ Reflects a deemed interest in up to 32,380 shares in F&N arising from the grant of a conditional award of performance shares under the PSP after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 16,190 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ²⁹ Reflects a deemed interest in up to 53,625 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 150% of the adjusted base award of 35,750 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ³⁰ Reflects a deemed interest in up to 27,232 shares in F&N arising from the grant of a conditional award of performance shares under the PSP after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 13,616 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ³¹ Reflects a deemed interest in 33,600 shares in F&N to be released in accordance with the rules of the RSP.
- ³² Reflects a deemed interest in 26,830 shares in F&N after vesting and adjustment due to capital reduction to be released in accordance with the rules of the RSP.
- ³³ Reflects a deemed interest in up to 32,000 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 16,000 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ³⁴ Reflects a deemed interest in up to 55,500 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP. The actual number of F&N shares to be delivered will range from 0% to 150% of the base award of 37,000 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ³⁵ Reflects a deemed interest in 32,341 shares in F&N after vesting and adjustment due to capital reduction to be released in accordance with the rules of the RSP.
- ³⁶ Reflects a deemed interest in up to 20,000 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 10,000 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ³⁷ Reflects a deemed interest in up to 31,800 shares in F&N arising from the grant of a conditional award of performance shares under the PSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 15,900 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ³⁸ Reflects a deemed interest in up to 58,500 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP. The actual number of F&N shares to be delivered will range from 0% to 150% of the base award of 39,000 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ³⁹ Reflects a deemed interest in up to 94,127 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 150% of the adjusted base award of 62,751 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ⁴⁰ Reflects a deemed interest in up to 20,000 shares in F&N arising from the grant of a conditional award of performance shares under the PSP. The actual number of F&N shares to be delivered will range from 0% to 200% of the base award of 10,000 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ⁴¹ Reflects a deemed interest in up to 32,380 shares in F&N arising from the grant of a conditional award of performance shares under the PSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 16,190 shares, depending on the level of achievement of performance targets set over a three-year performance period.
- ⁴² Reflects a deemed interest in up to 77,294 shares in F&N arising from the grant of a conditional award of restricted shares under the RSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 150% of the adjusted base award of 51,529 shares, depending on the level of achievement of performance targets set over a two-year performance period.
- ⁴³ Reflects a deemed interest in up to 36,434 shares in F&N arising from the grant of a conditional award of performance shares under the PSP and after adjustment due to capital reduction. The actual number of F&N shares to be delivered will range from 0% to 200% of the adjusted base award of 18,217 shares, depending on the level of achievement of performance targets set over a three-year performance period.

Except as disclosed in this report, no director who held office at the end of the financial year had interest in shares, share options, warrants or debentures of the Company, or of related corporations, either at beginning of the financial year or at the date he became a director or at the end of the financial year.

Directors' Report

4. DIRECTORS' CONTRACTUAL BENEFITS

Since the end of the previous financial year, no director has received or has become entitled to receive a benefit required to be disclosed by Section 201(8) of the Companies Act, Cap.50 by reason of a contract made by the Company or a related corporation with the director or with a firm of which he is a member or with a company in which he had a substantial financial interest except as disclosed in the financial statements and in this report, and except that certain directors have employment relations with, or are directors/officers of related corporations and have received remuneration/fees/benefits in those capacities.

5. SHARE OPTIONS

The Company does not have any share option scheme in place.

Certain directors of the Company are participants of the Fraser and Neave, Limited ("F&N") Executives' Share Option Scheme and the F&N Restricted Share Plan and F&N Performance Share Plan. Directors' interests in shares and share options in F&N are set out in paragraph 3 above.

6. AUDITOR

Ernst & Young LLP, Certified Public Accountants, Singapore have expressed their willingness to accept re-appointment as auditors and a resolution proposing their appointment will be submitted at the Annual General Meeting.

On behalf of the Board

Charles Mak Ming Ying
Director

Sithichai Chaikriangkrai
Director

Singapore
12 November 2013

Statement by Directors

We, Charles Mak Ming Ying and Sithichai Chaikriangkrai, being two of the Directors of FRASERS CENTREPOINT LIMITED, do hereby state that in the opinion of the Directors:

- (i) the balance sheets, consolidated profit statement, consolidated statement of comprehensive income, statements of changes in equity, and consolidated cash flow statement together with the notes thereto are drawn up so as to give a true and fair view of the state of affairs of the Company and of the Group as at 30 September 2013 and of the results of the business, changes in equity and cash flow of the Group and the changes in equity of the Company for the year ended 30 September 2013; and
- (ii) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

On behalf of the Board

Charles Mak Ming Ying
Director

Sithichai Chaikriangkrai
Director

Singapore
12 November 2013

Independent Auditor's Report

TO THE MEMBER OF FRASERS CENTREPOINT LIMITED

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of Frasers Centrepoint Limited (the "Company") and its subsidiaries (the "Group"), which comprise the balance sheets of the Group and the Company as at 30 September 2013, the statements of changes in equity of the Group and the Company and the consolidated profit statement, consolidated statement of comprehensive income and consolidated cash flow statement of the Group for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with the provisions of the Singapore Companies Act Cap. 50 (the "Act") and Singapore Financial Reporting Standards, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair profit and loss accounts and balance sheets and to maintain accountability of assets.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risk of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements of the Group and the balance sheet and statement of changes in equity of the Company are properly drawn up in accordance with the provisions of the Act and Singapore Financial Reporting Standards so as to give a true and fair view of the state of affairs of the Group and the Company as at 30 September 2013 and the results, changes in equity and cash flow of the Group and the changes in equity of the Company for the year ended on that date.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiaries incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

ERNST & YOUNG LLP

Public Accountants and Chartered Accountants

Singapore

12 November 2013

Consolidated Profit Statement

FOR THE YEAR ENDED 30 SEPTEMBER 2013

	Note	Group	
		2013 \$'000	2012 \$'000
			(Restated)
REVENUE	3a	2,052,749	1,411,770
Cost of sales	3b	(1,241,094)	(785,398)
GROSS PROFIT		811,655	626,372
Other (losses)/income	4	(2,561)	14,351
Other items of expenses			
Operation costs		(144,771)	(132,188)
Marketing costs		(60,599)	(84,344)
Administrative costs		(92,122)	(93,005)
TOTAL COSTS AND EXPENSES		(297,492)	(309,537)
TRADING PROFIT	5	511,602	331,186
Share of results of associates		59,536	58,475
Investment income	6	-	493
PROFIT BEFORE INTEREST, FAIR VALUE CHANGE, TAXATION AND EXCEPTIONAL ITEMS		571,138	390,154
Interest income	7	18,459	20,242
Interest expense	8	(79,428)	(80,504)
Net interest costs		(60,969)	(60,262)
PROFIT BEFORE FAIR VALUE CHANGE, TAXATION AND EXCEPTIONAL ITEMS		510,169	329,892
Fair value change on investment properties	13	165,883	265,228
Share of associates' fair value change on investment properties		109,860	71,695
PROFIT BEFORE TAXATION AND EXCEPTIONAL ITEMS		785,912	666,815
Exceptional items	9	46,409	54,087
PROFIT BEFORE TAXATION		832,321	720,902
Taxation	10	(96,583)	(91,924)
PROFIT FOR THE YEAR		735,738	628,978
ATTRIBUTABLE TO:			
Shareholder of the Company			
- before fair value change and exceptional items		401,080	252,420
- fair value change		275,682	337,650
- exceptional items		45,541	53,193
		722,303	643,263
Non-controlling interests		13,435	(14,285)
PROFIT FOR THE YEAR		735,738	628,978
EARNINGS PER SHARE	11		
Basic and diluted			
- before fair value change on investment properties and exceptional items		53.2¢	33.5¢
- after fair value change on investment properties and exceptional items		95.9¢	85.4¢

The accompanying Notes form an integral part of the Financial Statements.

Consolidated Statement of Comprehensive Income

FOR THE YEAR ENDED 30 SEPTEMBER 2013

	Group	
	2013 \$'000	2012 \$'000
		(Restated)
PROFIT FOR THE YEAR	735,738	628,978
OTHER COMPREHENSIVE INCOME, NET OF TAX		
<i>Items that will be reclassified to profit or loss:</i>		
Fair value change of cash flow hedges	5,517	5,256
Fair value change of available-for-sale financial assets	(34,900)	34,900
Foreign currency translation reserve:		
- exchange difference on consolidation	(17,126)	(27,752)
Share of other comprehensive income of associates	(15,049)	158
Realisation of reserves upon change in control:		
- step-up acquisition of subsidiary	-	12,833
- disposal of subsidiaries	-	19,711
Other comprehensive income for the year, net of tax	(61,558)	45,106
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	674,180	674,084
ATTRIBUTABLE TO:		
Shareholder of the Company	668,859	690,733
Non-controlling interests	5,321	(16,649)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	674,180	674,084

The accompanying Notes form an integral part of the Financial Statements.

Balance Sheets

AS AT 30 SEPTEMBER 2013

	Note	Group		Company	
		2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
(Restated)					
NON-CURRENT ASSETS					
Investment properties	13	3,115,234	2,821,434	1,650	1,550
Fixed assets	14	31,599	33,337	1	2
Investments in:					
- subsidiaries	15	-	-	1,556,627	1,561,981
- joint ventures	16	-	-	500	500
- associates	17	1,055,983	1,223,506	-	-
Financial assets	18	2,164	2,166	2,148	2,148
Intangible assets	19	64,478	64,834	-	-
Other assets	20	43,200	42,400	-	-
Other receivables	21	168,104	89,708	1,710,382	1,770,348
Deferred tax assets	22	2,937	2,937	-	-
		4,483,699	4,280,322	3,271,308	3,336,529
CURRENT ASSETS					
Inventory, at cost		3,578	4,175	-	-
Properties held for sale	23	4,737,053	4,471,239	-	-
Trade and other receivables	21	302,763	327,697	562,097	14,967
Prepaid land costs		398,033	-	-	-
Other prepayments		11,901	7,127	49	117
Financial assets	18	-	60,350	-	60,350
Derivative financial instruments	24	1,478	-	1,478	-
Cash and cash equivalents	25	506,784	1,206,314	28,426	564,627
		5,961,590	6,076,902	592,050	640,061
TOTAL ASSETS		10,445,289	10,357,224	3,863,358	3,976,590
CURRENT LIABILITIES					
Trade and other payables	26	1,725,158	1,659,544	538,776	533,008
Provision for taxation		112,674	127,161	11,767	10,093
Derivative financial instruments	24	3,232	10,858	2,163	9,195
Loans and borrowings	27	629,135	167,798	-	2,116
		2,470,199	1,965,361	552,706	554,412
NET CURRENT ASSETS		3,491,391	4,111,541	39,344	85,649
		7,975,090	8,391,863	3,310,652	3,422,178
NON-CURRENT LIABILITIES					
Loans and borrowings	27	1,175,373	1,424,727	-	-
Other payables	26	1,200,444	1,914,751	725,478	866,093
Derivative financial instruments	24	3,059	4,732	698	2,997
Deferred tax liabilities	22	117,928	91,984	-	-
		2,496,804	3,436,194	726,176	869,090
NET ASSETS		5,478,286	4,955,669	2,584,476	2,553,088
SHARE CAPITAL AND RESERVES					
Share capital	28	1,083,977	1,083,977	1,083,977	1,083,977
Retained earnings		4,363,384	3,791,081	1,499,588	430,818
Other reserves	29	3,725	57,169	911	1,038,293
		5,451,086	4,932,227	2,584,476	2,553,088
NON-CONTROLLING INTERESTS		27,200	23,442	-	-
TOTAL EQUITY		5,478,286	4,955,669	2,584,476	2,553,088
NET ASSET VALUE PER ORDINARY SHARE		\$6.80	\$6.11	-	-

The accompanying Notes form an integral part of the Financial Statements.

Statements of Changes in Equity

FOR THE YEAR ENDED 30 SEPTEMBER 2013

	Attributable to Owners of the Company										
	Total Equity	Equity Attributable to Owners of the Company, Total	Share Capital	Retained Earnings	Other Reserves, Total	Hedging Reserve	Fair Value Adjustment Reserve	Foreign Currency Translation Reserve	Statutory Reserve	Other Reserve	Non-controlling Interests
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
2013 Group											
Opening balance at 1 October 2012, as previously reported	4,946,214	4,922,772	1,083,977	3,781,626	57,169	(6,042)	35,136	29,920	303	(2,148)	23,442
Effects of adopting FRS 12 (Note 2.1(b))	9,455	9,455	-	9,455	-	-	-	-	-	-	-
Opening balance at 1 October 2012, as restated	4,955,669	4,932,227	1,083,977	3,791,081	57,169	(6,042)	35,136	29,920	303	(2,148)	23,442
Profit for the year	735,738	722,303	-	722,303	-	-	-	-	-	-	13,435
<u>Other comprehensive income</u>											
Net fair value change of cash flow hedges	5,517	5,278	-	-	5,278	5,278	-	-	-	-	239
Foreign currency translation	(17,126)	(8,773)	-	-	(8,773)	-	-	(8,773)	-	-	(8,353)
Realisation upon disposal of available-for-sale financial assets	(34,900)	(34,900)	-	-	(34,900)	-	(34,900)	-	-	-	-
Share of other comprehensive income of associates	(15,049)	(15,049)	-	-	(15,049)	382	(33)	(15,507)	109	-	-
Other comprehensive income for the year	(61,558)	(53,444)	-	-	(53,444)	5,660	(34,933)	(24,280)	109	-	(8,114)
Total comprehensive income for the year	674,180	668,859	-	722,303	(53,444)	5,660	(34,933)	(24,280)	109	-	5,321
<u>Contributions by and distributions to owners</u>											
Dividends (Note 30)	(151,268)	(150,000)	-	(150,000)	-	-	-	-	-	-	(1,268)
Total contributions by and distributions to owners	(151,268)	(150,000)	-	(150,000)	-	-	-	-	-	-	(1,268)
<u>Changes in ownership interests in subsidiaries and associates</u>											
Shares issued to non-controlling interests	300	-	-	-	-	-	-	-	-	-	300
Redemption of non-controlling interest's preference shares	(595)	-	-	-	-	-	-	-	-	-	(595)
Total changes in ownership interests in subsidiaries and associates	(295)	-	-	-	-	-	-	-	-	-	(295)
Total transactions with owners in their capacity as owners	(151,563)	(150,000)	-	(150,000)	-	-	-	-	-	-	(1,563)
Closing balance at 30 September 2013	5,478,286	5,451,086	1,083,977	4,363,384	3,725	(382)	203	5,640	412	(2,148)	27,200

The accompanying Notes form an integral part of the Financial Statements.

Statements of Changes in Equity

FOR THE YEAR ENDED 30 SEPTEMBER 2013

Attributable to Owners of the Company												
	Total Equity	Equity Attributable to Owners of the Company, Total	Share Capital	Retained Earnings	Other Reserves, Total	Hedging Reserve	Fair Value Adjustment Reserve	Share-based Compensation Reserve	Foreign Currency Translation Reserve	Statutory Reserve	Other Reserve	Non-controlling Interests
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
2012 (Restated) Group												
Opening balance at 1 October 2011, as previously reported	4,606,593	4,384,277	1,083,977	3,290,746	9,554	(11,473)	(214)	1,012	21,128	1,268	(2,167)	222,316
Effects of adopting FRS 12 (Note 2.1(b))	8,111	8,111	-	8,111	-	-	-	-	-	-	-	-
Opening balance at 1 October 2011, as restated	4,614,704	4,392,388	1,083,977	3,298,857	9,554	(11,473)	(214)	1,012	21,128	1,268	(2,167)	222,316
Profit for the year	628,978	643,263	-	643,263	-	-	-	-	-	-	-	(14,285)
<u>Other comprehensive income</u>												
Net fair value change of cash flow hedges	5,256	5,745	-	-	5,745	5,745	-	-	-	-	-	(489)
Foreign currency translation	(27,752)	(25,877)	-	-	(25,877)	-	-	-	(25,877)	-	-	(1,875)
Fair value change of available-for-sale financial assets	34,900	34,900	-	-	34,900	-	34,900	-	-	-	-	-
Share of other comprehensive income of associates	158	158	-	-	158	-	450	-	223	(534)	19	-
Realisation of reserves due to change in control												
- Step-up acquisition	12,833	12,833	-	-	12,833	-	-	-	12,833	-	-	-
- Disposal of subsidiaries	19,711	19,711	-	-	19,711	(314)	-	(1,157)	21,613	(431)	-	-
Other comprehensive income for the year	45,106	47,470	-	-	47,470	5,431	35,350	(1,157)	8,792	(965)	19	(2,364)
Total comprehensive income for the year	674,084	690,733	-	643,263	47,470	5,431	35,350	(1,157)	8,792	(965)	19	(16,649)
<u>Contributions by and distributions to owners</u>												
Net change in share-based compensation reserve	257	145	-	-	145	-	-	145	-	-	-	112
Fair value of restricted share plan	(1,039)	(1,039)	-	(1,039)	-	-	-	-	-	-	-	-
Dividends (Note 30)	(152,434)	(150,000)	-	(150,000)	-	-	-	-	-	-	-	(2,434)
Total contributions by and distributions to owners	(153,216)	(150,894)	-	(151,039)	145	-	-	145	-	-	-	(2,322)
<u>Changes in ownership interests in subsidiaries and associates</u>												
Disposal of subsidiaries	(191,455)	-	-	-	-	-	-	-	-	-	-	(191,455)
Shares issued to non-controlling interests	11,552	-	-	-	-	-	-	-	-	-	-	11,552
Total changes in ownership interests in subsidiaries and associates	(179,903)	-	-	-	-	-	-	-	-	-	-	(179,903)
Total transactions with owners in their capacity as owners	(333,119)	(150,894)	-	(151,039)	145	-	-	145	-	-	-	(182,225)
Closing balance at 30 September 2012	4,955,669	4,932,227	1,083,977	3,791,081	57,169	(6,042)	35,136	-	29,920	303	(2,148)	23,442

The accompanying Notes form an integral part of the Financial Statements.

Statements of Changes in Equity

FOR THE YEAR ENDED 30 SEPTEMBER 2013

	Total Equity	Share Capital	Retained Earnings	Other Reserves, Total	Hedging Reserve	Fair Value Adjustment Reserve	Asset Revaluation Reserve
	(Note 28)	(Note 28)	(Note 29)	(Note 29)			
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
2013							
Company							
Opening balance at 1 October 2012	2,553,088	1,083,977	430,818	1,038,293	(3,721)	34,900	1,007,114
Profit for the year	211,656	-	211,656	-	-	-	-
<u>Other comprehensive income</u>							
Net fair value change of cash flow hedges	4,632	-	-	4,632	4,632	-	-
Realisation upon disposal of available-for-sale financial assets	(34,900)	-	-	(34,900)	-	(34,900)	-
Other comprehensive income for the year	(30,268)	-	-	(30,268)	4,632	(34,900)	-
Total comprehensive income for the year	181,388	-	211,656	(30,268)	4,632	(34,900)	-
<u>Contributions by and distributions to owners</u>							
Dividends (Note 30)	(150,000)	-	(150,000)	-	-	-	-
Transfer of reserves*	-	-	1,007,114	(1,007,114)	-	-	(1,007,114)
Total transactions with owners in their capacity as owners	(150,000)	-	857,114	(1,007,114)	-	-	(1,007,114)
Closing balance at 30 September 2013	2,584,476	1,083,977	1,499,588	911	911	-	-
2012							
Company							
Opening balance at 1 October 2011	2,256,088	1,083,977	176,333	995,778	(11,336)	-	1,007,114
Profit for the year	404,485	-	404,485	-	-	-	-
<u>Other comprehensive income</u>							
Net fair value change of cash flow hedges	7,615	-	-	7,615	7,615	-	-
Fair value change of available-for-sale financial assets	34,900	-	-	34,900	-	34,900	-
Other comprehensive income for the year	42,515	-	-	42,515	7,615	34,900	-
Total comprehensive income for the year	447,000	-	404,485	42,515	7,615	34,900	-
<u>Contributions by and distributions to owners</u>							
Dividends (Note 30)	(150,000)	-	(150,000)	-	-	-	-
Total transactions with owners in their capacity as owners	(150,000)	-	(150,000)	-	-	-	-
Closing balance at 30 September 2012	2,553,088	1,083,977	430,818	1,038,293	(3,721)	34,900	1,007,114

* The transfer from Asset Revaluation Reserve to Retained Earnings relates to the revaluation reserve on investments which crystallised on 1 October 2005 on the adoption of FRS 39 *Financial Instruments: Recognition and Measurement*.

The accompanying Notes form an integral part of the Financial Statements.

Consolidated Cash Flow Statement

FOR THE YEAR ENDED 30 SEPTEMBER 2013

	Group	
	2013	2012
	\$'000	\$'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation and exceptional items	785,912	666,815
Adjustments for:		
Development profit	(408,711)	(281,936)
Allowance for foreseeable losses and impairment for properties held for sale	8,452	34,752
Fair value change on investment properties	(165,883)	(265,228)
Share of associates' fair value change on investment properties	(109,860)	(71,695)
Depreciation of fixed assets	7,655	7,310
Net loss on disposal of fixed assets	625	564
Amortisation of intangible assets	498	498
Loss on disposal of financial assets	-	22
Share of results of associates	(59,536)	(58,475)
Dividend income from available-for-sale financial assets	-	(493)
Mark-to-market gains on derivatives	3,922	4,507
Interest expense	79,428	80,504
Interest income	(18,459)	(20,242)
Provision for share-based compensation	-	257
Exchange difference	24,925	3,199
Operating cash flow before working capital changes	148,968	100,359
Progress payments received from sale of residential units	1,282,779	1,467,107
Development expenditure - properties held for sale	(996,030)	(1,008,254)
Payment of land premium	(256,054)	(366,686)
Change in prepaid project costs	(398,033)	61,519
Change in rental deposits	632	4,803
Change in inventory	597	(849)
Change in trade and other receivables	(31,687)	24,511
Change in trade and other payables	65,864	74,579
Change in joint venture and associates' balances	6,585	(288)
Change in related company balances	11,905	(723,927)
Cash used in operations	(164,474)	(367,126)
Interest expense paid	(78,485)	(73,269)
Interest income received	27,098	23,321
Income taxes paid	(87,017)	(140,892)
Net cash used in operating activities	(302,878)	(557,966)

The accompanying Notes form an integral part of the Financial Statements.

Consolidated Cash Flow Statement

FOR THE YEAR ENDED 30 SEPTEMBER 2013

	Group	
	2013	2012
	\$'000	\$'000
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of available-for-sale financial assets	-	(2)
Proceeds from disposal of available-for-sale financial assets	60,709	703
Proceeds from disposal of fixed assets	-	280
Development expenditure - investment properties under construction	(13,329)	(53,232)
Purchase of fixed assets	(5,364)	(10,969)
Additions of investment properties	(83,784)	(31,356)
Purchase of intangible assets	(143)	-
Investment in associates	(34,114)	(15,565)
Redemption of Series A CPPUs (Note 17)	306,158	-
(Loans to)/repayment by associates	(71,688)	9,607
Acquisition of subsidiaries, net of cash acquired	-	(129,040)
Disposal of subsidiaries, net of cash disposed of	-	55,946
Acquisition of joint venture, net of cash acquired	-	(28,558)
Dividend income from available-for-sale financial assets	-	493
Dividend income from associates	61,068	59,742
Net cash generated from/(used in) investing activities	219,513	(141,951)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of new shares by subsidiary to non-controlling interests	300	11,552
Redemption of non-controlling interest's preference shares	(595)	-
Proceeds from bank loans drawn down	591,924	683,586
Repayment of bank loans	(356,426)	(234,925)
Long-term loans (to)/from a related company	(697,045)	628,935
Payment of dividends to shareholders	(151,268)	(152,434)
Net cash (used in)/generated from financing activities	(613,110)	936,714
Net change in cash and cash equivalents	(696,475)	236,797
Cash and cash equivalents at beginning of year (Note 25)	1,202,222	968,249
Effects of exchange rate on opening cash	-	(2,824)
Cash and cash equivalents at end of year (Note 25)	505,747	1,202,222

The accompanying Notes form an integral part of the Financial Statements.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

These notes form an integral part of the financial statements:

1. CORPORATE INFORMATION

Fraser Centrepoint Limited (the "Company") is a limited liability company. It is a wholly-owned subsidiary of Fraser and Neave, Limited which was also the ultimate holding company up to February 2013. The two companies are domiciled and incorporated in Singapore. In February 2013, TCC Assets Limited, incorporated in the British Virgin Islands, became the ultimate holding company.

The registered office and principal place of business of the Company is located at 438 Alexandra Road, #21-00 Alexandra Point, Singapore 119958.

The principal activities of the Company are investment holding and provision of management and administrative services to its subsidiaries, joint ventures and associates.

The principal activities of the significant subsidiaries are set out in Note 32.

Related companies in the financial statements refer to Fraser and Neave, Limited group of companies and the entities related to the shareholders of Fraser and Neave, Limited.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of Preparation

The complete set of consolidated financial statements of the Company and its subsidiaries (collectively, the "Group"), are prepared in accordance with Singapore Financial Reporting Standards.

The consolidated financial statements of the Group and the balance sheet and statement of changes in equity of the Company are prepared on the historical cost basis except as disclosed in the accounting policies below.

The financial statements are presented in Singapore Dollars ("S\$" or "S\$"). All financial information presented in Singapore Dollars has been rounded to the nearest thousand, unless otherwise stated.

The Group and the Company have applied the same accounting policies and methods of computation in the preparation of the financial statements for the current financial year and are consistent with those used in the previous financial year, except as disclosed below.

(a) Adoption of New and Revised Standards

In the current year, the Group has adopted the following standards that are relevant and effective for financial years beginning on or after 1 October 2012:

Amendments to FRS 1	<i>Presentation of Items of Other Comprehensive Income</i>
Amendments to FRS 12	<i>Deferred Tax: Recovery of Underlying Assets</i>

The adoption of the above standards did not result in any substantial change to the Group's accounting policies nor any significant impact on the financial statements, except for Amendments to FRS 12 *Deferred Tax: Recovery of Underlying Assets*, the effects of which are disclosed in Note 2.1(b).

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.1 Basis of Preparation (cont'd)

(a) Adoption of New and Revised Standards (cont'd)

The principal effects of these changes are as follows:

(i) Amendments to FRS 1 Presentation of Items of Other Comprehensive Income

The Amendments to FRS 1 is effective for financial periods beginning on or after 1 July 2012.

The Amendments to FRS 1 changes the grouping of items presented in OCI. Items that could be reclassified to profit statement at a future point in time would be presented separately from items which will never be reclassified. As the Amendments only affect the presentations of items that are already recognised in OCI, except for changes in presentation, there are no impact on the Group's financial position or performance.

(ii) Amendments to FRS 12 Deferred Tax: Recovery of Underlying Assets

The Amendments to FRS 12 apply to the measurement of deferred tax liabilities and assets arising from investment properties measured using the fair value model under FRS 40 *Investment Property*, including investment property acquired in a business combination and subsequently measured using the fair value model. For the purposes of measuring deferred tax, the Amendments introduce a rebuttable presumption that the carrying amount of an investment property measured at fair value will be recovered entirely through sale. The presumption can be rebutted if the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits over time, rather than through sale.

The Group provided for deferred tax liabilities for its investment properties on the basis that the carrying amount of the investment properties will be recovered through use. Upon adoption of the Amendments to FRS 12, there is a presumption that the carrying amount of an investment property measured at fair value will be recovered entirely through sale. Accordingly, there will be no deferred tax liability on investment properties in Singapore as there is no capital gains tax in Singapore.

(b) Effects of Adopting Amendments to FRS 12

The change in accounting policy has been applied retrospectively. The effects of adoption on the financial statements are as follows:

	30.9.2012 \$'000	1.10.2011 \$'000
(Decrease)/increase in:		
Deferred tax liabilities	(9,455)	(8,111)
Retained earnings	9,455	8,111

2.2 Significant Accounting Judgements and Estimates

The preparation of the Group's consolidated financial statements in conformity with FRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses and the disclosure of contingent liabilities at the balance sheet date. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities and which are not readily apparent from other sources.

Estimates and underlying assumptions are revised on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods, if the revision affects both current and future periods.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.2 Significant Accounting Judgements and Estimates (cont'd)

(a) Key Sources of Estimation Uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

(i) Revenue Recognition and Estimation of Total Development Costs

For Singapore property development projects under progressive payment scheme, the Group recognises revenue and cost of sales from partly completed development properties held for sale based on the percentage of completion method. The stage of completion is measured in accordance with the accounting policy stated in Note 2.10. Estimates are required in determining the total estimated development costs which will affect the stage of completion. In making these assumptions, the Group relies on references to information such as current offers and/or recent contracts with contractors and suppliers, estimation on construction and material costs based on historical experience, and the work of professional surveyors and architects. Revenue from partly completed development properties held for sale is as disclosed in Note 3.

(ii) Income Taxes

The Group has exposure to income taxes in numerous jurisdictions. Significant assumptions are required in determining the group-wide provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises the liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. The carrying amounts of provision for taxation, deferred tax assets and liabilities are as disclosed in the Group's balance sheet.

(iii) Valuation of Completed Investment Properties

The Group's completed investment properties are stated at their estimated market values, which are determined annually based on independent professional valuations. The fair value of completed investment properties is determined using a combination of the Direct Comparison Method, Income Approach and Discounted Cash Flow Analysis. These estimated market values may differ from the prices at which the Group's completed investment properties could be sold at a particular time, since actual selling prices are negotiated between willing buyers and sellers. Also, certain estimates require an assessment of factors not within the directors' control, such as overall market conditions. As a result, actual results of operations and realisation of these completed investment properties could differ from the estimates set forth in these financial statements, and the difference could be significant. The carrying amount of completed investment properties is as disclosed in the Group's balance sheet.

(iv) Revaluation of Investment Property under Construction ("IPUC")

IPUC is measured at fair value if it can be reliably determined. If fair value cannot be reliably determined, then IPUC is recorded at cost. The fair value of IPUC is determined using a combination of market comparison and discounted cash flow analysis and investment comparable sales and residual land value methods which considers the significant risks which are relevant to the development process, including but not limited to construction and letting risks.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.2 Significant Accounting Judgements and Estimates (cont'd)

(a) Key Sources of Estimation Uncertainty (cont'd)

(v) Impairment of Non-financial Assets

The Group assesses whether there are any indicators of impairment for all non-financial assets at each reporting date. Non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable.

In particular, allowance for foreseeable losses is made for properties held for sale when the net realisable value has fallen below cost. In arriving at estimates of net realisable values, management considers factors such as current market conditions, recent selling prices of the development properties and comparable development properties less the estimated costs of completion and the estimated costs necessary to make the sale. The allowance for foreseeable losses charged to the profit statement for the year is as disclosed in Note 5.

The carrying amounts of properties held for sale is as disclosed in the Group's balance sheet.

(vi) Impairment of Loans and Receivables

The Group assesses at each balance sheet date whether there is any objective evidence that a financial asset is impaired. To determine whether there is objective evidence of impairment, the Group considers factors such as the probability of insolvency or significant financial difficulties of the debtor and default or significant delay in payments.

Where there is objective evidence of impairment, the amount and timing of future cash flow are estimated based on historical loss experience for assets with similar credit risk characteristics. The carrying amount of the Group's loans and receivables is as disclosed in Note 21. The Group's allowance for doubtful debts as at 30 September 2013 is also disclosed in Note 21.

(vii) Impairment of Available-for-sale Financial Assets

The Group assesses at each balance sheet date whether there is any objective evidence that any available-for-sale financial assets is impaired. To determine whether there is objective evidence of impairment, the Group considers factors such as the market condition and whether there is a significant prolonged decline in the values of these financial assets.

Where there is objective evidence of impairment for quoted available-for-sale financial assets, the difference between the cost and current fair value is recognised as impairment loss. Where there is objective evidence of impairment for unquoted available-for-sale financial assets, the recoverable value is estimated based on the amount and timing of future cash flow.

The carrying amount of the Group's available-for-sale financial assets is as disclosed in Note 18.

(viii) Impairment of Intangible Assets

Management contracts with indefinite useful life are tested for impairment at least on an annual basis. Other management contracts are assessed for indicators of impairment at each reporting date and if any such indication exists, the Group makes an estimate of the recoverable values. This requires an estimation of the value in use of the cash-generating unit to which the management contracts are allocated. Estimating the value in use requires the Group to make an estimate of the expected future cash flows from the cash-generating unit and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The carrying amount of management contracts is as disclosed in Note 19.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.2 Significant Accounting Judgements and Estimates (cont'd)

(a) Key Sources of Estimation Uncertainty (cont'd)

(ix) Impairment of Investment in Associates

The Group assesses at each reporting date whether there is any objective evidence that investments in associates are impaired. Where there is objective evidence of impairment, the recoverable amount is estimated based on the higher of the value-in-use and the fair value less costs to sell. Estimating the value in use requires the Group to make an estimate of the expected future cash flow to be generated by the associates and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The carrying amounts of investments in associates is as disclosed in Note 17. There was no impairment of investment in associates for the year (2012: Nil).

(x) Provision for Bank Profit Share

The Group has recognised a provision for bank profit share as described in Note 26. In determining the amount of the provision, assumptions and estimates are made in relation to discount rates, the expected achievable sales value for each development and the expected timing of sales. The carrying amount of the provision as at 30 September 2013 is \$14,036,000 (2012: \$18,224,000).

(b) Critical Judgements made in Applying Accounting Policies

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have significant effects on the amounts recognised in the consolidated financial statements.

(i) Land Appreciation Tax

Under the Provisional Regulations on land appreciation tax ("LAT") implemented upon the issuance of the Provisional Regulations of the People's Republic of China (the "PRC") on 27 January 1995, all gains arising from the transfer of real estate property in China effective from 1 January 1994 are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditure including amortisation of land use rights, borrowing costs and all property development expenditure.

The subsidiaries of the Group engaging in property development business in China are subject to land appreciation tax. However, the implementation of this tax varies amongst China cities and the Group has not finalised its land appreciation tax returns with various tax authorities. Accordingly, significant judgement is required in determining the amount of land appreciation and related taxes. The ultimate tax determination is uncertain during the ordinary course of business. The Group recognises these liabilities based on management's best estimates. When the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the provisions for land appreciation tax in the period in which such determination is made.

(ii) Operating Lease Commitments – Group as Lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties which are leased out on operating leases.

(iii) Unquoted Equity Investments

The Group's unquoted equity investments have been stated at cost less impairment because there are no active markets for these investments such that management is of the opinion that their fair values cannot be measured reliably.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.2 Significant Accounting Judgements and Estimates (cont'd)

(b) Critical Judgements made in Applying Accounting Policies (cont'd)

(iv) Classification of Property

The Group determines whether a property is classified as investment property or development property:

- (a) Investment property comprises land and buildings (principally offices, serviced apartments, commercial and retail properties) which are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation.
- (b) Development property comprises property that is held for sale in the ordinary course of business. Principally, these are residential and commercial/retail properties that the Group develops and intends to sell before or on completion of construction.

In further determining whether a property used as service apartments is classified as investment property or fixed assets, the Group analyses whether the quantum of other income derived from ancillary services rendered in the service apartments is significant as compared to room revenue and total revenue. Based on the analysis for the years presented, the Group has determined that revenue from ancillary services is not significant.

2.3 Functional Currency

Items included in the financial statements of each entity in the Group are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to the entity (the "functional currency"). The consolidated financial statements and financial statements of the Company are presented in Singapore dollars, the functional currency of the Company.

2.4 Basis of Consolidation and Business Combinations

(a) Basis of Consolidation

The financial year of the Company and all its subsidiaries ends on 30 September unless otherwise stated. The consolidated financial statements incorporate the financial statements of the Company and all its subsidiaries made up to 30 September. The financial statements of subsidiaries are prepared using consistent accounting policies. Adjustments are made to any dissimilar material accounting policies to conform to the Group's significant accounting policies. A list of the Company's significant subsidiaries is shown in Note 32.

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at the balance sheet date.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Losses within a subsidiary are attributed to the non-controlling interest even if that results in a deficit balance.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.4 Basis of Consolidation and Business Combinations (cont'd)

(a) Basis of Consolidation (cont'd)

Basis of Consolidation from 1 January 2010

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- De-recognises the assets (including goodwill) and liabilities of the subsidiary at their carrying amounts at the date when control is lost;
- De-recognises the carrying amount of any non-controlling interest;
- De-recognises the cumulative translation differences recorded in equity;
- Recognises the fair value of the consideration received;
- Recognises the fair value of any investment retained;
- Recognises any surplus or deficit in profit statement;
- Re-classifies the Group's share of components previously recognised in other comprehensive income to profit or loss or retained earnings, as appropriate.

Basis of Consolidation prior to 1 January 2010

Certain of the above-mentioned requirements were applied on a prospective basis. The following differences, however, are carried forward in certain instances from the previous basis of consolidation:

- Acquisition of non-controlling interests, prior to 1 January 2010, were accounted for using the parent entity extension method, whereby, the difference between the consideration and the book value of the share of the net assets acquired were recognised in goodwill;
- Losses incurred by the Group were attributed to the non-controlling interest until the balance was reduced to nil. Any further losses were attributed to the Group, unless the non-controlling interest had a binding obligation to cover these. Losses prior to 1 January 2010 were not reallocated between non-controlling interest and the owners of the Company;
- Upon loss of control, the Group accounted for the investment retained at its proportionate share of net asset value at the date control was lost. The carrying value of such investments as at 1 January 2010 has not been restated.

(b) Business Combinations

Business Combinations from 1 January 2010

Business combinations are accounted for by applying the acquisition method. Identifiable assets acquired, and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration, which is deemed to be an asset or liability, will be recognised in accordance with FRS 39 either in the profit statement or as change to other comprehensive income. If the contingent consideration is classified as equity, it is not remeasured until it is finally settled within equity.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.4 Basis of Consolidation and Business Combinations (cont'd)

(b) Business Combinations (cont'd)

Business Combinations from 1 January 2010 (cont'd)

In business combinations achieved in stages, previously held equity interests in the acquiree are remeasured to fair value at the acquisition date and any corresponding gain or loss is recognised in the profit statement.

The Group elects for each individual business combination, whether non-controlling interest in the acquiree (if any), that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation, is recognised on the acquisition date at fair value, or at the non-controlling interest's proportionate share of the acquiree identifiable net assets. Other components of non-controlling interests are measured on their acquisition date at fair value, unless another measurement basis is required by another FRS.

Any excess of the sum of the fair value of the consideration transferred in the business combination, the amount of non-controlling interest in the acquiree (if any), and the fair value of the Group's previously held equity interest in the acquiree (if any), over the net fair value of the acquiree's identifiable assets and liabilities is recorded as goodwill. The accounting policy for goodwill is set out below. In instances where the latter amount exceeds the former, the excess is recognised as gain on bargain purchase in the profit statement on the acquisition date.

Non-controlling interests represent the equity in subsidiaries not attributable, directly or indirectly, to owners of the Company and are presented separately in the consolidated profit statement and consolidated statement of comprehensive income, and within equity in the consolidated balance sheet, separately from the equity attributable to owners of the Company. Changes in the Company's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. In such circumstances, the carrying amounts of the controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interest is adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributable to owners of the Company.

Business Combinations prior to 1 January 2010

In comparison to the above mentioned requirements, the following differences applied:

Business combinations are accounted for using the purchase method. Transaction costs directly attributable to the acquisition formed part of the acquisition costs. The non-controlling interest was measured at the proportionate share of the acquiree's identifiable net assets.

Business combinations achieved in stages were accounted for as separate steps. Adjustments to those fair values relating to previously held interests are treated as a revaluation and recognised in equity. Any additional acquired share of interest did not affect previously recognised goodwill.

Contingent consideration was recognised if, and only if, the Group had a present obligation, the economic outflow was more likely than not and a reliable estimate was determinable. Subsequent adjustments to the contingent consideration were recognised as part of goodwill.

2.5 Investment in Subsidiaries

Subsidiaries are entities over which the Group has the power to govern the financial and operating policies so as to obtain benefits from its activities. The Group generally has such power when it directly or indirectly, holds more than 50% of the issued share capital, or controls more than half of the voting power, or controls the composition of the board of directors.

In the Company's balance sheet, investment in subsidiaries is accounted for at cost less any impairment losses.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.6 *Joint Ventures*

A joint venture is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control, where the strategic financial and operating decisions relating to the activity require the unanimous consent of the parties sharing control.

The Group recognises its interest in the joint venture using the proportionate consolidation method. The Group combines its proportionate share of each of the assets, liabilities, income and expenses of the joint venture with the similar items, line by line, in its consolidated financial statements. The joint venture is proportionately consolidated from the date the Group obtains joint control until the date the Group ceases to have joint control over the joint venture.

Adjustments are made in the Group's consolidated financial statements to eliminate the Group's share of intragroup balances, income and expenses and unrealised gains and losses on such transactions between the Group and its jointly controlled entity. Losses on transactions are recognised immediately if the loss provides evidence of a reduction in the net realisable value of current assets or an impairment loss.

The financial statements of the joint venture are prepared as of the same reporting date as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Upon loss of joint control, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the former jointly controlled entity upon loss of joint control and the aggregate of the fair value of the retained investment and proceeds from disposal is recognised in profit statement.

In the Company's separate financial statements, interests in joint ventures are carried at cost less impairment losses.

A list of the joint ventures is shown in Note 32.

2.7 *Associates*

Associates are entities (not being subsidiaries or joint ventures) in which the Group has significant influence.

Associates are equity accounted for from the date the Group obtains significant influence until the date the Group ceases to have significant influence over the associates.

The Group's investments in associates are accounted for in the consolidated financial statements using the equity method. Under the equity method, the investment in associates is carried in the balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill relating to associates is included in the carrying amount of the investment and is neither amortised nor tested individually for impairment. Any excess of the Group's share of the net fair value of the associate's identifiable assets, liabilities and contingent liabilities over the cost of the investment is included as income in the determination of the Group's share of results of the associate in the period in which the investment is acquired.

The profit statement reflects the share of the results of operations of the associates. Where there has been a change recognised in other comprehensive income by the associates, the Group recognises its share of such changes in other comprehensive income. Unrealised gains and losses resulting from transactions between the Group and the associates are eliminated to the extent of the interest in the associates.

The Group's share of the profit or loss of its associates is the profit attributable to equity holders of the associate and, therefore is the profit or loss after tax and non-controlling interests in the subsidiaries of associates.

When the Group's share of losses in an associate equals or exceeds its interest in the associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

After application of the equity method, the Group determines whether it is necessary to recognise an additional impairment loss on the Group's investment in its associates. The Group determines at the end of each reporting period whether there is any objective evidence that the investment in the associate is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount in profit statement.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.7 *Associates* (cont'd)

The most recently available audited financial statements of the associates are used by the Group in applying the equity method. Where the dates of the audited financial statements used are not co-terminous with those of the Group, the share of results is arrived at from the last audited financial statements available and unaudited management financial statements to the end of the accounting period. Consistent accounting policies are applied for like transactions and events in similar circumstances.

Upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the aggregate of the retained investment and proceeds from disposal is recognised in profit statement.

In the Company's separate financial statements, interests in associates are carried at cost less impairment losses.

A list of the associates is shown in Note 32.

2.8 *Other Investments*

Other investments represent non-derivative financial assets that are designated as available-for-sale. After initial recognition, available-for-sale financial assets are subsequently measured at fair value with gains or losses being recognised in other comprehensive income, except that impairment losses, foreign exchange gains and losses on monetary instruments and interest calculated using the effective interest method are recognised in the profit statement. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to the profit statement as a reclassification adjustment when the financial asset is derecognised.

The fair value of investments that are actively traded in organised financial markets is determined by reference to the relevant stock exchanges' quoted market bid prices at the close of business on the balance sheet date. For investments where there is no active market, the fair value is determined using valuation techniques, such techniques include using recent arm's length transactions, reference to the underlying net asset value of the investee companies and discounted cash flow analysis. Investments in equity instruments whose fair value cannot be reliably measured are stated at cost less impairment loss.

2.9 *Investment Properties*

(a) *Completed Investment Properties*

Completed investment properties are held either to earn rental income or for capital appreciation or both and are treated as non-current assets.

Completed investment properties are initially recorded at cost, including transaction costs. Subsequent to recognition, completed investment properties are measured at fair value and gains or losses arising from changes in the fair value of completed investment properties are included in the profit statement in the year in which they arise. The fair values are determined annually based on independent professional valuations on the balance sheet date.

Completed investment properties are derecognised when either they have been disposed of or when the completed investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of a completed investment property are recognised in the profit statement in the year of retirement or disposal.

Transfers are made to or from completed investment properties only when there is a change in use. For a transfer from completed investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. For a transfer from owner-occupied property to completed investment property, the property is accounted for in accordance with the accounting policy for fixed assets up to the date of change in use.

Rental and related income from completed investment properties are recognised on a straight line basis over the lease term commencing on the date from which the lessee is entitled to exercise its right to use the leased asset.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.9 *Investment Properties* (cont'd)

(b) *Investment Properties under Construction ("IPUC")*

IPUC are initially stated at cost which includes cost of land and construction, related overhead expenditure and financing charges incurred during the period of construction and up to the completion of construction.

IPUC are subsequently measured at fair value annually and on completion, with changes in fair values being recognised in the profit statement when fair value can be measured reliably.

IPUC are considered completed and are transferred to investment properties when they are ready for their intended use and a Temporary Occupation Permit from the authorities have been obtained.

When assessing whether the fair value of IPUC can be determined reliably, the Group considers, among other things:

1. whether the asset is being constructed in a developed liquid market;
2. whether a construction contract with the contractor has been signed;
3. whether the required building and letting permits are obtained; and
4. what percentage of rentable area has been pre-leased to tenants.

IPUC for which fair value cannot be determined reliably is measured at cost less impairment.

The fair values of IPUC are determined annually based on the opinion of a qualified independent valuer and valuations are performed using methods as deemed appropriate by the valuer. Each IPUC is individually assessed.

The estimated value of future assets is based on the expected future income from the project, using risk adjusted yields that are higher than the current yields of similar completed property. The remaining expected costs of completion plus margin are deducted from the estimated future assets value.

2.10 *Properties Held for Sale*

(a) *Development Properties Held for Sale*

Development properties held for sale are properties acquired or being constructed for sale in the ordinary course of business, rather than to be held for the Company's own use, rental or capital appreciation.

Development properties held for sale are held as inventories and are measured at the lower of cost and net realisable value.

The costs of development properties held for sale include:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Non-refundable commissions paid to sales or marketing agents on the sale of real estate units are expensed when incurred.

Net realisable value of development properties held for sale is the estimated selling price in the ordinary course of the business, based on market prices at the end of the reporting period and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.10 Properties Held for Sale (cont'd)

(a) Development Properties Held for Sale (cont'd)

Development properties held for sale are stated at cost plus attributable profits less progress billings if their revenue is recognised based on percentage of completion method (see accounting policy for revenue recognition below). Progress billings not yet paid by customers are included within "trade and other receivables".

Development properties held for sale are stated at cost if their revenue is recognised upon completion. Payments received from purchasers prior to completion are included in "trade and other payables" as "progress billings received in advance".

The costs of development properties recognised in profit statement on disposal are determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Development properties held for sale are considered complete upon the issue of Temporary Occupation Permit. When completed, development properties held for sale are transferred to completed properties held for sale.

(b) Completed Properties Held for Sale

Completed properties held for sale are stated at the lower of cost and net realisable value. Cost includes cost of land and construction, related overhead expenditure, and financing charges and other net costs incurred during the period of development.

Allowance for impairment is made when it is anticipated that the net realisable value has fallen below cost.

2.11 Fixed Assets

Fixed assets are stated at cost less accumulated depreciation and any impairment. The cost of an asset comprises its purchase price and any directly attributable costs of bringing the asset to working condition for its intended use. Expenditure for additions, improvements and renewals are capitalised and expenditure for maintenance and repair are charged to the profit statement. When assets are sold or retired, their cost and accumulated depreciation are removed from the financial statements and any gain or loss resulting from their disposal is included in the profit statement.

Fixed assets are depreciated on the straight line method so as to write off the cost of the assets over their estimated useful lives. The principal annual rates of depreciation are as follows:

	Rate per annum
Leasehold land	Over remaining lease term
Buildings	2% to 5%
Equipment, furniture and fittings	10% to 20%
Motor vehicles	14.3%

The useful lives and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from items of fixed assets.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.12 *Financial Assets*

Financial assets within the scope of FRS 39 are classified as either financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments, or available-for-sale financial assets, as appropriate. Financial assets are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

When financial assets are recognised initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit and loss, directly attributable transaction costs. The Group determines the classification of its financial assets after initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year end.

Non-derivative financial assets with fixed or determinable payment that are not quoted in an active market are classified as loans and receivables. Such assets are initially recognised at fair value, plus directly attributable costs, and subsequently carried at amortised cost using the effective interest method. Gains and losses are recognised in the profit statement when the loans and receivables are derecognised or impaired, and through the amortisation process.

Where the Group has the positive intent and ability to hold debt securities to maturity, they are classified as held-to-maturity investments and stated at amortised cost using the effective interest method less impairment. Gains and losses are recognised in the profit statement when the held-to-maturity investments are derecognised or impaired, and through the amortisation process.

Available-for-sale financial assets are those that are not classified in any of the other categories. After initial recognition, available-for-sale financial assets are measured at fair value, with any resultant gain or loss recognised in other comprehensive income, except that impairment losses, foreign exchange gains and losses on monetary instruments and interest calculated using the effective interest method are recognised in profit statement. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment when the financial asset is derecognised.

Investments in equity instruments whose fair value cannot be reliably measured are measured at cost less impairment loss.

2.13 *Receivables*

Trade and other receivables, including amounts due from subsidiaries, associates, joint ventures, related companies and loans to related companies, are classified and accounted for as loans and receivables under FRS 39. The accounting policy is stated in Note 2.12.

An allowance is made for uncollectible amounts when there is objective evidence that the Group will not be able to collect the debt. Bad debts are written off when identified. Further details of accounting policy for impairment of financial assets are stated in Note 2.17.

2.14 *Cash and Cash Equivalents*

Cash on hand and in banks and fixed deposits which are held to maturity are classified and accounted for as loans and receivables under FRS 39. The accounting policy is stated in Note 2.12.

For the purpose of Cash Flow Statement, cash and cash equivalents consist of cash on hand and deposits in banks, net of outstanding bank overdrafts.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.15 Financial Liabilities

Financial liabilities within the scope of FRS 39 are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

Financial liabilities are recognised initially at fair value plus directly attributable transaction costs.

Subsequent to initial recognition, financial liabilities are measured at amortised cost using the effective interest method.

Gains and losses are recognised in the profit statement when the liabilities are derecognised, and through the amortisation process.

2.16 Provisions

Provisions are recognised when there is a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. Where the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

2.17 Impairment

(a) Impairment of Non-financial Assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflow that are largely independent of those from other assets or groups of assets. In assessing value in use, the estimated future cash flow are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognised in the profit statement as 'impairment losses'.

The Group bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Group's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses of continuing operations are recognised in profit statement in those expense categories consistent with the function of the impaired asset, except for assets that are previously revalued where the revaluation was taken to other comprehensive income. In this case, the impairment is also recognised in other comprehensive income up to the amount of any previous revaluation.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.17 Impairment (cont'd)

(a) Impairment of Non-financial Assets (cont'd)

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Reversal of an impairment loss is recognised in the profit statement unless the asset is measured at revalued amount, in which case the reversal is treated as a revaluation increase. After such a reversal, the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

The Group does not reverse in a subsequent period, any impairment loss recognised for goodwill.

(b) Impairment of Financial Assets

The Group assesses at each balance sheet date whether there is any objective evidence that a financial asset or group of financial assets is impaired.

(i) Assets Carried at Amortised Cost

For financial assets carried at amortised cost, the Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be recognised are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss on loans and receivables or held-to-maturity investments carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flow discounted at the financial asset's original effective interest rate. If a loan has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate. The carrying amount of the asset is reduced through the use of an allowance. The amount of the loss is recognised in the profit statement.

When the asset becomes uncollectible, the carrying amount of impaired financial asset is reduced directly or if an amount was charged to the allowance account, the amounts charged to the allowance account are written off against the carrying value of the financial asset.

To determine whether there is objective evidence that an impairment loss on financial assets has been incurred, the Group considers factors such as the probability of insolvency or significant financial difficulties of the debtor and default or significant delay in payments.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed. Any subsequent reversal of an impairment loss is recognised in the profit statement, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.17 Impairment (cont'd)

(b) Impairment of Financial Assets (cont'd)

(ii) Assets Carried at Cost

If there is objective evidence that an impairment loss on an unquoted equity instrument that is not carried at fair value because its fair value cannot be reliably measured, or on a derivative asset that is linked to and must be settled by delivery of such an unquoted equity instrument has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flow discounted at the current market rate of return for a similar financial asset. Such impairment losses are not reversed in subsequent periods.

(iii) Available-for-sale Financial Assets

In the case of equity investments classified as available-for-sale, objective evidence of impairment include (i) significant financial difficulty of the issuer or obligor, (ii) information about significant changes with an adverse effect that have taken place in the technological, market, economic or legal environment in which the issuer operates, and indicates that the cost of the investment in equity instrument may not be recovered; and (iii) a significant or prolonged decline in the fair value of the investment below its costs. 'Significant' is to be evaluated against the original cost of the investment and 'prolonged' against the period in which the fair value has been below its original cost.

If an available-for-sale financial asset is impaired, an amount comprising the difference between its cost (net of any principal payment and amortisation) and its current fair value, less any impairment loss previously recognised in the profit statement, is transferred from equity to the profit statement. Reversals in respect of equity instruments classified as available-for-sale are not recognised in the profit statement. Reversals of impairment losses on debt instruments are reversed through the profit statement, if the increase in fair value of the instrument can be objectively related to an event occurring after the impairment loss was recognised in the profit statement.

2.18 Income Taxes

(a) **Current Tax**

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

Current taxes are recognised in the profit statement except to the extent that the tax relates to items recognised outside the profit statement, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(b) **Deferred Tax**

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.18 *Income Taxes* (cont'd)

(b) *Deferred Tax* (cont'd)

Deferred tax assets are recognised for all deductible temporary differences, carry-forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry-forward of unused tax credits and unused tax losses can be utilised except:

- Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date.

Deferred tax relating to items recognised outside the profit statement is recognised outside the profit statement. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

(c) *Sales Tax*

Revenue, expenses and assets are recognised net of the amount of sales tax except:

- Where the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the sales tax is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- Receivables and payables that are stated with the amount of sales tax included.

The net amount of sales tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

2.19 *Deferred Income*

Deferred income relates to sales commission from the sale of residential condominium units which is credited to the profit statement on a straight line basis over a period from signing of the sale and purchase agreement to issuance of the Temporary Occupation Permit and leasing commission from leasing of commercial units which is credited to the profit statement on a straight line basis over a period of 36 months.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.20 Inventories

Inventories comprise linens, utensils and hollowares and are stated at the lower of cost and net realisable value. In arriving at the net realisable value, due allowance is made for obsolete items.

2.21 Borrowing Costs

Borrowing costs are capitalised as part of the cost of a qualifying asset if they are directly attributable to the acquisition, construction or production of that asset. Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use or sale are in progress and the expenditure and borrowing costs are incurred. Borrowing costs are capitalised until the assets are substantially completed for their intended use or sale. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.22 Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is made. Revenue is measured at the fair value of consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty. The following specific recognition criteria must also be met before revenue is recognised:

(a) Properties Held for Sale

Sale of Completed Property

Revenue from completed properties is recognised when the risks and rewards of ownership have been transferred to the purchaser either through the transfer of legal title or equitable interest in the properties, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognised only when all the significant conditions are satisfied.

Sale of Property under Development

The Group recognises revenue on property under development when the significant risks and rewards of ownership have been transferred to the purchasers. For residential development projects under progressive payment scheme in Singapore, whereby the legal terms in the sales contracts result in continuous transfer of work-in-progress to the purchasers, revenue is recognised based on the percentage of completion method. Under the percentage of completion method, profit is brought into profit statement only in respect of finalised sales contracts and to the extent that such profit relates to the progress of construction work. The progress of construction work is measured by the proportion of the construction and related costs incurred to date to the estimated total construction and related costs for each project.

For executive condominium projects in Singapore, residential development projects under deferred payment scheme in Singapore and overseas development projects, revenue will be recognised upon the transfer of significant risks and rewards of ownership, which generally coincides with the time the development units are delivered to the purchasers.

(b) Rental Income

Refer to the policy on Investment Properties.

(c) Dividends

Dividend income is recognised when the Group's right to receive the payment is established.

(d) Interest Income

Interest income is recognised using the effective interest method.

(e) Management Fees

Revenue is recognised on an accrual basis.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.23 Goodwill

Goodwill acquired in a business combination is initially measured at cost. Following initial recognition, goodwill is measured at cost less accumulated impairment losses.

Goodwill is reviewed for impairment, at least annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired.

2.24 Intangible Assets

Intangible assets acquired separately are measured initially at cost. The cost of intangible assets acquired in a business combination is their fair value as at the date of acquisition. Following initial acquisition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses. Internally generated intangible assets, excluding capitalised development costs, are not capitalised and expenditure is reflected in profit statement in the year in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite useful lives are amortised over the estimated useful lives and assessed for impairment whenever there is an indication that the intangible assets may be impaired. The amortisation period and the amortisation method are reviewed at least at each financial year-end. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite useful lives is recognised in profit statement in the expense category consistent with the function of the intangible asset.

Intangible assets with indefinite useful lives or not yet available for use are tested for impairment annually, or more frequently if the events and circumstances indicate that the carrying value may be impaired either individually or at the cash-generating unit level. Such intangible assets are not amortised. The useful life of an intangible asset with an indefinite useful life is reviewed annually to determine whether the useful life assessment continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in profit or loss when the asset is derecognised.

(a) Management Contracts

Management contracts with finite useful lives are amortised on a straight line basis over an estimated useful life of 8 years. Management contracts with indefinite useful lives are not amortised.

(b) Software

Software is initially recognised at cost and subsequently carried at cost less accumulated amortisation.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.25 Foreign Currencies

(a) Foreign Currency Transactions

Transactions in foreign currencies are measured in the respective functional currencies of the group companies at rates of exchange approximating those ruling at transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rates ruling at the balance sheet date. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rates ruling at the initial transaction dates. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. Exchange differences are dealt with in the profit statement.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the balance sheet date are recognised in the profit statement except for exchange differences arising on monetary items that form part of the Company's net investment in foreign subsidiaries, which are recognised initially in other comprehensive income and accumulated under foreign currency translation reserve in equity and recognised in the consolidated profit statement on disposal of the subsidiary. In the Company's separate financial statements, such exchange differences are recognised in the profit statement.

(b) Foreign Currency Translation

The results and financial position of foreign operations are translated into Singapore dollars using the following procedures:

- Assets and liabilities for each balance sheet presented are translated at the closing rate ruling at that balance sheet date; and
- Income and expenses for each profit statement are translated at average exchange rates for the year, which approximates the exchange rates at the dates of the transactions.

All resulting exchange differences are taken directly to other comprehensive income.

On disposal of a foreign operation, the cumulative amount of exchange differences recognised in other comprehensive income relating to that foreign operation is recognised in the profit statement as a component of the gain or loss on disposal.

2.26 Employee Benefits

(a) Defined Contribution Plan

As required by law, the Group makes contributions to state pension schemes in accordance with local regulatory requirements. The pension contributions are recognised as compensation expense in the same period as the employment that gives rise to the contribution.

(b) Employee Leave Entitlement

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for leave as a result of services rendered by employees up to the balance sheet date.

(c) Share Options

Cash-Settled Transactions

The Company's holding company has in place an Executives' Share Option Scheme for the granting of share options to eligible executives of the Group. The fair values over the vesting period are measured by the holding company and settled in cash by the Group. The fair values are expensed over the period till vesting with recognition of a corresponding liability.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.27 *Derivative Financial Instruments*

The Group uses derivative financial instruments to hedge against risks associated with foreign currency and interest rate fluctuations. Foreign exchange forward contracts are used to hedge its risks associated primarily with foreign currency fluctuations. Interest rate swap contracts are used to hedge its risks associated with interest rate fluctuations. It is the Group's policy not to trade in derivative financial instruments.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. The changes in fair value of any derivative instruments that do not qualify for hedge accounting are recognised immediately in the profit statement.

The Group applies hedge accounting for certain hedging relationships, which qualifies for hedge accounting. For the purpose of hedge accounting, these hedges are classified as cash flow hedges. At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which the Group wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. Such hedges are expected to be highly effective in achieving offsetting changes in cash flow and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated. Hedges which meet the strict criteria for hedge accounting are accounted for as follows:

The effective portion of the gain or loss on the hedging instrument is recognised directly as other comprehensive income in hedging reserve, while any ineffective portion is recognised immediately in the profit statement. Amounts recognised as other comprehensive income are transferred to the profit statement when the hedged transaction affects the profit statement, such as when the hedged financial income or financial expense is recognised or when a forecast sale occurs. Where the hedged item is the cost of a non-financial asset or non-financial liability, the amounts recognised as other comprehensive income are transferred to the initial carrying amount of the non-financial asset or liability. If the forecast transaction or firm commitment is no longer expected to occur, amounts previously recognised in equity are transferred to the profit statement. If the hedging instrument expires or is sold, terminated or exercised without replacement or rollover, or if its designation as a hedge is revoked, amounts previously recognised in other comprehensive income remain in other comprehensive income until the forecast transaction or firm commitment occurs.

The fair value of forward foreign currency contracts is calculated by reference to current forward foreign exchange rates for contracts with similar maturity profiles. The fair value of interest rate swap contracts is determined by reference to market values for similar instruments.

2.28 *Derecognition of Financial Assets and Liabilities*

(a) *Financial Assets*

A financial asset is derecognised when the contractual rights to receive cash flow from the asset have expired.

On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received (including any new asset obtained less any new liability assumed) and any cumulative gain or loss that has been recognised in other comprehensive income is recognised in the profit statement.

(b) *Financial Liabilities*

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or has expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in the profit statement.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.29 *Financial Guarantee*

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Financial guarantees are recognised initially at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequent to initial recognition, financial guarantees are recognised as income in the profit statement over the period of the guarantee. If it is probable that the liability will be higher than the amount initially recognised less amortisation, the liability is recorded at the higher amount with the difference charged to the profit statement.

2.30 *Leases*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date: whether fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset, even if that right is not explicitly specified in an arrangement.

For arrangements entered into prior to 1 January 2005, the date of inception is deemed to be 1 January 2005 in accordance with the transitional requirements of INT FRS 104.

(a) *As Lessee*

Finance leases which transfer to the Group substantially all the risks and rewards incidental to ownership of the leased item, are capitalised at the inception of the lease at the fair value of the leased asset or, if lower, at the present value of the minimum lease payments. Any initial direct costs are also added to the amount capitalised. Lease payments are apportioned between the finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit statement. Contingent rents, if any, are charged as expenses in the periods in which they are incurred.

Capitalised leased assets are depreciated over the shorter of the estimated useful life of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Operating lease payments are recognised as an expense in profit statement on a straight-line basis over the lease term. The aggregate benefit of incentives provided by the lessor is recognised as a reduction of rental expense over the lease term on a straight-line basis.

(b) *As Lessor*

Leases where the Group retains substantially all the risks and rewards of ownership of the asset are classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same bases as rental income. The accounting policy for rental income is stated in Note 2.22. Contingent rents are recognised as revenue in the period in which they are earned.

(c) *Other Long Term Asset*

Other long term asset relates to the unguaranteed residual value which is the portion of the residual value of the leased asset, the realisation of which by the lessor is not assured or is guaranteed solely by a party related to the lessor. Lessors shall initially recognise such assets in their balance sheets and present them as a receivable at an amount equal to the net investment in the lease. For subsequent measurement, the recognition of finance income shall be based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease. The finance income will be allocated over the lease term on a systematic and rational basis. Lease payments relating to the period, excluding cost for services, are applied against the gross investment in the lease to reduce both the principal and the unearned finance income. Estimated unguaranteed residual values used in computing the lessor's gross investment in a lease are reviewed regularly. If there has been a reduction in the estimated unguaranteed residual value, the income allocation over the lease term is revised and any reduction in respect of amounts accrued is recognised immediately.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.31 *Exceptional Items*

Exceptional items are items of income and expense of such size, nature or incidence that their disclosure is relevant to explain the performance of the Company and Group for the year.

2.32 *Share Capital and Share Issuance Expenses*

Proceeds from issuance of ordinary shares and redeemable preference shares are recognised as share capital in equity. Incremental costs directly attributable to the issuance of such shares are deducted against share capital.

2.33 *Related Parties*

A related party is defined as follows:

- (a) A person or a close member of that person's family is related to the Group and the Company if that person:
 - (i) Has control or joint control over the Company;
 - (ii) Has significant influence over the Company; or
 - (iii) Is a member of the key management personnel of the Group or Company or of a parent of the Company.
- (b) An entity is related to the Group and the Company if any of the following conditions applies:
 - (i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others);
 - (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member);
 - (iii) Both entities are joint ventures of the same third party;
 - (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity;
 - (v) The entity is a post-employment benefit plan for the benefit of employees of either the Company or an entity related to the Company. If the Company is itself such a plan, the sponsoring employers are also related to the Company;
 - (vi) The entity is controlled or jointly controlled by a person identified in (a);
 - (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

3a. REVENUE

	Group	
	2013	2012
	\$'000	\$'000
Properties held for sale		
- recognised on completed contract method	769,310	457,064
- recognised on percentage of completion method	872,043	575,519
	1,641,353	1,032,583
Rent and related income	334,983	284,429
Management fee income	64,926	80,970
Others	11,487	13,788
	2,052,749	1,411,770

3b. COST OF SALES

	Group	
	2013	2012
	\$'000	\$'000
Properties held for sale	(1,241,094)	(785,398)

4. OTHER (LOSSES)/INCOME

	Group	
	2013	2012
	\$'000	\$'000
Fair value loss on foreign currency forward contracts	(3,922)	(224)
Exchange gain	1,899	8,132
Loss on disposal of fixed assets	(625)	(564)
Compensation income from settlement of litigation	-	6,749
Others	87	258
	(2,561)	14,351

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

5. TRADING PROFIT

	Group	
	2013	2012
	\$'000	\$'000
Trading profit is stated after crediting:		
Write-back of allowance for doubtful trade receivables (Note 21)	2,041	1,481
Write-back of allowance for impairment for completed properties held for sale	137	-
and charging:		
Allowance for foreseeable losses for properties held for sale	8,589	24,799
Allowance for impairment for completed properties held for sale	-	9,953
Allowance for doubtful trade receivables (Note 21)	2,556	2,486
Depreciation of fixed assets (Note 14)	7,655	7,310
Amortisation of intangible assets (Note 19)	498	498
Audit fees paid to:		
- auditors of the Company	535	578
- other auditors	924	1,425
Non-audit fees paid to:		
- auditors of the Company	827	156
- other auditors	1,052	1,017
Property tax	20,114	19,047
Staff costs	66,571	59,498
Defined contribution plans	5,053	4,059
Employee share-based expense	5,384	5,115

6. INVESTMENT INCOME

	Group	
	2013	2012
	\$'000	\$'000
Dividend income		
- available-for-sale financial assets	-	493

7. INTEREST INCOME

	Group	
	2013	2012
	\$'000	\$'000
Interest income from loans and receivables		
- immediate holding company	466	-
- related companies	3,414	-
- non-controlling interest	6,382	4,830
- fixed deposits and bank balances	6,666	11,995
	16,928	16,825
Interest income from available-for-sale assets		
- quoted non-equity investments	290	2,017
Interest income accretion from other long term asset (Note 20)	800	1,400
Interest rate swaps		
- realised	441	-
	18,459	20,242

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

8. INTEREST EXPENSE

	Group	
	2013	2012
	\$'000	\$'000
Interest expense		
- loans and borrowings	(21,291)	(23,664)
- related companies	(57,439)	(56,840)
	(78,730)	(80,504)
Interest rate swaps		
- unrealised	(698)	-
	(79,428)	(80,504)

9. EXCEPTIONAL ITEMS

	Group	
	2013	2012
	\$'000	\$'000
Gain on disposal of financial assets	35,260	-
Negative goodwill on acquisition of:		
- a subsidiary	-	1,086
- an associate	1,162	5,020
Gain on disposal of subsidiaries	-	35,632
Loss on step acquisition of subsidiary	-	(12,833)
Loss on redemption of quoted non-equity investments	(622)	-
Write-back of over-provision of bank profit share	4,337	4,469
Share of associates' exceptional items	6,272	20,713
	46,409	54,087

10. TAXATION

	Group	
	2013	2012
	\$'000	\$'000
		(Restated)
Based on profit for the year:		
Current taxation	57,996	67,401
Withholding tax	3,941	5,130
Deferred taxation	38,582	35,049
	100,519	107,580
Over-provision in prior years:		
Current taxation	(3,163)	(10,340)
Deferred taxation	(773)	(1,985)
	(3,936)	(12,325)
Utilisation of previously unrecognised tax losses		
Current taxation	-	(3,331)
	96,583	91,924

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

10. TAXATION (cont'd)

A reconciliation of the statutory tax rate to the Group's effective tax rate applicable to profit before taxation and non-controlling interests for the years ended 30 September is as follows:

	Group	
	2013 %	2012 %
		(Restated)
Singapore statutory rate	17.0	17.0
Income not subject to tax	(1.5)	(2.6)
Expenses not deductible for tax purposes	1.4	2.6
Utilisation of previously unrecognised tax losses	(1.1)	(0.4)
Over-provision in prior years	(0.5)	(1.7)
Deferred tax benefits on losses not recognised	0.8	4.6
Effect of tax losses not recognised	0.1	0.2
Effect of different tax rates of other countries	0.4	(0.2)
Tax effect of FRS 40 fair value adjustments	(5.6)	(8.0)
Withholding tax	0.5	0.7
Transfer of losses under group relief	(0.2)	(0.2)
Others	0.3	0.8
Effective tax rate	11.6	12.8

During the current year, in relation to Year of Assessment ("YA") 2013, certain subsidiaries in Singapore have transferred losses of \$61,721,000 (YA 2012: \$7,654,000) to set off against the taxable income of other companies in the Group. During the current year, tax benefits of \$1,933,000 were recognised on the tax losses utilised under the Singapore group relief system as compared to net tax benefits of \$1,423,000 recognised in the last financial year in relation to prior assessment years. Tax benefits of \$12,827,000 (2012: \$4,267,000) arising from the utilisation of group relief have not been recognised as they are subject to compliance with the relevant tax legislation governing group relief and agreement of the Inland Revenue Authority of Singapore.

In the United Kingdom, the 2012 Budget on 21 March 2012 announced that the UK corporation tax rate will reduce to 22% by 2014. A reduction in the rate from 26% to 25% (effective from 1 April 2012) was substantively enacted on 5 July 2011, and further reductions to 24% (effective from 1 April 2012) and 23% (effective from 1 April 2013) were substantively enacted on 26 March 2012 and 3 July 2012, respectively.

As at 30 September 2013, certain subsidiaries have unutilised tax losses of approximately \$190,599,000 (2012: \$194,748,000) available for set off against future taxable profits and taxable capital gains respectively. The use of these tax losses is subject to certain statutory requirements being met.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

11. EARNINGS PER SHARE

Basic and diluted earnings per share is computed by dividing the Group's attributable profit (net of preference dividends paid) by the weighted average number of ordinary shares in issue during the year:

	Group	
	2013 \$'000	2012 \$'000
		(Restated)
Group profit attributable to shareholder of the Company		
- before fair value change and exceptional items	401,080	252,420
Attributable profit after fair value change and exceptional items	722,303	643,263
	No. of Shares	
	'000	'000
Weighted average number of ordinary shares in issue	753,292	753,292
Basic and diluted earnings per share		
- before fair value change and exceptional items	53.2¢	33.5¢
- after fair value change and exceptional items	95.9¢	85.4¢

There are no potential dilutive ordinary shares in existence for the years presented.

12. SEGMENT INFORMATION

The Group's operating businesses are organised and managed separately according to the nature of activities. The Group's operating business segments are namely investment properties, REIT, development properties, serviced residences and corporate and others. Serviced residences comprise service apartments and related management consultancy services. The Group operates in seven main geographical areas, namely, Singapore, Australia, United Kingdom, China, Thailand and others. Geographical segment revenue is based on geographical location of the Group's customers. Geographical segment assets is based on geographical location of the Group's assets. Segment accounting policies are the same as the policies described in Note 2. Inter-segment sales are based on terms agreed between the related companies.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

12. SEGMENT INFORMATION (cont'd)

Year ended 30 September 2013

The following table presents financial information regarding business segments:

Business segment

	Investment Properties	REIT	Development Properties	Hospitality	Corporate & Others	Eliminations	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue - external	136,224	-	1,682,379	183,833	50,313	-	2,052,749
Revenue - inter-segment	2,346	-	-	484	38,660	(41,490)	-
Revenue - intra-segment	-	-	-	9,661	15,824	(25,485)	-
Total revenue	138,570	-	1,682,379	193,978	104,797	(66,975)	2,052,749
Subsidiaries and joint ventures	63,032	-	375,454	69,658	3,458	-	511,602
Associates	-	54,452	3,923	-	1,161	-	59,536
PBIT *	63,032	54,452	379,377	69,658	4,619	-	571,138
Interest income							18,459
Interest costs							(79,428)
Profit before fair value change, taxation and exceptional items							510,169
Fair value change on investment properties	129,960	-	-	35,923	-	-	165,883
Share of associates' fair value change on investment properties	-	107,771	-	-	2,089	-	109,860
Profit before taxation and exceptional items							785,912
Exceptional items							46,409
Profit before taxation							832,321
Taxation							(96,583)
Profit for the year							735,738
Assets	2,049,059	910,897	4,943,374	1,777,091	255,147	-	9,935,568
Tax assets							2,937
Bank deposits and cash balances							506,784
Total assets							10,445,289
Liabilities	250,240	-	1,620,576	276,872	784,205	-	2,931,893
Loans and borrowings							1,804,508
Tax liabilities							230,602
Total liabilities							4,967,003
Other segment information							
Capital expenditure	24,062	-	101	77,157	13,385	-	114,705
Depreciation	139	-	308	6,480	770	-	7,697
Allowance for foreseeable losses	-	-	8,589	-	-	-	8,589
Write-back of allowance for impairment	-	-	(137)	-	-	-	(137)
Negative goodwill	-	1,162	-	-	-	-	1,162

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

12. SEGMENT INFORMATION (cont'd)

Year ended 30 September 2013 (cont'd)

Business segment (cont'd)

	Investment Properties	REIT	Development Properties	Hospitality	Corporate & Others	Eliminations	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Attributable profit before exceptional items	176,147	156,927	281,908	68,754	(6,974)	-	676,762
Exceptional items	-	5,512	3,470	-	36,559	-	45,541
Attributable profit	176,147	162,439	285,378	68,754	29,585	-	722,303

The following table presents financial information regarding geographical segments:

Geographical segment

	Singapore	Australia	UK	China	Thailand	Others ⁽¹⁾	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Total revenue	1,583,514	187,105	81,321	157,409	20,328	23,072	2,052,749
PBIT *	499,352	4,230	18,465	29,552	7,896	11,643	571,138
Assets	6,301,148	1,614,908	765,271	937,120	87,027	230,094	9,935,568
Tax assets							2,937
Bank deposits and cash balances							506,784
Total assets							10,445,289
Liabilities	2,133,113	378,160	211,224	163,444	8,298	37,654	2,931,893
Loans and borrowings							1,804,508
Tax liabilities							230,602
Total liabilities							4,967,003
Other segment information							
Capital expenditure	26,642	61,375	26,255	184	1	248	114,705
Depreciation	2,298	1,639	2,011	1,148	4	597	7,697
Allowance for foreseeable losses	-	8,589	-	-	-	-	8,589
Write-back of allowance for impairment	-	-	(137)	-	-	-	(137)
Negative goodwill	1,162	-	-	-	-	-	1,162

* PBIT - Profit before interest, fair value change, taxation and exceptional items.

⁽¹⁾ Others - New Zealand, Vietnam, Philippines, Indonesia and Malaysia.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

12. SEGMENT INFORMATION (cont'd)

Year ended 30 September 2012 (Restated)

The following table presents financial information regarding business segments:

Business segment

	Investment Properties	REIT	Development Properties	Hospitality	Corporate & Others	Eliminations	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue - external	149,673	-	1,068,983	130,857	62,257	-	1,411,770
Revenue - inter-segment	2,423	-	-	371	35,603	(38,397)	-
Revenue - intra-segment	-	-	-	6,520	14,609	(21,129)	-
Total revenue	152,096	-	1,068,983	137,748	112,469	(59,526)	1,411,770
Subsidiaries and joint ventures	73,604	-	192,777	39,138	26,160	-	331,679
Associates	-	55,772	1,655	1,007	41	-	58,475
PBIT *	73,604	55,772	194,432	40,145	26,201	-	390,154
Interest income							20,242
Interest costs							(80,504)
Profit before fair value change, taxation and exceptional items							329,892
Fair value change on investment properties	179,773	-	-	85,455	-	-	265,228
Share of associates' fair value change on investment properties	-	58,008	-	13,687	-	-	71,695
Profit before taxation and exceptional items							666,815
Exceptional items							54,087
Profit before taxation							720,902
Taxation							(91,924)
Profit for the year							628,978
Assets	1,597,332	1,113,018	4,737,389	1,464,286	235,948	-	9,147,973
Tax assets							2,937
Bank deposits and cash balances							1,206,314
Total assets							10,357,224
Liabilities	263,732	301,664	2,049,774	206,827	767,888	-	3,589,885
Loans and borrowings							1,592,525
Tax liabilities							219,145
Total liabilities							5,401,555
Other segment information							
Capital expenditure	29,145	-	345	39,761	1,623	-	70,874
Depreciation	80	-	1,299	5,190	741	-	7,310
Allowance for foreseeable losses (net)	-	-	24,799	-	-	-	24,799
Allowance for impairment	-	-	9,953	-	-	-	9,953
Negative goodwill	-	5,020	-	1,086	-	-	6,106

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

12. SEGMENT INFORMATION (cont'd)

Year ended 30 September 2012 (Restated) (cont'd)

Business segment (cont'd)

	Investment Properties	REIT	Development Properties	Hospitality	Corporate & Others	Eliminations	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Attributable profit before exceptional items	227,307	109,024	144,096	112,697	(3,054)	-	590,070
Exceptional items	-	24,987	39,207	(11,001)	-	-	53,193
Attributable profit	227,307	134,011	183,303	101,696	(3,054)	-	643,263

The following table presents financial information regarding geographical segments:

Geographical segment

	Singapore	Australia	UK	China	Thailand	Others ⁽¹⁾	Group
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Total revenue	1,017,720	89,556	37,848	236,105	6,832	23,709	1,411,770
PBIT *	350,953	(50,009)	9,654	70,399	2,299	6,858	390,154
Assets	5,877,585	1,409,585	717,956	813,844	95,348	233,655	9,147,973
Tax assets							2,937
Bank deposits and cash balances							1,206,314
Total assets							10,357,224
Liabilities	2,690,637	567,013	120,394	160,207	9,032	42,602	3,589,885
Loans and borrowings							1,592,525
Tax liabilities							219,145
Total liabilities							5,401,555
Other segment information							
Capital expenditure	58,100	5,266	6,699	468	9	332	70,874
Depreciation	2,027	2,052	1,393	1,254	3	581	7,310
Allowance for foreseeable losses (net)	(13,752)	36,898	-	-	-	1,653	24,799
Allowance for impairment	-	9,703	250	-	-	-	9,953
Negative goodwill	5,020	-	1,086	-	-	-	6,106

* PBIT - Profit before interest, fair value change, taxation and exceptional items.

⁽¹⁾ Others - New Zealand, Vietnam, Philippines, Indonesia and Malaysia.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

13. INVESTMENT PROPERTIES

	Completed Investment Properties	Investment Properties under Construction	Total Investment Properties
	\$'000	\$'000	\$'000
Group			
Balance Sheet			
At Cost			
At 1 October 2011	2,201,802	259,865	2,461,667
Currency re-alignment	(21,335)	-	(21,335)
Acquisition of subsidiaries	266,688	-	266,688
Disposal of subsidiaries	(235,402)	-	(235,402)
Additions	31,356	53,232	84,588
Fair value change	257,472	7,756	265,228
	<hr/>		
At 30 September 2012 and 1 October 2012	2,500,581	320,853	2,821,434
Currency re-alignment	15,470	-	15,470
Transfer upon completion	105,566	(105,566)	-
Additions	83,784	28,663	112,447
Fair value change	165,883	-	165,883
	<hr/>		
At 30 September 2013	2,871,284	243,950	3,115,234

	2013 \$'000	2012 \$'000
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Profit Statement

Rental income from completed investment properties:

- Minimum lease payments	229,995	203,809
- Contingent rent based on tenants' turnover	2,894	2,491
	<hr/>	
	232,889	206,300

Direct operating expenses (including repairs and maintenance) arising from:

- Rental generating properties	85,933	79,824
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	Completed Investment Properties
	\$'000

Company

Balance Sheet

At Cost

At 1 October 2011, 30 September 2012 and 1 October 2012	1,550
Fair value change	100
	<hr/>
At 30 September 2013	1,650

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

13. INVESTMENT PROPERTIES (cont'd)

(a) Completed Investment Properties

Completed investment properties comprise service residences and commercial properties that are leased mainly to third parties under operating leases (Note 38).

Completed investment properties are stated at fair value which has been determined based on valuations performed at balance sheet date. Valuations are performed by accredited independent valuers with recognised and relevant professional qualification and with recent experience in the location and category of the properties being valued.

The valuations are based on open market values on the as-is basis and were prepared primarily using the Direct Comparison Method, Income/Investment Approach and Discounted Cash Flow Analysis. In relying on the valuation reports, management has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions.

Independent professional valuations were carried out by the following valuers:

Country	2013 Valuers	2012 Valuers
Singapore	Knight Frank Pte Ltd	Knight Frank Pte Ltd
United Kingdom	Savills Commercial Limited	Savills Commercial Limited
Australia	CBRE Valuations Pty Limited	CBRE Valuations Pty Limited
Philippines	Asian Appraisal Company, Inc.	Asian Appraisal Company, Inc.
Vietnam	Colliers International	DTZ Debenham Tie Leung (Vietnam) Co. Ltd
Indonesia	KJPP Rengganis, Hamid & Rekan	KJPP Rengganis, Hamid & Rekan
China	Savills Real Estate Valuation (Beijing) Company	Savills Commercial Limited

Completed investment properties amounting to Nil (2012: \$268,988,000) are secured for credit facilities with banks.

(b) Investment Properties under Construction

Investment properties under construction ("IPUC") are stated at fair value which has been determined based on valuations performed at balance sheet date. Valuations are performed by accredited independent valuers with recognised and relevant professional qualification and with recent experience in the location and category of the properties being valued. The valuation is prepared on an ungeared basis. The fair value of IPUC is determined using a combination of Capitalisation Approach, Discounted Cash Flow Analysis and Residual Land Value Method, where appropriate. In arriving at their estimates of market value, the valuers have used their market knowledge and professional judgement and not only relied on historical transactional comparables.

Country	2013 Valuers	2012 Valuers
Singapore	Knight Frank Pte Ltd	Knight Frank Pte Ltd
Singapore	-	CKS Property Consultants Pte Ltd

IPUC amounting to approximately \$243,950,000 (2012: \$320,853,000) has been mortgaged to the bank as securities for bank facilities.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

14. FIXED ASSETS

	Buildings	Equipment, Furniture and Fittings	Motor Vehicles	Total
	\$'000	\$'000	\$'000	\$'000
Group				
At Cost				
At 1 October 2011	298	60,054	1,785	62,137
Currency re-alignment	(11)	(272)	(43)	(326)
Acquisition of subsidiaries	-	8,260	-	8,260
Disposal of subsidiaries	(287)	(1,690)	(410)	(2,387)
Additions	-	10,962	7	10,969
Disposals/write-offs	-	(8,257)	(277)	(8,534)
Other movement	-	(1,913)	-	(1,913)
At 30 September 2012 and 1 October 2012	-	67,144	1,062	68,206
Currency re-alignment	-	682	24	706
Additions	-	5,251	113	5,364
Disposals/write-offs	-	(2,299)	-	(2,299)
At 30 September 2013	-	70,778	1,199	71,977
Accumulated Depreciation				
At 1 October 2011	298	30,410	1,315	32,023
Currency re-alignment	(11)	(115)	(32)	(158)
Acquisition of subsidiaries	-	5,734	-	5,734
Disposal of subsidiaries	(287)	(1,609)	(213)	(2,109)
Charge for the year 2012	-	7,251	106	7,357
Disposals/write-offs	-	(7,302)	(389)	(7,691)
Other movement	-	(287)	-	(287)
At 30 September 2012 and 1 October 2012	-	34,082	787	34,869
Currency re-alignment	-	(532)	18	(514)
Charge for the year 2013	-	7,601	96	7,697
Disposals/write-offs	-	(1,674)	-	(1,674)
At 30 September 2013	-	39,477	901	40,378
Net Book Value				
At 30 September 2013	-	31,301	298	31,599
At 30 September 2012	-	33,062	275	33,337

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

14. FIXED ASSETS (cont'd)

	Equipment, Furniture and Fittings \$'000
Company	
At Cost	
At 1 October 2011, 30 September 2012, 1 October 2012 and 30 September 2013	53
Accumulated Depreciation	
At 1 October 2011	50
Charge for the year 2012	1
At 30 September 2012 and 1 October 2012	51
Charge for the year 2013	1
At 30 September 2013	52
Net Book Value	
At 30 September 2013	1
At 30 September 2012	2

The depreciation charge for the year is included in the financial statements as follows:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Charged to profit statement (Note 5)	7,655	7,310	1	1
Capitalised in properties held for sale	42	47	-	-
	7,697	7,357	1	1

15. INVESTMENTS IN AND BALANCES WITH SUBSIDIARIES

	Company	
	2013 \$'000	2012 \$'000
Investments in subsidiaries		
Unquoted shares, at cost	1,637,117	1,642,471
Allowance for impairment	(80,490)	(80,490)
	1,556,627	1,561,981

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

15. INVESTMENTS IN AND BALANCES WITH SUBSIDIARIES (cont'd)

	Note	Company	
		2013 \$'000	2012 \$'000
Balances with subsidiaries			
Amounts due from subsidiaries			
- interest free		722,534	643,943
- interest bearing		1,549,942	1,099,843
	21	2,272,476	1,743,786
Amounts due to subsidiaries			
- interest free	26	(938,299)	(1,084,490)
Net balances with subsidiaries		1,334,177	659,296

Amounts due from subsidiaries are non-trade related, unsecured and payable in cash. In respect of interest-bearing amounts, interest of between 1.3% to 2.8% (2012: between 0.5% to 2.8%) per annum was charged.

Amounts due to subsidiaries are non-trade related, unsecured and payable in cash.

Balances which are payable on demand have been classified as current while balances with no fixed terms of repayment are not expected to be repaid within the next 12 months and have been classified as non-current. Refer to disclosures in Notes 21 and 26 respectively.

Details of significant subsidiaries are included in Note 32.

(a) Incorporation/Constitution of Subsidiaries

The following subsidiaries of the Group and Company are incorporated/constituted during the financial year:

Subsidiaries of the Group	Incorporated in	Date of Incorporation	Paid-up Capital	Group's Effective Interest
FCL Admiralty Pte. Ltd.	Singapore	9 November 2012	S\$1,000,000	70%
Frasers Kensington Holdings Pty Ltd	Australia	3 April 2013	A\$2	75%
Frasers Kensington Land Pty Ltd	Australia	3 April 2013	A\$2	75%
Frasers Kensington Development Pty Ltd	Australia	3 April 2013	A\$2	75%
Frasers Brisbane Management Pty Ltd	Australia	12 June 2013	A\$1	100%
Frasers Brisbane Apartments Pty Ltd	Australia	12 June 2013	A\$1	100%
Frasers Brisbane Trust	Australia	13 June 2013	A\$42,161,295	100%
FC North Gem Trustee Pte. Ltd.	Singapore	2 September 2013	S\$2	100%
North Gem Trust	Singapore	4 September 2013	S\$2	100%

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

15. INVESTMENTS IN AND BALANCES WITH SUBSIDIARIES (cont'd)

(b) Acquisition of Subsidiaries

On 11 September 2012, Fairbriar Residential Investment Partnership ("FRIP"), a 32% held associate, completed the buy-out of three out of four partners in its partnership. As FRIP's sole business is the operation of the serviced apartments, Fraser Suites Kensington, the buy-out was based on the fair valuation of this property of £92.0 million as at August 2012 and resulted in cash of £56.3 million being paid out to the three partners. Consequent to the buy-out, FCL (Fraser) Pte Ltd, being the sole remaining partner, controls 100% of the shareholding interest in FRIP. As FCL (Fraser)'s share of the fair value of FRIP's net assets remains the same before and after the acquisition, no gain or loss is recognised in the profit statement in relation to the re-measurement to fair value of any retained interest. Upon the gain in control in FRIP, the cumulative exchange differences in respect of the net assets of FRIP of \$12.8 million has been reclassified from equity to the profit statement, and disclosed under exceptional items as loss on acquisition of subsidiaries (Note 9).

The fair value of the identifiable assets and liabilities of Queensgate Gardens, 39 QGG and FRIP as at the respective acquisition dates were:

	Fair Value Recognised on Acquisition \$'000
Investment properties	266,688
Fixed assets	2,526
Trade and other receivables	3,919
Cash and cash equivalents	11,629
	<hr/> 284,762
Trade and other payables	(16,501)
Bank borrowings	(82,627)
Provision for taxation	(1)
	<hr/> (99,129)
Total identifiable net assets at fair value	185,633
Cumulative differences in respect of the net assets of the subsidiary reclassified from equity on gain of control of subsidiary	12,833
Loss on step-acquisition of subsidiary	(12,833)
Negative goodwill arising from acquisition	(1,086)
	<hr/> 184,547
Investment in associate previously accounted for	(43,878)
Total consideration	140,669
Cash of subsidiaries acquired	(11,629)
Cash out flow on acquisition of subsidiaries	<hr/> 129,040

Transaction Costs

Transaction costs related to the acquisitions of \$514,000 have been recognised in the "Administrative costs" in the Group's profit statement for the year ended 30 September 2012.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

15. INVESTMENTS IN AND BALANCES WITH SUBSIDIARIES (cont'd)

(b) Acquisition of Subsidiaries (cont'd)

Impact of the Acquisition on Profit Statement

From the acquisition date, Queensgate Gardens and 39 QGG have contributed \$6,491,000 of revenue and \$2,120,000 to the Group's profit for the year 2012. If the business combination had taken place at the beginning of the year, the revenue from continuing operations would have been \$6,906,000 and the Group's profit from continuing operations, net of tax would have been \$2,122,000.

The Group has equity accounted for its share of FRIP's results, share of fair value change on investment properties and exceptional item, from the beginning of the year to the date of acquisition, of \$1,007,000, \$13,687,000 and \$746,000, respectively. If the business combination had taken place at the beginning of the year, the revenue from FRIP's operations would have been \$9,140,000 and the Group's profit from FRIP's operations net of tax would have been \$48,010,000.

(c) Disposal of Subsidiaries

On 14 September 2012, the Company entered into a sale agreement to dispose of its entire 56% interest in shares in Frasers Property (China) Limited ("FPCL") comprising 3,847,509,895 ordinary shares, for a total consideration of HK \$1.654 billion (S\$261 million). The consideration was received on behalf by its immediate holding company. The disposal was completed on 28 September 2012, on which date, control of FPCL was passed to the acquirer. Subsequent to the disposal, the Company's retained interests in certain former subsidiaries were reclassified to associates due to loss in control.

The value of assets and liabilities of the subsidiaries recorded in the consolidated financial statements on the respective dates of disposal, and the cash flow effects are disclosed below:

	Group
	2012
	\$'000
Fixed assets	278
Investment properties	235,402
Investment in available-for-sale financial assets	1,421
Current assets	541,125
Current liabilities	(77,215)
Non-current liabilities	(235,963)
	<u>465,048</u>
Non-controlling interests	(191,455)
Carrying value of assets disposed	273,593
Provision for cost of disposal	100
Cumulative exchange differences in respect of the net assets of the subsidiaries reclassified from equity on loss of control of subsidiaries	21,613
Gain on disposal/dilution of interest in subsidiaries	35,631
	<u>330,937</u>
Fair value of retained interest reclassified to investment in associates	(69,316)
Total consideration	261,621
Consideration satisfied by other receivables	-
Cash of subsidiaries disposed of/diluted	(205,675)
Cash inflow on disposal/dilution of subsidiaries	<u>55,946</u>

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

16. INVESTMENTS IN AND BALANCES WITH JOINT VENTURES

		Company	
		2013	2012
		\$'000	\$'000
	Note		
Investments in joint ventures			
Unquoted investments, at cost		500	500
Balances with joint ventures			
Loans (from)/to joint ventures			
Non-current	21	-	39,765
Current	26	(50,568)	-
		(50,568)	39,765

Non-current loans to joint ventures were repayable between 3 and 5 years.

Loans to joint ventures bore interest which ranged between 1.0% to 4.6% (2012: 1.3% to 4.6%) per annum. These loans to joint ventures were unsecured and payable in cash.

Loans from joint ventures are interest free, unsecured and repayable in cash on demand.

Loans to joint ventures shall be repaid as follows:

- (a) only after full repayment of any bank or third party loans;
- (b) only after full payment of all regulatory requirements in respect of the Project;
- (c) no loan shall be repaid to any joint venture parties in full unless the other loans then outstanding and owed to the other joint venture parties shall be repaid in full at the same time;
- (d) no loan shall be repaid to any joint venture parties in part unless all loans then outstanding shall be proportionately reduced by the proposed repayment;
- (e) the Project Development Committee of the joint venture company shall review the cash flow of the joint venture company from time to time to decide on the timing and quantum of the repayment.

Details of joint ventures are included in Note 32.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

16. INVESTMENTS IN AND BALANCES WITH JOINT VENTURES (cont'd)

On 18 January 2012, the Group acquired Vacaron Company Sdn Bhd ("Vacaron") from a related company at a consideration of \$206,000.

The fair value of the identifiable assets and liabilities of Vacaron for the purpose of the cash flow for the period ended 30 September 2012 were:

	Fair Value Recognised on Acquisition \$'000
Properties held for sale	28,619
Cash and cash equivalents	226
	<hr/> 28,845
Trade and other payables	(65)
Total identifiable net assets at fair value	28,780
Negative goodwill arising from acquisition	4
	<hr/> 28,784
Cash of subsidiaries acquired	(226)
Net cash out flow on acquisition of joint venture	<hr/> <u>28,558</u>

The aggregate amounts of current assets, non-current assets, current liabilities, non-current liabilities, income and expenses related to the Group's interests in the joint ventures are as follows:

	Group	
	2013 \$'000	2012 \$'000
		(Restated)
Assets and Liabilities		
Current assets	1,177,915	1,094,946
Non-current assets	384,872	321,031
Total assets	1,562,787	1,415,977
Current liabilities	659,144	605,823
Non-current liabilities	542,609	613,467
Total liabilities	1,201,753	1,219,290

	Group	
	2013 \$'000	2012 \$'000
		(Restated)
Results		
Revenue	602,524	328,948
Fair value change on investment properties	34,934	7,756
Cost of sales/expenses	(441,707)	(241,921)
Interest expense	(4,218)	(3,500)
Taxation	(27,154)	(14,175)
Profit for the year	164,379	77,108

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

17. INVESTMENTS IN AND BALANCES WITH ASSOCIATES

	Note	Group		Company	
		2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Investments in associates					
Shares, at cost		784,061	749,944	-	-
Quoted non-equity investments, at cost		-	306,158	-	-
Negative goodwill on acquisition		97,712	97,173	-	-
Share of post-acquisition reserves		174,387	70,408	-	-
Allowance for impairment		(177)	(177)	-	-
		1,055,983	1,223,506	-	-
Balances with associates					
Loans to associates					
- non-current	21	77,675	13,833	-	-
- current	21	8,071	-	-	-
		85,746	13,833	-	-
Investments in associates are represented by:					
Quoted instruments		910,897	1,113,018	-	-
Market value: \$854,938,000 (2012: \$1,129,824,000)					
Unquoted instruments		145,086	110,488	-	-
		1,055,983	1,223,506	-	-

The quoted non-equity instruments related to Series A convertible perpetual preference units ("Series A CPPUs") in Frasers Commercial Trust ("FCOT"). The Series A CPPUs are convertible at the option of the holders and redeemable at the option of FCOT at fixed determined dates after 3 years from the issuance date of the Series A CPPUs. The Series A CPPUs are entitled to receive a preferred distribution of 5.5% per annum which shall be declared at the sole discretion of FCOT.

The CPPUs have been fully redeemed at cost as at 30 September 2013.

Except for \$63,617,000 which bear interest at 6.2% (2012: Not applicable) per annum and are repayable in November 2022, non-current loans to associates are unsecured, interest free, payable in cash and have no fixed repayment terms.

Current loan to an associate bears interest at 6.0% (2012: Not applicable) per annum, is unsecured and is repayable in cash on demand.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

17. INVESTMENTS IN AND BALANCES WITH ASSOCIATES (cont'd)

(a) *Payment of Management Fees and Acquisition Fees by way of Units in Frasers Centrepoint Trust ("FCT")*

Management Fees

The Group, through its subsidiary, Frasers Centrepoint Asset Management Ltd. ("FCAM") as the manager of FCT, received the following Units in FCT in payment of 20% of its management fees for the year from 1 October 2012 to 30 September 2013 (the "Relevant Period"):

Relevant Period	Date Received	No. of Units Received	Issued Price	Value of Units Received	Aggregate of FCT Units held by FCAM	Aggregate of FCT Units held by the Group
			\$	\$		
1 July 2012 to 30 September 2012	25 October 2012	322,655	1.7885	577,068	23,892,544	337,392,544
1 October 2012 to 31 December 2012	24 January 2013	286,575	1.9573	560,913	24,179,119	337,679,119
1 January 2013 to 31 March 2013	22 April 2013	269,180	2.1261	572,304	24,448,299	337,948,299
1 April 2013 to 30 June 2013	26 July 2013	304,496	1.8854	574,097	24,752,795	338,252,795
				<u>2,284,382</u>		

The payment of such fees in the form of Units is provided for in the Trust Deed constituting FCT dated 5 June 2006. The Issue Price is the volume weighted average price of the Units traded on the Singapore Exchange Securities Trading Limited for the last ten business days of the Relevant Period.

With the above payments of management fees and acquisition fees by way of Units in FCT, the Group and FCAM hold an aggregate of 338,252,795 and 24,752,795 Units in FCT, representing 41.0% and 3.0% of the total issued FCT Units, respectively.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

17. INVESTMENTS IN AND BALANCES WITH ASSOCIATES (cont'd)

(b) Payment of Management Fees by way of Units in Frasers Commercial Trust ("FCOT")

The Group, through its subsidiary, Frasers Centrepoint Asset Management (Commercial) Ltd. ("FCAMC") as the manager of FCOT, received the following units in FCOT in payment of approximately 45% to 80% of its management fees for the year from 1 October 2012 to 30 September 2013 (the "Relevant Period"):

Relevant Period	Date Received	No. of Units Received	Issued Price	Value of Units Received	Aggregate of FCOT Units held by FCAMC	Aggregate of FCOT Units held by the Group
			\$	\$		
1 July 2012 to 30 September 2012	30 October 2012	2,187,604	1.1626	2,543,308	77,352,711	178,737,690
1 October 2012 to 31 December 2012	29 January 2013	1,853,587	1.2714	2,356,651	79,206,298	180,591,277
1 January 2013 to 31 March 2013	30 April 2013	1,681,660	1.3802	2,321,027	80,887,958	182,272,937
1 April 2013 to 30 June 2013	29 July 2013	950,856	1.3600	1,293,164	81,838,814	183,223,793
				<u>8,514,150</u>		

The payment of such management fees in the form of Units is provided for in the Trust Deed constituting FCOT dated 12 September 2005. The Issue Price is the volume weighted average price of the Units traded on the Singapore Exchange Securities Trading Limited for the last ten business days of the Relevant Period.

With the above payments of management fees by way of Units in FCOT, the Group and FCAMC hold an aggregate of 183,223,793 and 81,838,814 Units in FCOT, representing 27.9% and 12.5% of the total issued FCOT Units, respectively.

(c) The summarised financial information of the associates, not adjusted for the proportion of ownership interest held by the Group, is as follows:

	Group	
	2013	2012
	\$'000	\$'000
Assets and Liabilities		
Total assets	5,439,278	5,079,756
Total liabilities	2,390,513	2,094,589
Results		
Revenue	428,291	351,470
Profit for the year	482,942	219,564

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

18. FINANCIAL ASSETS

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Available-for-sale financial assets:				
<u>Unquoted</u>				
Equity investments, at cost	3,303	3,305	3,303	3,303
Allowance for impairment	(1,155)	(1,155)	(1,155)	(1,155)
	2,148	2,150	2,148	2,148
<u>Quoted</u>				
Equity investments	24	24	-	-
Allowance for impairment	(8)	(8)	-	-
	16	16	-	-
Non-equity investments	-	60,350	-	60,350
	16	60,366	-	60,350
Total available-for-sale financial assets	2,164	62,516	2,148	62,498
Represented by:				
Current	-	60,350	-	60,350
Non-current	2,164	2,166	2,148	2,148
	2,164	62,516	2,148	62,498

The unquoted equity investments are measured at cost less impairment losses as there are no active markets for these investments and other methods of determining fair value do not result in a reliable estimate.

19. INTANGIBLE ASSETS

	Management Contracts (Indefinite Useful Life)	Management Contracts (Finite Useful Life)	Software	Total
	\$'000	\$'000	\$'000	\$'000
At Cost				
At 1 October 2011, 30 September 2012 and 1 October 2012	62,601	4,648	43	67,292
Additions	-	-	142	142
At 30 September 2013	62,601	4,648	185	67,434
Accumulated Amortisation				
At 1 October 2011	-	1,960	-	1,960
Amortisation	-	490	8	498
At 30 September 2012 and 1 October 2012	-	2,450	8	2,458
Amortisation	-	490	8	498
At 30 September 2013	-	2,940	16	2,956
Net Book Value				
At 30 September 2013	62,601	1,708	169	64,478
At 30 September 2012	62,601	2,198	35	64,834

Management contracts relate to fair values of management contracts held by certain acquired subsidiaries prior to the acquisition of the subsidiaries by the Group.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

19. INTANGIBLE ASSETS (cont'd)

Management contracts with a cost of \$62,601,000 (2012: \$62,601,000) are assessed to have an indefinite useful life and not amortised. This is the value ascribed to management contracts entered into between a subsidiary and an associate. Management is of the view that these intangible assets have an indefinite useful life as the contracts are contracts which go into perpetuity, and will only be terminated upon the removal of the subsidiary as the manager.

The remaining useful life of management contracts with finite useful life is 2 (2012: 3) years.

The recoverable amount of the management contracts has been determined based on value in use calculations using a projection of the management fee income covering a 5-year period. The pre-tax discount applied to the projections is 10% (2012: 10%) and the forecast growth rate used beyond the 5-year period is 2% (2012: 2%). Based on the recoverable amount, no impairment is necessary.

Amortisation charge of \$498,000 (2012: \$498,000) is included in administrative costs in the profit statement.

20. OTHER ASSETS

Other assets relates to the unguaranteed residual value in relation to the Group's freehold interest retained in Alexandra Technopark after the expiry of the 99-year lease to an associate. Finance income is recognised based on average long-term inflationary rate in Singapore and the interest accretion recognised in the profit statement for the year amounted to \$800,000 (2012: \$1,400,000).

21. TRADE AND OTHER RECEIVABLES

	Note	Group		Company	
		2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Other receivables (non-current)					
Amounts due from subsidiaries	15	-	-	1,710,382	1,730,583
Loans to joint ventures	16	-	-	-	39,765
Loans to associates	17	77,675	13,833	-	-
Loan to a non-controlling interest		90,429	75,875	-	-
		168,104	89,708	1,710,382	1,770,348
Trade receivables (current)					
Trade receivables		34,077	24,807	2	1,762
Sales proceeds and progress billing receivables		187,812	217,644	-	-
		221,889	242,451	2	1,762
Other receivables (current)					
Tax recoverable		2,665	9,109	-	-
Accrued interest income		3,393	5,804	-	-
Staff loans and advances		896	1,026	-	-
Sundry debtors		36,499	29,429	1	2
Other deposits		5,438	10,469	-	-
Amount due from holding company		16,551	15,473	-	-
Amounts due from subsidiaries	15	-	-	562,094	13,203
Loan to an associate	17	8,071	-	-	-
Amounts due from related companies		7,361	13,936	-	-
		80,874	85,246	562,095	13,205
Total trade and other receivables (current)		302,763	327,697	562,097	14,967
Total trade and other receivables (current and non-current)		470,867	417,405	2,272,479	1,785,315

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

21. TRADE AND OTHER RECEIVABLES (cont'd)

Trade Receivables

Trade receivables are non-interest bearing and are recognised at their original invoiced amounts which represent their fair values on initial recognition.

Sales Proceeds and Progress Billing Receivables

Sales proceeds receivable relate to the balance of sales proceeds from completed properties held for sale which will be received upon issue of notice of vacant possession, certificate of statutory completion, expiry of defect liability period and/ or title subdivision.

Progress billing receivables relate to the outstanding balance of progress billings which are due within 14 days after the purchasers receive the notices to make payments.

Related Companies Balances

Amounts due from holding and related companies (current) are non-trade related, unsecured, interest free and repayable on demand in cash.

Loan to a Non-controlling Interest

Loan to a non-controlling interest ("NCI") relates to the NCI's share of shareholders' loan contributions to a subsidiary, Frasers (Australia) Pte. Ltd. ("Frasers Australia") paid on behalf by FCL Clover Pte. Ltd. ("FCL Clover"), another subsidiary of the Company. The amount is repayable in cash and bears interest at a fixed rate of 8% (2012: 8%) per annum.

The loan to a NCI shall be repaid out of:

- (i) all repayment of shareholders loans and interest accrued thereon made by Frasers Australia to the extent of the NCI's share thereof;
- (ii) all distributions made by Frasers Australia to the extent of the NCI's share thereof;
- (iii) all dividends declared or made by Frasers Australia to the extent of the NCI's share thereof derived from Frasers Broadway Pty Limited ("Frasers Broadway") and Frasers Queens Pty Limited ("Frasers Queens") (subsidiaries of Frasers Australia); and
- (iv) half of all dividends declared or made by Frasers Australia to the extent of the NCI's share thereof derived from subsidiaries of Frasers Australia other than Frasers Broadway and Frasers Queens.

The amount has no fixed date of repayment.

The amount is secured:

- (i) by way of first fixed charge to FCL Clover all the NCI's right, title and interest in and to the shares that it may from time to time hold in the capital of Frasers Australia and all its rights attaching or relating thereto; and
- (ii) assignment by the NCI all its rights, title and interest in and to all moneys payable to the NCI by Frasers Australia in respect of loans made by the NCI to Frasers Australia.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

21. TRADE AND OTHER RECEIVABLES (cont'd)

(a) Credit risk by business segments

The maximum exposure to credit risk for trade receivables and sales proceeds receivable at the balance sheet date by business segment is as follows:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Investment properties	1,870	1,465	-	-
Development properties	190,508	218,695	-	-
Hospitality	15,249	10,414	-	-
Corporate & others	14,262	11,877	2	1,762
	221,889	242,451	2	1,762

(b) Trade receivables that are past due but not impaired

The Group had trade receivables amounting to \$15,758,000 (2012: \$9,012,000) that are past due at balance sheet date but not impaired. These receivables are unsecured and the aging analysis at the balance sheet date is as follows:

	Group	
	2013 \$'000	2012 \$'000
Trade receivables past due:		
1 to 30 days	12,385	6,330
31 to 60 days	1,203	1,100
61 to 90 days	1,273	467
More than 90 days	897	1,115
	15,758	9,012

(c) Trade receivables that are impaired

The Group's trade receivables that are impaired at the balance sheet date and the movements of the allowance account used to record the impairment are as follows:

	Group	
	2013 \$'000	2012 \$'000
<u>Individually impaired</u>		
Trade receivables - nominal amounts	2,816	2,405
Allowance for impairment	(2,816)	(2,405)
	-	-

	Group	
	2013 \$'000	2012 \$'000
Movements in allowance account:		
At 1 October	2,405	2,209
Charge for the year	2,556	2,486
Write-back of allowance	(2,041)	(1,481)
Written off	(54)	(808)
Exchange difference	(50)	(1)
At 30 September	2,816	2,405

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

21. TRADE AND OTHER RECEIVABLES (cont'd)

(c) Trade receivables that are impaired (cont'd)

Trade and other receivables that are individually determined to be impaired at the balance sheet date relate to debtors that are in significant financial difficulties and have defaulted on payments. These receivables are not secured by any collateral or credit enhancements.

Based on the Group's historical experience in the collection of receivables, management believes that no additional credit risk beyond that provided for is inherent in the Group's trade and other receivables.

22. DEFERRED TAX ASSETS AND LIABILITIES

(a) Deferred Tax Assets

	Group			
	Balance Sheet		Profit Statement	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Unabsorbed losses and capital allowances	232	161	(115)	(41)
Others	2,705	2,776	(46)	(2,429)
	2,937	2,937	(161)	(2,470)

(b) Deferred Tax Liabilities

	Group			
	Balance Sheet		Profit Statement	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000

(Restated)

Deferred tax liabilities at the end of the financial year related to the following:

Deferred tax liabilities

Differences in depreciation	13,803	13,019	770	1,281
Tax effect on revaluation surplus	35,493	30,751	(561)	(42)
Provisions, expenses and income taken in a different period	71,757	45,029	39,342	33,741
Others	(1,084)	5,139	(1,587)	1,188
Gross deferred tax liabilities	119,969	93,938	37,964	36,168

Less:

Deferred tax assets

Employee benefits	(121)	(124)	3	(11)
Unabsorbed losses and capital allowances	(1,950)	(1,811)	-	(609)
Provisions, expenses and income taken in a different period	30	(19)	3	(14)
Gross deferred tax assets	(2,041)	(1,954)	6	(634)

Net deferred tax liabilities

	117,928	91,984	37,970	35,534
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No deferred tax liabilities (2012: \$360,000) have been established for withholding and other taxes that would be payable on the unremitted earnings as there were no unremitted earnings as at 30 September 2013 (2012: \$2,117,000).

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

23. PROPERTIES HELD FOR SALE

	Group	
	2013	2012
	\$'000	\$'000
Development properties held for sale		
Properties in the course of development, at cost	4,515,741	4,378,792
Allowance for foreseeable losses	(51,021)	(46,124)
	4,464,720	4,332,668
Development profit	469,864	286,364
	4,934,584	4,619,032
Progress payments received	(1,035,875)	(752,393)
	3,898,709	3,866,639
Completed properties held for sale		
Completed units, at cost	861,079	632,550
Allowance for impairment losses	(22,735)	(27,950)
	838,344	604,600
Total properties held for sale	4,737,053	4,471,239

- (a) During the year, net interest expense of \$69,908,000 (2012: \$71,392,000) arising from borrowings obtained specifically for the projects were capitalised as cost of development properties held for sale.

The borrowing cost of loans used to finance the projects have been capitalised at interest rates of between 1.0% and 7.3% (2012: 0.6% and 7.9%) per annum.

- (b) The following table provides information about agreements that are in progress at the reporting date whose revenue are recognised on a percentage of completion basis.

	Group	
	2013	2012
	\$'000	\$'000
Aggregate costs incurred and recognised to date	2,632,851	1,951,173
Less: Progress billings	(1,035,875)	(752,393)
	1,596,976	1,198,780

- (c) Included in development properties held for sale are projects of approximately \$926,395,000 (2012: \$1,017,688,000) which are expected to be completed within the next twelve months.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

23. PROPERTIES HELD FOR SALE (cont'd)

(d) Included in development properties held for sale are the following significant transactions between the Group and related parties which took place during the year at terms agreed between the parties:

	Group	
	2013 \$'000	2012 \$'000
Interest expense		
Paid to related companies	17,205	45,487
Paid to related parties	4,422	4,787
Development costs		
Paid to related parties	91,496	104,145
Project management fees		
Paid to related parties	1,581	2,400

(e) Certain subsidiaries and joint ventures have granted fixed and floating charges over their properties held for sale totalling \$1,897,151,000 (2012: \$1,587,617,000) to banks as securities for credit facilities.

24. DERIVATIVE FINANCIAL INSTRUMENTS

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Assets				
Foreign currency forward contracts	1,478	-	1,478	-
	1,478	-	1,478	-
Liabilities				
Interest rate swaps	5,323	10,891	2,861	7,493
Foreign currency forward contracts	968	4,699	-	4,699
	6,291	15,590	2,861	12,192
Comprise:				
Current	3,232	10,858	2,163	9,195
Non-current	3,059	4,732	698	2,997
	6,291	15,590	2,861	12,192

Interest Rate Swaps

The Group has applied cash flow hedge accounting to interest rate swap arrangements for which the associated floating rate loans have the same critical terms, and which have been assessed to be effective hedges.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

24. DERIVATIVE FINANCIAL INSTRUMENTS (cont'd)

The Company and the Group have interest rate swap arrangements in place for the following loan amounts:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Notional amounts				
Within one year	190,797	292,321	82,537	143,693
Between one to three years	286,587	252,300	44,443	81,218
After three years	-	-	-	43,733
	477,384	544,621	126,980	268,644

At 30 September 2013, the fixed interest rates of the outstanding interest rate swap contracts range between 1.6% to 4.0% (2012: between 1.6% to 4.3%) per annum.

Foreign Currency Forward Contracts

As at 30 September 2013, the Company held forward currency contracts designed as hedge in respect of cash and cash equivalents received on disposal of subsidiaries. The contracts have matured during the financial year.

The carrying amounts of the remaining foreign currency forward contracts are accounted for at fair value through profit or loss.

The Company and the Group have foreign currency forward contracts arrangements in place for the following amounts:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Notional amounts				
Within one year	196,027	311,980	146,027	311,980

25. CASH AND CASH EQUIVALENTS

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Fixed deposits	100,322	142,053	12,585	31,852
Cash at bank and in hand	206,105	699,723	15,841	532,775
Amounts held under "Project Account Rules - 1997 Ed"				
Fixed deposits	181,444	355,878	-	-
Cash at banks	18,913	8,660	-	-
	200,357	364,538	-	-
Cash and cash equivalents	506,784	1,206,314	28,426	564,627

Cash at bank earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made in varying periods of between one day and three months depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

The withdrawals from amounts held under "Project Account Rules - 1997 Ed" are restricted to payments for development expenditure incurred on properties developed for sale.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

25. CASH AND CASH EQUIVALENTS (cont'd)

For the purpose of the consolidated cash flow statement, cash and cash equivalents comprise the following at the balance sheet date:

	Note	Group	
		2013 \$'000	2012 \$'000
Fixed deposits and cash at banks and in hand		506,784	1,206,314
Bank overdrafts	27	(1,037)	(1,268)
Effect of exchange rate change on opening cash		-	(2,824)
Cash and cash equivalents in the consolidated cash flow statement		505,747	1,202,222

26. TRADE AND OTHER PAYABLES

	Note	Group		Company	
		2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Trade payables		344,519	345,370	61	80
Other payables (current)					
Loans from non-controlling interests		159,082	133,167	-	-
Interest payable		5,015	7,235	206	1,024
Accruals		115,758	102,429	2,663	292
Sundry creditors		34,032	24,223	333	-
Provision for bank profit share		14,036	-	-	-
Rental deposits		41,314	40,682	-	-
Deposits		25,681	-	-	-
Amounts due to subsidiaries	15	-	-	212,821	218,397
Amounts due to holding company		7,427	8,373	-	-
Loans from joint ventures	16	-	-	50,568	-
Amounts due to related companies		675,665	663,012	272,124	313,215
Progress billings received		302,629	335,053	-	-
		1,380,639	1,314,174	538,715	532,928
Total trade and other payables (current)		1,725,158	1,659,544	538,776	533,008
Other payables (non-current)					
Provision for bank profit share		-	18,224	-	-
Sundry creditors		3,169	3,491	-	-
Amounts due to subsidiaries	15	-	-	725,478	866,093
Amounts due to related companies		1,197,275	1,893,036	-	-
		1,200,444	1,914,751	725,478	866,093
Total trade and other payables (current and non-current)		2,925,602	3,574,295	1,264,254	1,399,101

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

26. TRADE AND OTHER PAYABLES (cont'd)

Trade Payables

Trade payables are non-interest bearing and are generally settled on 60 day terms.

Loans from Non-controlling Interests

Loans from non-controlling interests are non-trade in nature, unsecured, repayable in cash on demand and interest free except for loans of \$17,372,000 (2012: \$11,663,000) which bear interest at 2.0% (2012: 2.4%) per annum.

Related Companies Balances

Amounts due to holding and related companies are non-trade related, unsecured and repayable in cash. The current amounts are repayable upon demand.

Maturity of non-current amounts due to related companies is as follows:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Between 1 and 2 years	641,845	538,619	-	-
Between 3 and 5 years	555,430	1,354,417	-	-
	1,197,275	1,893,036	-	-

The amounts are non-interest bearing except for the following:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Interest bearing	1,847,259	2,530,123	-	313,207

Interest is charged at a range of between 0.6% to 6.0% (2012: between 1.7% to 6.0%) per annum.

Subsequent to year end, certain portions of the amounts due to related companies will be repaid with equity injected by Fraser and Neave Limited, the immediate holding company of the Company (Note 41(b)).

Sundry Creditors (Non-current)

Included in non-current sundry creditors is a Redeemable Special Preference Share ("RSPS") of \$2 (£1) (2012: \$2 (£1)) issued by a subsidiary, Frasers Property (UK) Limited ("FPUK"), to a bank in consideration for the waiver of a portion of its debt as disclosed in Note 27. The key rights and obligations of the RSPS as set out in the Articles of Association of FPUK are as follows:

- the holder of the RSPS is entitled to a Bank's Equity Allocation Dividend ("BEAD") equivalent to 1% of any future profits arising on certain development properties held for sale in the United Kingdom;
- FPUK or the bank is entitled to redeem the RSPS for £1 after the "BEAD" and certain bank facilities have been fully repaid; and
- the RSPS has no attendance and voting rights at general meetings.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

26. TRADE AND OTHER PAYABLES (cont'd)

Provision for Bank Profit Share

This provision is made in connection with the bank debt restructuring of FPUK during the year and comprises:

- a 1% dividend known as "BEAD" as described above; and
- a Deferred Restructuring Fees ("DRF") pursuant to a refinanced facility, the Senior Facilities ("SF") with the bank (see Note 27), which is equal to 19% of any future profits arising on certain development properties held for sale in the United Kingdom.

The "BEAD" and "DRF" payouts, collectively known as the "Bank Profit Share", are payable on the earlier of these 3 events:

- upon repayment of the SF; or
- upon the maturity of the SF (see Note 27); or
- upon the sale of the secured development properties in UK (see Note 23).

This bank profit share was subsequently settled in October 2013 as disclosed in Note 41 (c).

27. LOANS AND BORROWINGS

	Weighted Average Effective Interest Rate		Group		Company	
	2013 %	2012 %	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Repayable within one year:						
Unsecured						
Bank loans	2.5	1.4	107,260	2,116	-	2,116
Bank overdrafts			1,037	1,268	-	-
Secured						
Bank loans	4.0	4.0	520,838	164,414	-	-
			629,135	167,798	-	2,116
Repayable after one year:						
Unsecured						
Bank loans	5.4	3.4	34,751	135,785	-	-
Medium Term Notes	3.7	3.7	125,000	125,000	-	-
Secured						
Bank loans	2.4	2.7	1,015,622	1,163,942	-	-
			1,175,373	1,424,727	-	-
Total loans and borrowings			1,804,508	1,592,525	-	2,116

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

27. LOANS AND BORROWINGS (cont'd)

(a) The secured bank loans, overdrafts and term loans are secured by certain subsidiaries and joint ventures by way of fixed and floating charges over certain assets and mortgages on freehold and leasehold land under development as disclosed in Notes 13 and 23.

(b) Maturity of non-current loans and borrowings is as follows:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Between 1 and 2 years	490,012	319,357	-	-
Between 3 and 5 years	549,090	980,370	-	-
After 5 years	136,271	125,000	-	-
At 30 September	1,175,373	1,424,727	-	-

(c) Included in current secured bank loans are Senior Facilities ("SF") of £35 million, which will be subject to Deferred Restructuring Fees ("DRF") based on 19% of any future profit arising on certain development properties held for sale in the United Kingdom. The SF are also secured by these certain development properties in the United Kingdom. The DRF is payable when the secured properties are sold, or within 2 years of practical completion of one of the secured properties, or on the respective maturity dates of the various tranches of the SF in December 2013 and December 2014, whichever is earlier. These loans are fully paid subsequent to the year end as disclosed in Note 41 (b).

The provision for such DRF is included under "Provision for bank profit share" as disclosed in Note 26.

(d) As at 30 September 2013, the Company and Group had interest rate swaps in place, which have the economic effect of converting borrowings from fixed rates to variable rates or vice versa. The terms of these interest rate swaps is discussed in Note 24, and the fair values are disclosed in Note 35.

(e) FCL Treasury Pte. Ltd., a wholly-owned subsidiary of the Company, has established a S\$1,000,000,000 Multicurrency Medium Term Note Programme, to be unconditionally and irrevocably guaranteed by the Company.

(f) As at 30 September 2012, a subsidiary of the Group in the United Kingdom did not meet certain clauses on a £28.6 million facility and as a result, the £28.6 million loan has been classified as repayable in less than one year. Subsequent to 30 September 2012, in an Amendment Agreement entered into with the bank, the bank has agreed to an extension of time for this subsidiary to achieve the Loan to Value ratio ("LTV" ratio) and to comply with its obligation under the original Facility Agreement. With the extension of time, this subsidiary is obliged to achieve and maintain the LTV ratio for the deferred period commencing from 31 December 2012 and ending on such day the loan is repaid in full, or on maturity in December 2013. This loan is fully repaid subsequent to the year end as disclosed in Note 41 (c).

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

28. SHARE CAPITAL

	Group and Company			
	2013		2012	
	(No. of Shares)	\$'000	(No. of Shares)	\$'000
At beginning and end of year:				
Issued and fully paid:				
Ordinary Shares	753,291,782	753,977	753,291,782	753,977
Redeemable Preference Shares ("RPS")				
330,000 Class B RPS	330,000	330,000	330,000	330,000
Total Share Capital		1,083,977		1,083,977

(a) Ordinary Shares

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All shares carry one vote per share without restriction.

The ordinary shares have no par value.

(b) Redeemable Preference Shares

The Class B RPS have no fixed maturity, are redeemable at the option of the Company on a Dividend Date and shall rank in priority to the ordinary shares of the Company in the entitlement to receive declared dividends and repayment of specified redemption amount upon any liquidation, dissolution or winding-up of the Company.

Holders of Class B RPS shall be paid dividend at the same rate declared, and on the same date as that for the ordinary shares. Save in certain instances set out in the Company's Articles and the Companies Act, the Class B RPS shall not confer on its holders the right to receive notice of or attend or vote at any general meeting of the Company.

Subject to the Companies Act, the Class B RPS shall be redeemed by the Company on such date as the Company and the holders of the Class B RPS may agree, or on liquidation, or winding-up of the Company, whichever is earlier.

29. OTHER RESERVES

(a) Fair Value Adjustment Reserve

Fair value adjustment reserve represents the cumulative fair value changes, net of tax, of available-for-sale financial assets until they are disposed of or impaired.

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
At 1 October	35,136	(214)	34,900	-
Net change in the reserve	(34,933)	35,350	(34,900)	34,900
At 30 September	203	35,136	-	34,900
Net change in the reserve arises from:				
Realisation upon disposal of available-for-sale financial assets	(34,900)	-	(34,900)	-
Fair value change of available-for-sale financial assets	-	34,900	-	34,900
Share of associate's fair value change	(33)	450	-	-
	(34,933)	35,350	(34,900)	34,900

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

29. OTHER RESERVES (cont'd)

(b) Asset Revaluation Reserve

The asset revaluation reserve represents increases in fair value of investments.

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
At 1 October	-	-	1,007,114	1,007,114
Net change in reserve	-	-	(1,007,114)	-
At 30 September	-	-	-	1,007,114
Net change in the reserve arises from:				
Transfer of reserves	-	-	(1,007,114)	-
	-	-	(1,007,114)	-

During the year, the Company transferred \$1,007,114,000 from Asset Revaluation Reserve to Retained Earnings relating to the revaluation reserve on investments in subsidiaries which crystallised on 1 October 2005 on the adoption of FRS 39 *Financial Instruments: Recognition and Measurement*.

(c) Foreign Currency Translation Reserve

The foreign currency translation reserve represents exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency. It is also used to record the effect of hedging net investment in foreign operations and translating foreign currency loans which form part of the Group's net investment in foreign operations.

	Group	
	2013 \$'000	2012 \$'000
At 1 October	29,920	21,128
Net change in the reserve	(24,280)	8,792
At 30 September	5,640	29,920
Net change in the reserve arises from:		
Translation of financial statements of foreign operations	19,590	(26,042)
Hedging of net investment in foreign operations	(27,542)	2,667
Realisation on settlement of monetary items which form part of the Group's net investment in foreign subsidiaries	(821)	(2,502)
Change in group structure	-	34,446
Share of associates' reserve	(15,507)	223
	(24,280)	8,792

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

29. OTHER RESERVES (cont'd)

(d) Hedging Reserve

The hedging reserve comprises the effective portion of the cumulative net change in the fair value of hedging instruments related to hedged transactions that have not yet occurred.

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
At 1 October	(6,042)	(11,473)	(3,721)	(11,336)
Net change in the reserve	5,660	5,431	4,632	7,615
At 30 September	(382)	(6,042)	911	(3,721)
Net change in the reserve arises from:				
Effective portion of change in fair value of cash flow hedges	5,278	5,745	4,632	7,615
Change in group structure	-	(314)	-	-
Share of associate's reserve	382	-	-	-
	5,660	5,431	4,632	7,615

(e) Share-based Compensation Reserve

Share-based compensation reserve represents the equity-settled share options granted by a subsidiary. The reserve is made up of the Group's share of the cumulative value of services received from employees of the subsidiary recorded over the vesting period commencing from the grant date of equity-settled share options, and is reduced by the expiry or exercise of the share options.

	Group	
	2013 \$'000	2012 \$'000
At 1 October	-	1,012
Net change in the reserve	-	(1,012)
At 30 September	-	-
Net change in the reserve arises from:		
Cost of share-based payments	-	145
Change in group structure	-	(1,157)
	-	(1,012)

(f) Other Reserves

Included in other reserves are:

- (i) the statutory reserve which relates to appropriation of funds from the net profit of subsidiaries and associate in China and Thailand, respectively, in accordance with the local laws; and
- (ii) the group's share of its associates' costs directly attributable to the issuance of the units of the associates.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

30. DIVIDENDS

	Company	
	2013 \$'000	2012 \$'000

Dividends on Ordinary Shares

Interim paid

19.91 cents (2012: 19.91 cents) per share, tax exempt

150,000 150,000

Dividends on Redeemable Preference Shares

No preference dividends were paid during the years.

31. FINANCIAL REPORTING STANDARDS ("FRS") AND INTERPRETATIONS OF FRS ("INT FRS")

FRS and INT FRS not yet effective

The Group has not adopted the following standards that have been issued but not yet effective:

Description		Effective for Annual Period Beginning on or after
Revised FRS 19	<i>Employee Benefits</i>	1 January 2013
FRS 113	<i>Fair Value Measurement</i>	1 January 2013
Amendments to FRS 107	<i>Disclosures - Offsetting Financial Assets and Financial Liabilities</i>	1 January 2013
Improvements to FRSs 2012		
- Amendment to FRS 1	<i>Presentation of Financial Statements</i>	1 January 2013
- Amendment to FRS 16	<i>Property, Plant and Equipment</i>	1 January 2013
- Amendment to FRS 32	<i>Financial Instruments: Presentation</i>	1 January 2013
Revised FRS 27	<i>Separate Financial Statements</i>	1 January 2014
Revised FRS 28	<i>Investments in Associates and Joint Ventures</i>	1 January 2014
FRS 110	<i>Consolidated Financial Statements</i>	1 January 2014
FRS 111	<i>Joint Arrangements</i>	1 January 2014
FRS 112	<i>Disclosure of Interests in Other Entities</i>	1 January 2014
Amendments to FRS 32	<i>Offsetting Financial Assets and Financial Liabilities</i>	1 January 2014
Amendments to FRS 110, FRS 111 and FRS 112	<i>Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance</i>	1 January 2014
Amendments to FRS 110, FRS 112 and FRS 27	<i>Investment Entities</i>	1 January 2014

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

31. FINANCIAL REPORTING STANDARDS (“FRS”) AND INTERPRETATIONS OF FRS (“INT FRS”) (cont’d)

The standards that are relevant to the Group are as follows:

FRS 113 Fair Value Measurements

FRS 113 *Fair Value Measurements* provides a single source of guidance for all fair value measurements. FRS 113 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under FRS when fair value is required or permitted by FRS. The Group is currently determining the impact of this new standard on the Group’s financial statements.

FRS 111 Joint Arrangements and Revised FRS 28 Investments in Associates and Joint Ventures

FRS 111 *Joint Arrangements* and Revised FRS 28 *Investments in Associates and Joint Ventures* are effective for financial periods beginning on or after 1 January 2014.

FRS 111 classifies joint arrangements either as joint operations or joint ventures. Joint operation is a joint arrangement whereby the parties that have rights to the assets and obligations for the liabilities whereas joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

FRS 111 requires the determination of joint arrangement’s classification to be based on the parties’ rights and obligations under the arrangement, with the existence of a separate legal vehicle no longer being the key factor. FRS 111 disallows proportionate consolidation and requires joint ventures to be accounted for using the equity method. The revised FRS 28 was amended to describe the application of equity method to investments in joint ventures in addition to associates.

The Group currently applies proportionate consolidation for its joint ventures. Upon adoption of FRS 111, the Group expects the change to equity accounting for these joint ventures will affect the Group’s financial statement presentation.

FRS 112 Disclosure of Interests in Other Entities

FRS 112 *Disclosure of Interests in Other Entities* is effective for financial periods beginning on or after 1 January 2014.

FRS 112 is a new and comprehensive standard on disclosure requirements for all forms of interests in other entities, including joint arrangements, associates, special purpose vehicles and other off balance sheet vehicles. FRS 112 requires an entity to disclose information that helps users of its financial statements to evaluate the nature and risks associated with its interests in other entities and the effects of those interests on its financial statements. As this is a disclosure standard, it will have no impact to the financial position and financial performance of the Group when implemented in 2014.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

31. FINANCIAL REPORTING STANDARDS (“FRS”) AND INTERPRETATIONS OF FRS (“INT FRS”) (cont’d)

Amendments to FRS 107: Disclosures – Offsetting Financial Assets and Financial Liabilities

The Amendments to FRS 107 provides disclosure requirements that are intended to help investors and other financial statement users better assess the effect or potential effect of offsetting arrangements on a company’s financial position. The new disclosures require information about the gross amount of financial assets and liabilities before offsetting and the amounts set off in accordance with offsetting model in FRS 32. As the Amendments only affect disclosures, it will not have any impact to the financial position or financial performance of the Group upon adoption.

Amendments to FRS 32: Offsetting Financial Assets and Financial Liabilities

The Amendments to FRS 32 *Offsetting Financial Assets and Financial Liabilities* clarifies the meaning of ‘currently has a legally enforceable right to set-off’; and that some gross settlement systems may be considered equivalent to net settlement. The Group expects to offset certain assets and liabilities and hence affecting the financial position upon adoption of the Amendments.

Improvements to FRSs 2012

The Accounting Standards Council issued Improvements to FRSs 2012 on 16 August 2012 that is effective for annual periods beginning on or after 1 January 2013. Some of the key amendments are listed below:

(i) Amendment to FRS 1 Presentation of Financial Statements

The amendment clarifies that an entity must include comparative in the related notes to the financial statements when it voluntarily provides comparative information beyond the minimum required comparative period. However, unlike the voluntary comparative information, the related notes are not required to accompany the third balance sheet.

(ii) Amendment to FRS 16 Property, Plant and Equipment

The amendment provides clarification that major spare parts and servicing equipment that meet the definition of property, plant and equipment are not inventory.

(iii) Amendment to FRS 32 Financial Instruments: Presentation

The amendment clarifies that income tax arising from distributions to equity holders are accounted for in accordance with FRS 12 *Income Taxes*.

Previously, FRS 32 requires that distributions to holders of an equity instrument to be recognised directly in equity net of any related income tax while FRS 12 requires that tax consequences of dividends generally to be recognised in the profit statement unless certain conditions are met. FRS 32 was amended to address the inconsistencies by referring to FRS 12 for the accounting for income tax relating to distributions to holders of an equity instrument and transaction costs of an equity transaction.

The adoption of the amendments in the improvements to FRSs issued in 2012 will not have any impact to the accounting policies of the Group in the period of initial application.

FRS 110 Consolidated Financial Statements and Revised FRS 27 Separate Financial Statements

FRS 110 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by FRS 110 will require management to exercise significant judgment to determine which entities are controlled, and therefore are required to be consolidated by the Group, compared with the requirements that were in FRS 27. Therefore, FRS 110 may change which entities are consolidated within a group. The revised FRS 27 was amended to address accounting for subsidiaries, jointly controlled entities and associates in separate financial statements.

The Group is currently determining the impact of the changes to control and expect that the adoption of FRS 110 in 2014 will likely lead to more entities being consolidated to the Group.

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32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

	Principal Activities	Effective Shareholding	
		2013	2012
Subsidiaries of the Company			
<u>Country of Incorporation and Place of Business: Singapore</u>			
(a) FCL Property Investments Pte. Ltd.	Property investment	100%	100%
(a) FCL Enterprises Pte. Ltd.	Property investment	100%	100%
(a) Riverside Property Pte. Ltd.	Property investment	100%	100%
(a) FCL Centrepoint Pte. Ltd.	Investment holding	100%	100%
(a) Orrick Investments Pte Limited	Property investment	100%	100%
(a) Yishun Development Pte Ltd	Property development	100%	100%
(a) FCL Alexandra Point Pte. Ltd.	Property investment	100%	100%
(a) Woodlands Complex Pte Ltd	Property development	100%	100%
(a) Riverside Walk Pte Ltd	Property development	100%	100%
(a) FCL Ventures Pte. Ltd.	Property development	100%	100%
(a) FCL Management Services Pte. Ltd.	Management services	100%	100%
(a) Riverside Investments Pte Ltd	Property development	100%	100%
(a) Yishun Land Pte Ltd	Property development	100%	100%
(a) Yishun Property Pte Ltd	Property development	100%	100%
(a) FCL Tampines Pte. Ltd.	Property development	80%	80%
(a) FCL Homes Pte. Ltd.	Property development	100%	100%
(a) FCL Land Pte. Ltd.	Property development	100%	100%
(a) FCL Assets Pte. Ltd.	Investment holding	100%	100%
(a) FCL Estates Pte. Ltd.	Property development	100%	100%
(a) Frasers Hospitality Pte. Ltd.	Investment holding and management services	100%	100%
(a) Frasers (UK) Pte. Ltd.	Investment holding	75%	75%
(a) Frasers (Australia) Pte. Ltd.	Investment holding	75%	75%
(a) FCL (China) Pte. Ltd.	Investment holding	100%	100%
(a) FCL Boon Lay Pte. Ltd.	Property development	100%	100%
(a) FCL (Fraser) Pte. Ltd.	Investment holding	100%	100%
(a) FCL Sophia Pte. Ltd.	Property development	100%	100%
(a) Frasers Centrepoint Property Management Services Pte. Ltd.	Management services	100%	100%
(a) FCL Choa Chu Kang Pte. Ltd.	Property development	100%	100%
(a) FCL Joo Chiat Place Pte. Ltd.	Property development	100%	100%
(a) Frasers (NZ) Pte. Ltd.	Investment holding	75%	75%
(a) FCL China Development Pte. Ltd.	Investment holding	100%	100%
(a) FCL Court Pte. Ltd.	Property development	100%	100%

Notes to the Financial Statements

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32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012
Subsidiaries of the Company (cont'd)			
<u>Country of Incorporation and Place of Business: Singapore</u> (cont'd)			
(a) FCL Lodge Pte. Ltd.	Property development	100%	100%
(a) FCL Place Pte. Ltd.	Property development	100%	100%
(a) FCL Rise Pte. Ltd.	Property development	100%	100%
(a) Frasers (Thailand) Pte. Ltd.	Investment holding	100%	100%
(a) River Valley Properties Pte Ltd	Investment holding and property development	100%	100%
(a) Lion (Singapore) Pte. Limited	Property development	100%	100%
(a) FCL View Pte. Ltd.	Property development	100%	100%
(a) FCL Tower Pte. Ltd.	Property development	100%	100%
(a) FCL Loft Pte. Ltd.	Property development	100%	100%
(a) Frasers Centrepoint Asset Management Ltd.	Management services	100%	100%
(a) FCL Investments Pte. Ltd.	Investment holding	100%	100%
(a) FCL Trust Holdings Pte. Ltd.	Investment holding	100%	100%
(a) Frasers Hospitality Investment Holding (Philippines) Pte. Ltd.	Investment holding	100%	100%
(a) Frasers Centrepoint Asset Management (Malaysia) Pte. Ltd.	Investment holding	100%	100%
(a) FCL Trust Holdings (Commercial) Pte. Ltd.	Investment holding	100%	100%
(a) Frasers Centrepoint Asset Management (Commercial) Ltd	Asset management, fund and property management and related advisory services	100%	100%
(a) MLP Co Pte. Ltd.	Investment holding	100%	100%
(a) SAJV Co Pte. Ltd.	Investment holding	100%	100%
(a) FCL Clover Pte. Ltd.	Financial services	100%	100%
(a) FCL Tampines Court Pte. Ltd.	Investment holding	100%	100%
(a) FCL Emerald (1) Pte. Ltd.	Investment holding	100%	100%
(a) FCL Emerald (2) Pte. Ltd.	Investment holding	100%	100%
(a) Opal Star Pte. Ltd.	Investment holding	100%	100%
(a) Fraser Suites Jakarta Pte. Ltd.	Investment holding	100%	100%
(a) Fraser Residence Orchard Pte. Ltd.	Operation of serviced apartments	100%	100%
(a) Frasers Centrepoint Property Management (Commercial) Pte. Ltd.	Asset management, fund and property management and related advisory services	100%	100%
(a) FCL Management Services (Commercial) Pte. Ltd.	Management services	100%	100%
(a) FCL Crystal Pte. Ltd.	Property development	100%	100%
(a) FCL Topaz Pte. Ltd.	Investment holding	100%	100%
(a) Frasers Hospitality Investments Melbourne Pte. Ltd.	Investment holding	100%	100%

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012
Subsidiaries of the Company (cont'd)			
<u>Country of Incorporation and Place of Business: Singapore</u> (cont'd)			
(a) FCL Treasury Pte. Ltd.	Financial services	100%	100%
(a) Frasers Land Pte. Ltd.	Property development	100%	100%
(a) FCL Aquamarine Pte. Ltd.	Investment holding	100%	100%
(a) FC Commercial Trustee Pte. Ltd.	Trustee-management services	100%	100%
(a) FCL Amber Pte. Ltd. (formerly FCL Vietnam Pte. Ltd.)	Investment holding	100%	100%
(a) FC North Gem Trustee Pte. Ltd.	Trustee-management services	100%	-
<u>Country of Incorporation: Singapore and Place of Business: Australia</u>			
(a) FCL Bridgepoint Pte. Ltd.	Property investment	100%	100%
<u>Country of Incorporation and Place of Business: Hong Kong</u>			
(a) Excellent Esteem Limited	Investment holding	100%	100%
Subsidiaries of the Group			
<u>Country of Incorporation and Place of Business: Singapore</u>			
(a) Frasers Hospitality Management Pte Ltd	Management consultancy services	100%	100%
(a) Frasers Hospitality Property Services Pte. Ltd.	Management consultancy services	100%	100%
(a) Frasers Hospitality Changi City Pte. Ltd.	Management consultancy services	100%	100%
(a) FC Hotel Trustee Pte. Ltd.	Management services	100%	100%
(a) Ruby Star Trust	Investment holding	100%	100%
(a) Sinomax International Pte. Ltd.	Investment holding	100%	100%
(a) Singapore Logistics Investments Pte Ltd	Investment holding	80%	80%
(a) Emerald Hill Developments Pte. Ltd.	Property investment	100%	100%
(a) River Valley Shopping Centre Pte Ltd	Property investment	100%	100%
(a) River Valley Tower Pte Ltd	Property investment	100%	100%
(a) River Valley Apartments Pte Ltd	Property investment	100%	100%
(a) FCL Compassvale Pte. Ltd.	Property development	80%	80%
(a) FCL Admiralty Pte. Ltd.	Property development	70%	-
(a) Punggol Residences Pte. Ltd.	Property development	80%	80%
(a) Aquamarine Star Trust	Property investment and development	100%	100%
(a) North Gem Development Pte. Ltd. (formerly Aquamarine Development Pte. Ltd.)	Property development	100%	100%
(a) North Gem Trust	Property investment and development	100%	-

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012
Subsidiaries of the Group (cont'd)			
<u>Country of Incorporation and Place of Business: Singapore</u> (cont'd)			
(a) Frasers Property (Europe) Holdings Pte. Ltd.	Investment holding	80%	80%
<u>Country of Incorporation and Place of Business: United Kingdom</u>			
(c) Frasers Projects Ltd	Property development	80%	80%
(c) The School House (Tunbridge Wells) Limited	Property development	80%	80%
(c) Frasers General Partner Limited	Property investment	80%	80%
(c) Frasers FB (UK) Group Limited	Investment holding	80%	80%
(c) Frasers FB (House) Limited	Investment holding	80%	80%
(c) Frasers Homes (UK) Ltd	Property development	80%	80%
(c) Frasers (Buckswood Grange) Limited	Property development	80%	80%
(c) Frasers Islington Limited	Property development	79.2%	79.2%
(c) Frasers Islington Properties Limited	Property development	79.2%	79.2%
(c) Frasers (Brown Street) Limited	Property development	80%	80%
(c) Frasers (Vincent Square) Ltd	Property development	80%	80%
(c) Frasers Lumiere Leeds Ltd	Investment holding	80%	80%
(c) Frasers Management (UK) Ltd	Management services	80%	80%
(c) Frasers (Riverside Quarter) Ltd	Property development	80%	80%
(c) Frasers (Maidenhead) Ltd	Property development	80%	80%
(c) Frasers Imperial Place Ltd	Property development	80%	80%
(c) Frasers Property (UK) Limited	Investment holding	80%	80%
(c) Frasers Property Developments Ltd	Investment holding	80%	80%
(c) Frasers Investments (UK) Limited	Property investment	80%	80%
(c) Frasers Ventures Limited	Property development	80%	80%
(c) Frasers FB (UK) Limited	Property investment	80%	80%
(c) Fairdace Limited	Serviced apartments	100%	100%
(c) Frasers Hospitality (UK) Limited	Management consultancy services and serviced apartments	100%	100%
(c) Frasers St Giles Street Management Ltd	Property management	100%	100%
(c) 39 QGG Management Limited	Management services	100%	100%
(c) Frasers Hospitality Frankfurt Investment Ltd	Investment holding	100%	100%
(c) Fairbriar Residential Investment Partnership	Investment in residential property fund	100%	100%

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012
Subsidiaries of the Group (cont'd)			
<u>Country of Incorporation and Place of Business: Australia</u>			
(a) Frasers Property Australia Pty Ltd	Investment holding	75%	75%
(a) Frasers Property Management Australia Pty Limited	Management services	75%	75%
(a) Frasers Chandos Pty Limited	Property development	75%	75%
(a) Frasers Lorne Pty Limited	Property development	75%	75%
(a) Frasers Mandurah Pty Limited	Property development	56.3%	56.3%
(a) Frasers Killara Pty Ltd	Property development	75%	75%
(a) Frasers Morton Pty Ltd	Property development	75%	75%
(a) Frasers Broadway Pty Ltd	Property development	75%	75%
(a) Frasers Homes WA Pty Limited	Builder	56.3%	56.3%
(a) Frasers Putney Pty Limited	Property development	75%	75%
(a) Frasers Central Park Holdings No. 1 Pty Ltd	Investment holding	75%	75%
(a) Frasers Central Park Holdings No. 2 Pty Ltd	Investment holding	75%	75%
(a) Frasers Central Park Land No. 1 Pty Ltd	Property development	75%	75%
(a) Frasers Central Park Land No. 2 Pty Ltd	Property development	75%	75%
(a) Frasers Central Park Equity No. 1 Pty Ltd	Property development	75%	75%
(a) Frasers Central Park Equity No. 2 Pty Ltd	Property development	75%	75%
(a) Frasers Kensington Holdings Pty Ltd	Investment holding	75%	-
(a) Frasers Kensington Land Pty Ltd	Property development	75%	-
(a) Frasers Kensington Development Pty Ltd	Property development	75%	-
(a) Frasers Town Hall Pty Ltd	Investment holding and property development	80.5%	80.5%
(a) Frasers Town Hall Residences Pty Ltd	Property investment	80.5%	80.5%
(a) Frasers Town Hall Issuer Pty Ltd	Financial services	80.5%	80.5%
(a) Frasers Town Hall Residences Operations Pty Ltd	Management services	80.5%	80.5%
(a) Frasers City Quarter Pty Limited	Property development	87.5%	87.5%
(a) Frasers Queens Pty Ltd	Investment holding and property development	87.5%	87.5%
(a) Frasers Perth Pty Ltd	Property investment	87.5%	87.5%
(a) Frasers Perth Management Pty Ltd	Management services	87.5%	87.5%
(a) Frasers Melbourne Trust	Property investment	100%	100%
(a) Frasers Melbourne Apartments Pty Limited	Management and consultancy services	100%	100%
(a) Frasers Melbourne Management Pty Limited	Management services	100%	100%
(a) Frasers Brisbane Trust	Property investment	100%	-
(a) Frasers Brisbane Management Pty Ltd	Trustee-management services	100%	-
(a) Frasers Brisbane Apartments Pty Ltd	Management and consultancy services	100%	-

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012
Subsidiaries of the Group (cont'd)			
<u>Country of Incorporation and Place of Business: New Zealand</u>			
(a) Frasers Broadview Limited	Property development	75%	75%
(a) Frasers Papamoa Limited	Property development	67.5%	67.5%
(a) Coast Homes Limited	Builder	67.5%	67.5%
<u>Country of Incorporation and Place of Business: Philippines</u>			
(a) Frasers Hospitality Philippines, Inc	Management consultancy services	100%	100%
(a) Frasers Hospitality Investments Inc.	Property investment	100%	100%
<u>Country of Incorporation and Place of Business: Thailand</u>			
(1)(a) Frasers Hospitality (Thailand) Limited	Management consultancy services	100%	100%
<u>Country of Incorporation and Place of Business: Japan</u>			
(b) Frasers Hospitality Japan Kabushiki Kaisha	Management consultancy services	100%	100%
<u>Country of Incorporation and Place of Business: India</u>			
(a) Frasers Hospitality India Pty Ltd	Management consultancy services	100%	100%
<u>Country of Incorporation: Jersey, Channel Islands and Place of Business: United Kingdom</u>			
(c) Frasers (St Giles Street, Edinburgh) Limited	Property investment	100%	100%
(c) Queensgate Gardens (C.I.) Limited	Property investment	100%	100%
<u>Country of Incorporation and Place of Business: France</u>			
(c) Societe de Gestion de Residence La Defense	Management services	100%	100%
<u>Country of Incorporation and Place of Business: Indonesia</u>			
(1)(a) PT Frasers Hospitality Investments Indonesia	Property investment	100%	100%
<u>Country of Incorporation and Place of Business: Vietnam</u>			
(a) Me Linh Point Limited	Property investment	75%	75%

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012

Subsidiaries of the Group (cont'd)

Country of Incorporation and Place of Business: China

(1)(d) Shanghai Frasers Management Consultancy Co., Ltd	Management services	100%	100%
(1)(d) Beijing Sin Hua Yan Real Estate Development Co., Ltd	Property development	100%	100%
(1)(d) Singlong Property Development (Suzhou) Co., Ltd	Property development	100%	100%
(1)(d) Frasers Property Management (Shanghai) Co., Ltd	Management services	100%	100%
(1)(d) Chengdu Sino Singapore Southwest Logistics Co., Ltd	Property development	80%	80%
(1)(d) Frasers Hospitality Management Co., Ltd, Shanghai	Management consultancy services	100%	100%
(1)(d) Fraser Place (Beijing) Property Management Co., Ltd	Management consultancy services	100%	100%
(1)(d) Modena Hospitality Management Co., Ltd. (Shanghai)	Management consultancy services	51%	51%
(1)(d) Beijing Fraser Suites Real Estate Management Co., Ltd	Property investment	100%	100%

Country of Incorporation and Place of Business: Hong Kong

(d) Ace Goal Limited	Investment holding	100%	100%
(d) Extra Strength Limited	Investment holding	100%	100%
(d) Forth Carries Limited	Investment holding	100%	100%
(d) Forward Plan Limited	Investment holding	100%	100%
(d) Summit Park Limited	Investment holding	100%	100%
(d) Superway Logistics Investments (Hong Kong) Limited	Investment holding	80%	80%
(d) Frasers Hospitality (Hong Kong) Limited	Management consultancy services	100%	100%

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012
Joint Ventures of the Group			
<u>Country of Incorporation and Place of Business: Thailand</u>			
(1)(a) Riverside Homes Development Co., Ltd	Property development	69.6% ⁽⁵⁾	69.6% ⁽⁵⁾
<u>Country of Incorporation and Place of Business: Singapore</u>			
(a) FCL Peak Pte. Ltd.	Property development	50%	50%
(2)(a) Ascendas Frasers Pte. Ltd.	Property development	50%	50%
(a) Yishun Gold Pte. Ltd.	Property development	50%	50%
(a) Precious Sand Pte. Ltd.	Property development	50%	50%
(a) Easthouse Properties Pte. Ltd.	Property development	50%	50%
(a) Emerald Star Pte. Ltd.	Property development	33.3%	33.3%
(a) Sapphire Star Trust	Property investment and development	33.3%	33.3%
(a) FC Retail Trustee Pte. Ltd.	Trustee-management services	33.3%	33.3%
(a) eCO Properties Pte. Ltd.	Property development	33.3%	33.3%
(a) Quarry Bay Pte. Ltd.	Property development	33.3%	33.3%
(a) WaterVine Homes Pte. Ltd.	Property development	40%	-
<u>Country of Incorporation and Place of Business: Malaysia</u>			
(a) Vacaron Company Sdn Bhd	Property development	50%	50%
<u>Country of Incorporation and Place of Business: United Kingdom</u>			
(c) GSF Homes Limited	Property development	40%	40%
(c) Sovereign House Fairbriar Homes Ltd	Property development	40%	40%
(c) Fairmuir Limited	Property development	40%	40%
<u>Country of Incorporation and Place of Business: Australia</u>			
(4)(a) Frasers Central Park Equity No. 1 Pty Ltd and SH Central Park Development East Pty Ltd	Property development	37.5%	37.5%
(4)(a) Frasers Central Park Equity No. 2 Pty Ltd and SH Central Park Development West Pty Ltd	Property development	37.5%	37.5%

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

32. SIGNIFICANT SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (cont'd)

	Principal Activities	Effective Shareholding	
		2013	2012

Associates of the Group

Country of Incorporation and Place of Business: Singapore

(a) Frasers Commercial Trust	Real estate investment trust	27.9%	27.4%
(a) Frasers Centrepoint Trust	Real estate investment trust	41%	41%
(3)(a) Gemshine Investments (S) Pte Ltd	Investment holding	19%	19%

Country of Incorporation and Place of Business: Thailand

(1)(a) Krungthep Land Public Company Limited	Investment holding and property development	40.5%	40.5%
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Country of Incorporation and Place of Business: Malaysia

(1)(d) Hektar Asset Management Sdn Bhd	Management services	40%	40%
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Country of Incorporation and Place of Business: British Virgin Islands

(b) Supreme Asia Investments Limited	Investment holding	43.3%	43.3%
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Country of Incorporation and Place of Business: China

(1)(a) Shanghai Zhong Jun Property Real Estate Development Co, Ltd	Property development	45.2%	45.2%
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(a) Audited by Ernst & Young in the respective countries

(b) Not required to be audited under laws of the country of incorporation

(c) Audited by KPMG, Nottingham

(d) Audited by other firms

Note (1) Accounting year end is 31 December

Note (2) Accounting year end is 31 March

Note (3) Accounting year end is 30 June

Note (4) Unincorporated joint ventures

Note (5) Riverside Homes Development Co., Ltd is accounted for as a joint venture as the Group exercises only joint control over the company.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

33. SIGNIFICANT RELATED PARTY TRANSACTIONS

(a) Sale and Purchase of Goods and Services

In addition to those related party information disclosed elsewhere in the financial statements, the following significant transactions between the Group and related parties took place during the period at terms agreed between the parties:

	Group	
	2013	2012
	\$'000	\$'000
Rental		
Received from related companies	(2,211)	(3,276)
Paid to an associate	22,000	22,318
Service charge		
Received from related companies	(541)	(846)
Management fees		
Paid to a related company	12,500	11,500
Paid to a related party	360	360
Received from associates	(31,000)	(33,041)
Acquisition fees		
Received from an associate	-	(1,075)
Divestment fees		
Received from an associate	-	(1,800)
Leasing commission		
Received from an associate	(161)	(206)
Marketing costs		
Paid to related parties	11,960	5,034
Purchases		
Paid to related companies	208	96
Corporate guarantee fee		
Paid to holding company	808	937
Interest (income)/expense		
Received from related parties	(10,262)	(4,830)
Paid to a related company	57,439	56,840

(b) Compensation of Key Management Personnel

	Group	
	2013	2012
	\$'000	\$'000
Short term employment benefits	8,281	8,055
Defined contribution plans	120	123
Employee share-based expense	2,931	2,569
Total compensation paid to key management personnel	11,332	10,747
Comprises amounts paid to:		
Directors of the Company	4,672	4,390
Resigned Directors of the Company	62	-
Other key management personnel	6,598	6,357
	11,332	10,747

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

33. SIGNIFICANT RELATED PARTY TRANSACTIONS (cont'd)

(b) *Compensation of Key Management Personnel* (cont'd)

The remuneration of key management personnel are determined by Fraser & Neave, Limited ("F&N") Remuneration Committee having regard to the performance of individuals and market trends.

Certain eligible employees and directors of the Group and Company have been granted share options to acquire shares in F&N. The details of the share options can be found in F&N's Annual Report. The fair value of these options as at the date of grant is computed by F&N using the Binomial valuation model taking into account the terms and conditions upon which the options were granted. The share-based compensation recorded by the Group and Company is based on the amounts allocated by F&N.

34. FINANCIAL RISK MANAGEMENT

The Group and the Company are exposed to financial risks arising from its operations and the use of financial instruments. The key financial risks include credit risk, liquidity risk, interest rate risk and foreign currency risk.

The Group has risk management policies and guidelines governing all investments, which set out its overall business strategies, its tolerance for risk and its general risk management philosophy and has established processes to monitor and control hedging transactions in a timely and accurate manner. All investment opportunities are reviewed regularly by the Executive Committee of the Board to ensure that the Group's policy guidelines are adhered to.

(a) *Credit Risk*

At the balance sheet date, the Group's and the Company's maximum exposure to credit risk in the event that the counterparties fail to perform their obligations is represented by the carrying amount of each class of financial assets recognised in the balance sheets, including derivatives with positive fair values.

At 30 September 2013, 100% (2012: 100%) of the Company's receivables are due from subsidiaries and joint ventures. The directors believe that there is no significant credit risk as these companies are of good credit standing.

The Group has guidelines governing the monitoring of credit risk. Contractual deposits are collected and scheduled progress payments are received from the buyers of development properties held for sale when due. Titles to development properties held for sale are only transferred upon full settlement. Rental deposits are collected from tenants and debts are monitored regularly to minimise risk of non-payment.

Cash and fixed deposits are placed with reputable financial institutions. Information regarding financial assets that are either past due or impaired and the aging analysis of trade receivables is disclosed in Note 21.

With respect to derivative financial instruments, credit risk arises from the potential failure of counterparties to meet their obligations under the contract or arrangement. The Group's maximum credit risk exposure for foreign currency swap contracts and interest rate swap contracts are limited to the fair value adjustments of these contracts. It is the Group's and the Company's policy to enter into financial instruments with a diversity of credit worthy counterparties. The Group and the Company do not expect to incur material credit losses on their financial assets or other financial instruments.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

34. FINANCIAL RISK MANAGEMENT (cont'd)

(b) Liquidity Risk

Liquidity risk is the risk that the Group and Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Group adopts a prudent approach to managing its liquidity risk. The Group always maintains sufficient cash and has available funding through a diverse source of uncommitted credit facilities from various banks and a related company. Surplus cash from subsidiaries are transferred to the Company in accordance with its group policy for management of liquidity of the companies in the Group.

The table below analyses the maturity profile of the Group's and Company's financial assets and liabilities (including derivative financial instruments) based on contractual undiscounted cash flow.

	2013				2012			
	1 year or less \$'000	1 to 5 years \$'000	Over 5 years \$'000	Total \$'000	1 year or less \$'000	1 to 5 years \$'000	Over 5 years \$'000	Total \$'000
Group								
Financial Assets								
Trade and other receivables	313,954	106,257	94,067	514,278	333,767	75,875	13,833	423,475
Derivative financial instruments	1,478	-	-	1,478	-	-	-	-
Cash and cash equivalents	506,784	-	-	506,784	1,206,314	-	-	1,206,314
Total undiscounted financial assets	822,216	106,257	94,067	1,022,540	1,540,081	75,875	13,833	1,629,789
Financial Liabilities								
Trade and other payables	1,461,043	1,245,096	3,169	2,709,308	1,404,412	2,040,361	3,491	3,448,264
Derivative financial instruments	3,232	2,924	-	6,156	10,858	6,348	-	17,206
Loans and borrowings	669,079	1,095,454	144,809	1,909,342	198,262	1,373,543	138,213	1,710,018
Total undiscounted financial liabilities	2,133,354	2,343,474	147,978	4,624,806	1,613,532	3,420,252	141,704	5,175,488
Total net undiscounted financial liabilities	(1,311,138)	(2,237,217)	(53,911)	(3,602,266)	(73,451)	(3,344,377)	(127,871)	(3,545,699)

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FOR THE YEAR ENDED 30 SEPTEMBER 2013

34. FINANCIAL RISK MANAGEMENT (cont'd)

(b) Liquidity Risk (cont'd)

	2013				2012			
	1 year or less	1 to 5 years	Over 5 years	Total	1 year or less	1 to 5 years	Over 5 years	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Company								
Financial Assets								
Trade and other receivables	3	-	-	3	1,764	-	-	1,764
Amounts due from subsidiaries	562,094	315,828	1,394,554	2,272,476	13,203	88,796	1,641,787	1,743,786
Loans to joint ventures	-	-	-	-	904	42,174	-	43,078
Cash and cash equivalents	28,426	-	-	28,426	564,627	-	-	564,627
Total undiscounted financial assets	590,523	315,828	1,394,554	2,300,905	580,498	130,970	1,641,787	2,353,255
Financial Liabilities								
Trade and other payables	539,316	725,478	-	1,264,794	533,668	866,093	-	1,399,761
Derivative financial instruments	2,163	698	-	2,861	9,195	3,973	-	13,168
Loans and borrowings	-	-	-	-	2,116	-	-	2,116
Total undiscounted financial liabilities	541,479	726,176	-	1,267,655	544,979	870,066	-	1,415,045
Total net undiscounted financial assets/ (liabilities)	49,044	(410,348)	1,394,554	1,033,250	35,519	(739,096)	1,641,787	938,210

The earliest period in which the financial guarantee contracts amounting to \$52,383,000 (2012: \$75,105,000) could be called is within one year.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

34. FINANCIAL RISK MANAGEMENT (cont'd)

(c) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flow of the Group's financial instruments will fluctuate because of changes in market interest rates. The Group's exposure to changes in interest rates is in respect of debt obligations and deposits with related companies and financial institutions.

The Group's policy is to manage interest cost using a mix of fixed and floating rate debts with varying tenors. To manage this mix in a cost-efficient manner, the Group enters into interest rate swaps to hedge its interest rate exposure for specific underlying debt obligations.

Effective interest rates and repricing analysis

In respect of the interest-earning financial assets and interest-bearing financial liabilities, the following table indicates their effective interest rates at balance sheet date and the periods in which they reprice.

Financial instruments classified as fixed rates are instruments for which interest rates are fixed until the maturity of the instruments or for which interest rate swaps have been entered into.

	Note	Effective Interest Rate	Floating Interest Rate	Fixed Interest Rate			Total
				Within 1 year	Between 1 to 5 years	After 5 years	
		%	\$'000	\$'000	\$'000	\$'000	\$'000
Group							
2013							
Financial Assets							
Cash and bank deposits	25	0.0 to 4.0	73,090	281,766	-	-	354,856
Other financial assets	21	6.0 to 8.0	-	8,071	90,429	63,617	162,117
			73,090	289,837	90,429	63,617	516,973
Financial Liabilities							
Loans and borrowings	27	1.0 to 7.3	1,329,104	61,300	289,104	125,000	1,804,508
Other financial liabilities	26	0.6 to 6.0	302,350	347,634	1,197,275	-	1,847,259
Derivative financial instruments	24	1.6 to 4.0	5,323	-	-	-	5,323
			1,636,777	408,934	1,486,379	125,000	3,657,090
2012							
Financial Assets							
Cash and bank deposits	25	0.0 to 3.6	51,477	497,931	-	-	549,408
Other financial assets	21	8.0	-	60,350	75,875	-	136,225
			51,477	558,281	75,875	-	685,633
Financial Liabilities							
Loans and borrowings	27	1.1 to 7.0	1,183,190	-	284,335	125,000	1,592,525
Other financial liabilities	26	1.7 to 6.0	301,708	335,379	1,893,036	-	2,530,123
Derivative financial instruments	24	1.6 to 4.3	10,891	-	-	-	10,891
			1,495,789	335,379	2,177,371	125,000	4,133,539

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FOR THE YEAR ENDED 30 SEPTEMBER 2013

34. FINANCIAL RISK MANAGEMENT (cont'd)

(c) Interest Rate Risk (cont'd)

	Note	Effective Interest Rate	Floating Interest Rate	Fixed Interest Rate			Total
				Within 1 year	Between 1 to 5 years	After 5 years	
		%	\$'000	\$'000	\$'000	\$'000	\$'000
Company							
2013							
Financial Assets							
Cash and bank deposits	25	0.0 to 7.7	-	12,585	-	-	12,585
Amounts due from subsidiaries	15	1.3 to 2.8	1,549,942	-	-	-	1,549,942
			1,549,942	12,585	-	-	1,562,527
Financial Liabilities							
Other financial liabilities	26	0.9 to 7.8	145,140	126,980	-	-	272,120
Derivative financial instruments	24	1.6 to 4.0	2,861	-	-	-	2,861
			148,001	126,980	-	-	274,981
2012							
Financial Assets							
Cash and bank deposits	25	0.0 to 1.0	-	31,852	-	-	31,852
Amounts due from subsidiaries	15	0.5 to 2.8	1,099,843	-	-	-	1,099,843
Other financial assets	18	8.0	-	60,350	-	-	60,350
			1,099,843	92,202	-	-	1,192,045
Financial Liabilities							
Loans and borrowings	27	1.4	2,116	-	-	-	2,116
Other financial liabilities	26	1.0 to 7.8	44,563	268,644	-	-	313,207
Derivative financial instruments	24	1.6 to 4.3	7,493	-	-	-	7,493
			54,172	268,644	-	-	322,816

Sensitivity Analysis for Interest Rate Risk

For the variable rate financial assets and liabilities, a hundred basis points increase/decrease in interest rate, with all other variables held constant, would decrease/increase the Group's profit after tax and net loss in hedging reserve by approximately \$12,979,000 (2012: \$11,988,000) and \$5,300,000 (2012: \$5,000,000) respectively, arising mainly as a result of higher/lower interest expense on net floating borrowing position and increase/decrease in the fair value of derivatives held for hedging respectively.

(d) Foreign Currency Risk

The purpose of the Company's and the Group's foreign currency hedging activities is to protect against the volatility associated with investments in and loans granted to foreign subsidiaries. The Company and the Group primarily utilise foreign currency forward contracts with maturities of less than twelve months to hedge foreign currency-denominated investments and loans to foreign subsidiaries. Under this programme, increases or decreases in the Company's foreign currency-denominated investments and loans are partially offset by gains and losses on the hedging instruments. The Company does not use foreign currency forward contracts for trading purposes.

In addition to transactional exposures, the Group is also exposed to foreign exchange movements on its net investment in foreign subsidiaries. The Group uses foreign currency borrowings as a natural hedge against the activities of the foreign subsidiaries.

The net fair value gain/loss of the foreign currency forward contracts as at 30 September 2013 was \$510,000 (2012: \$4,699,000).

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

34. FINANCIAL RISK MANAGEMENT (cont'd)

(d) Foreign Currency Risk (cont'd)

The financial assets and liabilities are denominated in the following currencies:

	Singapore Dollar \$'000	Australia Dollar \$'000	Chinese Renminbi \$'000	Hong Kong Dollar \$'000	Sterling Pound \$'000	United States Dollar \$'000	Others \$'000	Total \$'000
Group								
2013								
Financial Assets								
Financial assets	2,148	-	-	-	16	-	-	2,164
Trade and other receivables	403,597	26,208	12,254	572	11,465	14,658	2,113	470,867
Cash and cash equivalents	259,277	74,604	123,278	939	32,944	5,690	10,052	506,784
Derivative financial instruments	-	-	-	-	-	1,478	-	1,478
Total Financial Assets	665,022	100,812	135,532	1,511	44,425	21,826	12,165	981,293
Financial Liabilities								
Trade and other payables	1,775,806	211,033	102,149	81	318,449	201,299	14,156	2,622,973
Derivative financial instruments	1,720	1,710	-	-	-	2,861	-	6,291
Loans and borrowings	820,586	723,584	46,689	-	97,787	107,260	8,602	1,804,508
Total Financial Liabilities	2,598,112	936,327	148,838	81	416,236	311,420	22,758	4,433,772
2012								
Financial Assets								
Financial assets	62,500	-	-	-	16	-	-	62,516
Trade and other receivables	358,372	24,705	6,045	66	6,073	17,133	5,011	417,405
Cash and cash equivalents	708,121	68,735	129,933	259,000	25,480	8,019	7,026	1,206,314
Total Financial Assets	1,128,993	93,440	135,978	259,066	31,569	25,152	12,037	1,686,235
Financial Liabilities								
Trade and other payables	2,222,461	420,492	75,733	17	156,733	349,510	14,296	3,239,242
Derivative financial instruments	18	3,030	-	4,475	574	7,493	-	15,590
Loans and borrowings	876,489	343,972	48,646	-	193,724	107,660	22,034	1,592,525
Total Financial Liabilities	3,098,968	767,494	124,379	4,492	351,031	464,663	36,330	4,847,357

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

34. FINANCIAL RISK MANAGEMENT (cont'd)

(d) Foreign Currency Risk (cont'd)

The financial assets and liabilities are denominated in the following currencies:

	Singapore Dollar \$'000	Australia Dollar \$'000	Chinese Renminbi \$'000	Hong Kong Dollar \$'000	Sterling Pound \$'000	United States Dollar \$'000	Others \$'000	Total \$'000
Company								
2013								
Financial Assets								
Financial assets	2,148	-	-	-	-	-	-	2,148
Trade and other receivables	1,910,020	55,166	-	-	-	250,448	56,845	2,272,479
Cash and cash equivalents	22,846	-	-	54	5,487	39	-	28,426
Derivative financial instruments	-	-	-	-	-	1,478	-	1,478
Total Financial Assets	1,935,014	55,166	-	54	5,487	251,965	56,845	2,304,531
Financial Liabilities								
Trade and other payables	1,092,181	-	-	-	-	172,073	-	1,264,254
Derivative financial instruments	-	-	-	-	-	2,861	-	2,861
Total Financial Liabilities	1,092,181	-	-	-	-	174,934	-	1,267,115
2012								
Financial Assets								
Financial assets	62,498	-	-	-	-	-	-	62,498
Trade and other receivables	1,421,056	62,190	-	-	-	245,770	56,299	1,785,315
Cash and cash equivalents	298,160	7,852	-	258,257	-	358	-	564,627
Total Financial Assets	1,781,714	70,042	-	258,257	-	246,128	56,299	2,412,440
Financial Liabilities								
Trade and other payables	1,085,894	-	-	-	-	313,207	-	1,399,101
Derivative financial instruments	-	-	-	4,699	-	7,493	-	12,192
Loans and borrowings	-	-	-	-	-	2,116	-	2,116
Total Financial Liabilities	1,085,894	-	-	4,699	-	322,816	-	1,413,409

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

34. FINANCIAL RISK MANAGEMENT (cont'd)

(d) Foreign Currency Risk (cont'd)

The following table demonstrates the sensitivity of the Group's profit net of tax to a reasonably possible change in the US\$ and A\$ exchange rates (against the respective functional currencies of the Group entities), with all other variables held constant.

		2013 \$'000	2012 \$'000
Group			
US\$/S\$	- strengthened 10% (2012: 10%)	(11,862)	(23,587)
	- weakened 10% (2012: 10%)	11,862	23,587
US\$/RMB	- strengthened 10% (2012: 10%)	(1,809)	(1,781)
	- weakened 10% (2012: 10%)	1,809	1,781
A\$/S\$	- strengthened 10% (2012: 10%)	1,551	1,157
	- weakened 10% (2012: 10%)	(1,551)	(1,157)

		2013 \$'000	2012 \$'000
Company			
US\$/S\$	- strengthened 10% (2012: 10%)	6,508	(5,568)
	- weakened 10% (2012: 10%)	(6,508)	5,568
A\$/S\$	- strengthened 10% (2012: 10%)	4,579	5,813
	- weakened 10% (2012: 10%)	(4,579)	(5,813)
NZ\$/S\$	- strengthened 10% (2012: 10%)	4,718	4,673
	- weakened 10% (2012: 10%)	(4,718)	(4,673)

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

35. FAIR VALUE OF FINANCIAL INSTRUMENTS

(a) Fair Value of Financial Instruments that are Carried at Fair Value

(i) The following table shows an analysis of financial instruments carried at fair value by level of fair value hierarchy:

	Quoted Prices in Active Markets for Identical Instruments Level 1	Significant Other Observable Inputs Level 2	Significant Unobservable Inputs Level 3	Total
	\$'000	\$'000	\$'000	\$'000
Group				
2013				
Financial Assets				
Available-for-sale financial assets				
Quoted investments	16	-	-	16
Derivative financial assets				
Foreign currency forward contracts	-	1,478	-	1,478
At 30 September 2013	16	1,478	-	1,494
Financial Liabilities				
Derivative financial liabilities				
Interest rate swaps	-	5,323	-	5,323
Foreign currency forward contracts	-	968	-	968
At 30 September 2013	-	6,291	-	6,291
2012				
Financial Assets				
Available-for-sale financial assets				
Quoted investments	16	-	-	16
Quoted non-equity investments	-	-	60,350	60,350
At 30 September 2012	16	-	60,350	60,366
Financial Liabilities				
Derivative financial liabilities				
Interest rate swaps	-	10,891	-	10,891
Foreign currency forward contracts	-	4,699	-	4,699
At 30 September 2012	-	15,590	-	15,590

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

35. FAIR VALUE OF FINANCIAL INSTRUMENTS (cont'd)

(a) *Fair Value of Financial Instruments that are Carried at Fair Value* (cont'd)

- (ii) The Group classifies fair value measurement using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 - Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Quoted investments: Fair value is determined directly by reference to their published market bid price at the balance sheet date.

Derivatives: The fair value of interest rate swap contracts and foreign currency forward contracts is determined by reference to market values for similar instruments.

There have been no transfers between Level 1 and Level 2 during the financial year ended 30 September 2013.

(b) *Fair Value of Financial Instruments by Classes that are Not Carried at Fair Value and whose Carrying Amounts are Reasonable Approximation of Fair Value*

Current Trade and Other Receivables and Payables, Cash and Cash Equivalents, Current Loans and Borrowings and Non-current Bank Loans

The carrying amounts of these financial assets and liabilities are reasonable approximation of fair value, either due to their short-term nature or that they are floating rate instruments that are re-priced to market interest rates on or near the balance sheet date.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

35. FAIR VALUE OF FINANCIAL INSTRUMENTS (cont'd)

(c) Fair Value of Financial Instruments by Classes that are Not Carried at Fair Value and whose Carrying Amounts are Not Reasonable Approximation of Fair Value

- (i) The fair value of financial assets and liabilities by classes that are not carried at fair value and whose carrying amounts are not reasonable approximation of fair value are as follows:

	Group				Company			
	2013		2012		2013		2012	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value	Carrying Amount	Fair Value	Carrying Amount	Fair Value
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Financial Assets								
Unquoted equity investments, at cost	2,148	@	2,150	@	2,148	@	2,148	@
Amounts due from subsidiaries	-	-	-	-	1,710,390	*	1,730,583	*
Loans to associates	77,675	*	13,833	*	-	-	-	-
Loans to non-controlling interest	90,429	*	75,875	*	-	-	-	-
Financial Liabilities								
Sundry creditors	3,169	*	3,491	*	-	-	-	-
Amounts due to subsidiaries	-	-	-	-	725,478	*	866,093	*
Amounts due to related companies	1,197,275	1,293,536	1,893,036	2,136,646	-	-	-	-
Medium Term Notes	125,000	124,647	125,000	124,594	-	-	-	-

@ Unquoted Equity Investments Carried at Cost

Fair value information has not been disclosed for these investments carried at cost less impairment because fair value cannot be measured reliably. These equity instruments represent ordinary shares that are not quoted on any market and do not have any comparable industry peer that is listed. The quoted non-equity instruments represent bonds that are not actively traded and whose quoted price has not moved in years. The Group does not intend to dispose of these investments in the foreseeable future.

* Other Receivables and Other Payables (Non-current)

No disclosure of fair value is made for amounts due from/to related companies as it is not practicable to determine their fair values with sufficient reliability since these balances have no fixed terms of repayment.

- (ii) Determination of fair value

Amounts due to related companies and Medium Term Notes (Non-current)

The fair values as disclosed in the table above are estimated by discounting expected future cash flow at market incremental lending rate for similar types of lending and borrowing arrangements at the balance sheet date.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

36. CLASSIFICATION OF FINANCIAL INSTRUMENTS

Set out below is a comparison by category of carrying amounts of all the Group's and the Company's financial instruments that are carried in the financial statements.

	Loans and Receivables	Derivatives used for Hedging	Fair Value through Profit or Loss	Available-for-sale	Liabilities at Amortised Cost	Non-financial Assets/Liabilities	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Group							
Year ended 30 September 2013							
Assets							
Investment properties	-	-	-	-	-	3,115,234	3,115,234
Fixed assets	-	-	-	-	-	31,599	31,599
Associates	-	-	-	-	-	1,055,983	1,055,983
Financial assets	-	-	-	2,164	-	-	2,164
Intangible assets	-	-	-	-	-	64,478	64,478
Other assets	-	-	-	-	-	43,200	43,200
Deferred tax assets	-	-	-	-	-	2,937	2,937
Inventory, at cost	-	-	-	-	-	3,578	3,578
Properties held for sale	-	-	-	-	-	4,737,053	4,737,053
Trade and other receivables	470,867	-	-	-	-	-	470,867
Prepaid land costs	-	-	-	-	-	398,033	398,033
Other prepayments	-	-	-	-	-	11,901	11,901
Derivative financial instruments	-	-	1,478	-	-	-	1,478
Cash and cash equivalents	506,784	-	-	-	-	-	506,784
	977,651	-	1,478	2,164	-	9,463,996	10,445,289
Liabilities							
Trade and other payables	-	-	-	-	2,622,973	302,629	2,925,602
Provision for taxation	-	-	-	-	-	112,674	112,674
Derivative financial instruments	-	4,663	1,628	-	-	-	6,291
Loans and borrowings	-	-	-	-	1,804,508	-	1,804,508
Deferred tax liabilities	-	-	-	-	-	117,928	117,928
	-	4,663	1,628	-	4,427,481	533,231	4,967,003
Year ended 30 September 2012							
Assets							
Investment properties	-	-	-	-	-	2,821,434	2,821,434
Fixed assets	-	-	-	-	-	33,337	33,337
Associates	-	-	-	-	-	1,223,506	1,223,506
Financial assets	-	-	-	2,166	-	-	2,166
Intangible assets	-	-	-	-	-	64,834	64,834
Other assets	-	-	-	-	-	42,400	42,400
Deferred tax assets	-	-	-	-	-	2,937	2,937
Inventory, at cost	-	-	-	-	-	4,175	4,175
Properties held for sale	-	-	-	-	-	4,471,239	4,471,239
Trade and other receivables	417,405	-	-	-	-	-	417,405
Other prepayments	-	-	-	-	-	7,127	7,127
Financial assets	-	-	-	60,350	-	-	60,350
Cash and cash equivalents	1,206,314	-	-	-	-	-	1,206,314
	1,623,719	-	-	62,516	-	8,670,989	10,357,224
Liabilities							
Trade and other payables	-	-	-	-	3,239,242	335,053	3,574,295
Provision for taxation	-	-	-	-	-	127,161	127,161
Derivative financial instruments	-	15,590	-	-	-	-	15,590
Loans and borrowings	-	-	-	-	1,592,525	-	1,592,525
Deferred tax liabilities	-	-	-	-	-	91,984	91,984
	-	15,590	-	-	4,831,767	554,198	5,401,555

Notes to the Financial Statements

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36. CLASSIFICATION OF FINANCIAL INSTRUMENTS (cont'd)

	Loans and Receivables	Derivatives used for Hedging	Fair Value through Profit or Loss	Available-for-sale	Liabilities at Amortised Cost	Non-financial Assets/Liabilities	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Company							
Year ended 30 September 2013							
Assets							
Investment properties	-	-	-	-	-	1,650	1,650
Fixed assets	-	-	-	-	-	1	1
Investments in:							
- subsidiaries	-	-	-	-	-	1,556,627	1,556,627
- joint ventures	-	-	-	-	-	500	500
Financial assets	-	-	-	2,148	-	-	2,148
Trade and other receivables	2,272,479	-	-	-	-	-	2,272,479
Other prepayments	-	-	-	-	-	49	49
Cash and cash equivalents	28,426	-	-	-	-	-	28,426
Derivative financial instruments	-	-	1,478	-	-	-	1,478
	2,300,905	-	1,478	2,148	-	1,558,827	3,863,358
Liabilities							
Trade and other payables	-	-	-	-	1,264,254	-	1,264,254
Provision for taxation	-	-	-	-	-	11,767	11,767
Derivative financial instruments	-	2,861	-	-	-	-	2,861
	-	2,861	-	-	1,264,254	11,767	1,278,882
Year ended 30 September 2012							
Assets							
Investment properties	-	-	-	-	-	1,550	1,550
Fixed assets	-	-	-	-	-	2	2
Investments in:							
- subsidiaries	-	-	-	-	-	1,561,981	1,561,981
- joint ventures	-	-	-	-	-	500	500
Financial assets	-	-	-	2,148	-	-	2,148
Trade and other receivables	1,785,315	-	-	-	-	-	1,785,315
Other prepayments	-	-	-	-	-	117	117
Financial assets	-	-	-	60,350	-	-	60,350
Cash and cash equivalents	564,627	-	-	-	-	-	564,627
	2,349,942	-	-	62,498	-	1,564,150	3,976,590
Liabilities							
Trade and other payables	-	-	-	-	1,399,101	-	1,399,101
Provision for taxation	-	-	-	-	-	10,093	10,093
Derivative financial instruments	-	12,192	-	-	-	-	12,192
Loans and borrowings	-	-	-	-	2,116	-	2,116
	-	12,192	-	-	1,401,217	10,093	1,423,502

Notes to the Financial Statements

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37. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximise shareholder value.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholder, return capital to shareholder or issue new shares.

No changes were made in the objectives, policies or processes during the years ended 30 September 2013 and 30 September 2012.

The Group monitors capital using a gearing ratio, which is net debt divided by total equity, as follows:

	Group	
	2013	2012
	\$'000	\$'000
		(Restated)
Fixed deposits, cash and bank balances	506,784	1,206,314
Loans and borrowings	(1,804,508)	(1,592,525)
Interest bearing loans due to related companies	(1,847,259)	(2,530,123)
Net borrowings	<u>(3,144,983)</u>	<u>(2,916,334)</u>
Total equity	<u>5,478,286</u>	<u>4,955,669</u>
Net borrowings over total equity ratio	<u>0.57</u>	<u>0.59</u>

Certain entities in the Group are required to comply with certain externally imposed capital requirements in respect of some of their external borrowings.

38. COMMITMENTS

(a) Capital Commitments

Capital and development expenditures contracted for as at the end of the reporting period but not recognised in the financial statements are as follows:

	Group	
	2013	2012
	\$'000	\$'000
Commitments in respect of contracts placed for:		
- Estimated development costs for properties held for sale	2,144,291	871,154
- Capital expenditure costs for investment properties	788,414	46,939
- Share of joint ventures' capital and development expenditure	339,445	376,724
	<u>3,272,150</u>	<u>1,294,817</u>

Notes to the Financial Statements

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38. COMMITMENTS (cont'd)

(b) Operating Lease Commitments – as Lessee

Future minimum rental payable under non-cancellable operating leases at the end of the reporting period is as follows:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Within 1 year	23,012	25,200	-	-
From 1 year to 5 years	7,333	30,345	-	-
	30,345	55,545	-	-

The operating leases do not contain any escalation clauses and do not provide for contingent rents. The lease terms do not contain restrictions on the Group activities concerning dividends, additional debts or entering into other leasing agreements.

Rental expense recognised in the profit statement is as follows:

	Group	
	2013 \$'000	2012 \$'000
Minimum lease payments	25,200	25,200

(c) Operating Lease Commitments – as Lessor

The Group has entered into commercial property leases on its investment properties and properties held for sale. These non-cancellable leases have remaining non-cancellable lease terms of between 2 to 8 years. Future minimum rental receivable under non-cancellable operating leases at the end of the reporting period is as follows:

	Group		Company	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Within 1 year	125,114	131,239	-	-
From 1 year to 5 years	166,797	157,363	-	-
After 5 years	63	700	-	-
	291,974	289,302	-	-

Rental income from investment properties is disclosed in Note 13.

Rental income recognised in the profit statement from properties held for sale is as follows:

	Group	
	2013 \$'000	2012 \$'000
Minimum lease payments	102,093	78,129

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39. CONTINGENCIES

(a) Financial Guarantee Contracts

- (i) As at 30 September 2013, the Company has provided bankers' guarantees of \$61,153,000 (2012: \$78,726,000) to unrelated parties in respect of performance contracts on behalf of certain subsidiaries. No liability is expected to arise.
- (ii) The Company has provided a corporate guarantee for Baht 200,000,000 (2012: Baht 200,000,000) as security for bank facility granted to a joint venture in respect of the acquisition of land.
- (iii) The Company has provided an unconditional and irrevocable corporate guarantee for up to \$57 million to finance the payment of development charge and construction cost of the New Wing of The Centrepoint by The Management Corporation Strata Title Plan No. 1298 ("MCST 1298"). The corporate guarantee will only be discharged upon full repayment of the loan by the MCST 1298. As at 30 September 2013, the outstanding loan by MCST 1298 is \$15,431,000 (2012: \$18,199,000).
- (iv) A wholly-owned subsidiary of the Group has provided RMB 176.3 million (2012: RMB 91.0 million) financial guarantees to banks in China in connection with loans provided by the banks to the subsidiary's property buyers, covering the period from loan contract date to the property delivery date.

40. COMPARATIVES

Certain adjustments have been made to the prior period financial statements to conform with the current period presentation in connection with the adoption of Amendments in FRS 12 as disclosed in Note 2.1.

41. SUBSEQUENT EVENTS

- (a) On 27 August 2013, the directors of Fraser and Neave, Limited ("F&NL"), the immediate holding company of the Company, announced that F&NL proposes to demerge its property business (the "Announcement") by effecting a distribution *in specie* (the "Proposed FCL Distribution") of all the ordinary shares in the issued share capital of the Company, to shareholders of F&NL, on the basis of two ordinary shares in the Company ("FCL Shares") for each ordinary share of F&NL and the listing of the FCL Shares on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") by way of an introduction (the "Proposed Listing").

On 27 October 2013, F&NL announced that SGX-ST has granted a conditional eligibility to list for the listing of the FCL Shares on the Main Board of the SGX-ST by way of an introduction. On 28 October 2013, F&NL despatched the following documents to shareholders of F&NL: (a) a circular dated 28 October 2013 containing, *inter alia*, a notice to convene an extraordinary general meeting on 13 November 2013 for the purpose of seeking the approval of shareholders of F&NL for the Proposed FCL Distribution, and (b) an introductory document dated 28 October 2013 in relation to the Proposed Listing.

Notes to the Financial Statements

FOR THE YEAR ENDED 30 SEPTEMBER 2013

41. SUBSEQUENT EVENTS (cont'd)

- (b) On 25 October 2013, in conjunction with the Proposed FCL Distribution, F&NL subscribed for 330,000,000 new FCL Shares (the "Initial Capitalisation") for a total subscription amount of \$330 million. Thereafter, on the same day, the Company redeemed all its 330,000 Class B redeemable preference shares held by F&NL in the Company, at \$1,000 per Class B redeemable preference share, for an aggregate amount of \$330 million (the "Preference Shares Redemption").

F&NL will, immediately prior to the Proposed Listing, subscribe for new FCL shares (the "Additional Capitalisation") for a total subscription amount of \$670 million.

F&N Treasury Pte. Ltd. ("F&NT"), a wholly-owned subsidiary of F&NL, has, from time to time, extended loans to FCL and its subsidiaries ("FCL Group") ("Loans") for various purposes.

Immediately prior to the Proposed Listing, \$670 million of the Loans will be repaid with equity injected by F&NL pursuant to the Additional Capitalisation while the remaining loans will be transferred (for consideration) by F&NT (as lender) to FCL Treasury Pte. Ltd., which consideration will be funded by drawing down on bank loans, (together with the Initial Capitalisation and the Preference Shares Redemption, the "Corporate Restructuring").

The effects of the Corporate Restructuring on the equity attributable to owners of the Company will be an increase in share capital by \$670 million. The equity attributable to owners of the Company as at 30 September 2013 was \$5,451 million.

- (c) On 31 October 2013, in connection with a refinancing of \$97.8 million (£48.8 million) bank borrowings in the UK, the Deferred Restructuring Fees ("DRF") and Bank's Equity Allocation Dividend ("BEAD") totalling \$11 million (£5.5 million) (Note 26) were settled with the bank concurrently based on the valuation of certain sites at the time of refinancing.

42. AUTHORISATION OF FINANCIAL STATEMENTS

The financial statements for the financial year ended 30 September 2013 were authorised for issue in accordance with a resolution of the directors on 12 November 2013.

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

COMPLETED INVESTMENT PROPERTIES

		Land \$'000	Building \$'000
Singapore			
Alexandra Point	A 24-storey office building at 438 Alexandra Road Freehold, lettable area - 18,523 sqm	212,630	58,370
Robertson Walk & Fraser Place Robertson Walk	A 10-storey commercial-cum-serviced apartment complex with a 2-storey basement carpark, a 2-storey retail podium and 164 serviced apartment units at Robertson Walk Shopping Centre and Fraser Place Robertson Walk, 11 Unity Street Leasehold (Lease expires year 2840) Lettable area: Retail 9,016 sqm Serviced apartments 17,694 sqm Total <u>26,710 sqm</u>	249,750	81,250
The Centrepoint	A 7-storey shopping-cum-residential complex with 2 basement floors at The Centrepoint, 176 Orchard Road Freehold and leasehold (Lease expires year 2078), lettable area - 30,967 sqm	520,160	119,840
Valley Point & Fraser Suites River Valley	A 20-storey commercial-cum-serviced apartment complex with a 5-storey covered carpark, a 5-storey podium block, a 2-storey retail podium and 255 serviced apartment units at Valley Point Shopping Centre/Office Tower and Fraser Suites River Valley, River Valley Road Leasehold (Lease expires year 2876) Lettable area: Retail 3,699 sqm Serviced apartments 22,214 sqm Office 16,948 sqm Total <u>42,861 sqm</u>	448,370	177,630
ONE@Changi City Business Park	A 9-storey commercial business park building at 1 Changi Business Park Central 1 Leasehold (Lease expires year 2069), lettable area - 61,299 sqm	30,500	110,205
Centrepoint Apartment	An apartment unit	1,540	110
Australia			
Fraser Place Melbourne	112 serviced apartment units in 2 blocks of high rise building at Melbourne, VIC 3000 Freehold, lettable area - 3,801 sqm	32,872	-
Capri by Fraser, Brisbane	239 units of hotel residences at 80 Albert St, Brisbane, Australia Freehold, lettable area - 9,468 sqm	47,885	-
Vietnam			
Me Linh Point	A 22-storey retail/office building plus 2 basements at Me Linh Point Tower, 2 Ngo Duc Ke Street, District 1, Ho Chi Minh City Leasehold (Lease expires year 2045), lettable area - 17,549 sqm	27,999	22,526

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

COMPLETED INVESTMENT PROPERTIES (cont'd)

		Land \$'000	Building \$'000
China			
Fraser Suites CBD	A building comprising residential apartments (3 rd to 23 rd level) and clubhouse (2 nd level) at Fraser Suites CBD Beijing (EEL), 12 Jin Tong Xi Road, Chaoyang District, Beijing Leasehold: Residential (Lease expires year 2073) Clubhouse (Lease expires year 2043) Lettable area - 28,448 sqm	-	239,048
Philippines			
Fraser Place Forbes Tower	89 serviced apartment units with 116 car park lots in the East Tower of Fraser Place Forbes Tower, Valero Street, Salcedo Village, Makati City, Manila Freehold, lettable area - 17,046 sqm	-	27,603
United Kingdom			
Fraser Place Canary Wharf	2 buildings of 96 residential apartments at Fraser Place Canary Wharf, C2 and C3 The Boardwalk, Trafalgar Way, London Leasehold, lettable area - 4,460 sqm	-	71,185
Fraser Suites Glasgow	A 4-storey building of 99 serviced apartments at Fraser Suites Glasgow, 1-19 Albion Street, Glasgow G1 1LH, Scotland Freehold, lettable area - 4,964 sqm	-	20,052
Fraser Suites Edinburgh	A 8-storey building of 75 residential apartments at Fraser Suites Edinburgh, 12-26 St Giles Street Edinburgh EH1 1PT, Scotland Freehold, lettable area - 2,333 sqm	12,759	13,309
Fraser Suites Queens Gate	105 residential apartments at Fraser Suites Queens Gate, 39B Queens Gate Gardens, London SW7 5RR Freehold, lettable area - 4,188 sqm	-	106,276
Fraser Suites Kensington	69 residential apartments at Fraser Suites Kensington, 75 Stanhope Gardens, London SW7 5RN Freehold, lettable area - 6,845 sqm	-	197,512
Indonesia			
Fraser Residence Sudirman	108 serviced apartment units in Fraser Tower of Fraser Residence Sudirman Jakarta, The Peak Sudirman Jakarta, Jl. Setiabudi Raya No. 9, Jakarta Freehold, lettable area - 11,388 sqm	41,903	-
TOTAL COMPLETED INVESTMENT PROPERTIES		1,626,368	1,244,916

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

INVESTMENT PROPERTIES UNDER CONSTRUCTION

		Land \$'000	Building \$'000
Singapore			
Waterway Point	A mixed commercial and residential development at Punggol Central/Punggol Walk. 33 $\frac{1}{3}$ % proportionate share of commercial component Leasehold (Lease expires year 2110), gross floor area of 50,398 sqm	215,956	27,994
TOTAL INVESTMENT PROPERTIES UNDER CONSTRUCTION		215,956	27,994
TOTAL PROPERTIES (CLASSIFIED AS INVESTMENT PROPERTIES)		1,842,324	1,272,910

COMPLETED PROPERTIES HELD FOR SALE

		Effective Group Interest %
Singapore		
Soleil @ Sinaran	Leasehold land of approximately 12,468 sqm situated at Sinaran Drive. The development has a gross floor area of 44,878 sqm and consists of 417 condominium units.	100.0
Esparina Residences	Leasehold land of approximately 19,000 sqm at Compassvale Bow for the development of 573 executive condominium units of approximately 56,643 sqm of gross floor area for sale.	80.0
Changi City Point and Capri by Fraser	Leasehold land of approximately 47,006 sqm situated at Changi Business Park. The development has a gross floor area of 47,438 sqm and consists of 313 hotel rooms and a retail mall.	50.0
Australia		
The Habitat	Freehold land of approximately 862 sqm situated at 11-17 Chandos Street, Sydney NSW. The development has a gross floor area of 6,223 sqm and consists of 60 residential units, 2 retail units and 9 offices.	75.0
Lumiere	Freehold land of approximately 3,966 sqm situated at former Regent Theatre, Frontages on George Street, Bathurst & Kent Street, Sydney NSW. The development has a gross floor area of 61,146 sqm and consists of 1 retail podium, 456 residential units, 201 serviced apartments, 3 retail units and 19 commercial suites.	80.5
Central Park	Freehold land of approximately 48,000 sqm situated at Broadway, Sydney NSW. The development has a gross floor area of 30,350 sqm and consists of 395 residential apartment units.	37.5
Fraser Suites Perth	Freehold land of approximately 11,895 sqm situated at East Perth. The development has a gross floor area of 22,118 sqm and consists of 165 serviced apartments, 5 retail units and 6 commercial office units.	87.5

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

COMPLETED PROPERTIES HELD FOR SALE (cont'd)

		Effective Group Interest %
China		
Crosspoint	Leasehold land of approximately 7,111 sqm situated at Xi Cheng District, Xin Jie Kou, Beijing. The development has a gross floor area of 28,572 sqm and consists of retail units and offices.	100.0
Chengdu Logistics Hub	Leasehold land of approximately 195,846 sqm situated at Chengdu. Phase 1 of the development has a gross floor area of 161,288 sqm and consists of 136 offices, 29 warehouses and 766 car park lots.	80.0
Baitang One	Leasehold land of approximately 314,501 sqm situated at Gongye Yuan District, Nan Shi Jie Dong, Suzhou. Phase 1a and 1b of the development has a gross floor area of 132,520 sqm and consists of 968 apartment units. Phase 2a has a gross floor area of 78,859 sqm and consists of 538 apartment units.	100.0
Thailand		
The Pano	Freehold land of approximately 40,608 sqm situated at Rama III Road, Bangkok. Phase 1 of the development has a gross floor area of 62,348 sqm and consists of 399 condominium units.	49.0
United Kingdom		
Wandsworth	Freehold land of approximately 40,015 sqm situated at River Thames, London. The development has a gross floor area of 27,000 sqm and consists of 204 residential units and 8 commercial units.	80.0
Collins Theatre	Freehold land of approximately 4,273 sqm situated at Islington, London. The development has a gross floor area of 7,659 sqm and consists of 70 apartment units, 2 townhouse units and commercial space.	79.2
Water Street	Freehold land of approximately 2,226 sqm situated at Water Street, Edinburgh. The development has a gross floor of 4,512 sqm and consists of 50 residential units.	40.0

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

DEVELOPMENT PROPERTIES HELD FOR SALE

		Stage of Completion	Estimated Date of Completion	Effective Group Interest
		%		%
Singapore				
Waterfront Gold	Leasehold land (Lease expires year 2108) of approximately 14,496 sqm at Bedok Reservoir Road for the development of 361 residential units of approximately 36,085 sqm of gross floor area for sale.	81	2nd Quarter 2014	50.0
Waterfront Isle	Leasehold land (Lease expires year 2108) of approximately 20,800 sqm at Bedok Reservoir Road for the development of 561 residential units and 2 retail units of approximately 52,491 sqm of gross floor area for sale.	48	1st Quarter 2015	50.0
Flamingo Valley	Freehold land of approximately 31,164 sqm at Siglap Road for the development of 393 condominium units of approximately 43,629 sqm of gross floor area for sale.	94	1st Quarter 2014	100.0
Eight Courtyards	Leasehold land (Lease expires year 2109) of approximately 26,540 sqm at Yishun Ave 2/Ave 7/ Canberra Drive for the development of 654 residential units and 2 retail units of approximately 64,092 sqm of gross floor area for sale.	80	3rd Quarter 2014	50.0
Holland Park	Freehold land of approximately 2,801 sqm at Holland Park for the development of 2 good class bungalows for sale.	-	1st Quarter 2014	100.0
Boathouse Residences	Leasehold land (Lease expires year 2110) of approximately 13,000 sqm at Upper Serangoon View for the development of 493 residential units of approximately 45,501 sqm of gross floor area for sale.	48	2nd Quarter 2015	50.0
51 Cuppage Road	Leasehold land (Lease expires year 2095) of approximately 6,310 sqm together with the commercial building erected thereon at Cuppage Road, for the proposed development of 141 residential units of approximately 23,496 sqm of gross floor area for sale and commercial space of approximately 4,328 sqm of gross floor area for sale.	-	-	100.0
Palm Isles	Leasehold land (Lease expires year 2110) of approximately 26,818 sqm at Flora Drive for the development of 429 residential units and 1 retail unit of approximately 40,323 sqm of gross floor area for sale.	27	3rd Quarter 2015	100.0
Seastrand	Leasehold land (Lease expires year 2110) of approximately 20,000 sqm at Pasir Ris Link for the development of 473 residential units and 2 retail units of approximately 40,314 sqm of gross floor area for sale.	58	4th Quarter 2014	50.0

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

DEVELOPMENT PROPERTIES HELD FOR SALE (cont'd)

		Stage of Completion	Estimated Date of Completion	Effective Group Interest
		%		%
Singapore (cont'd)				
Watertown	Leasehold land (Lease expires year 2110) of approximately 29,999 sqm at Punggol Central/ Punggol Walk for a mixed commercial and residential development. The residential component of the development comprises 992 residential units of approximately 73,376 sqm of gross floor area for sale.	19	4th Quarter 2016	33.3
eCO	Leasehold land (Lease expires year 2111) of approximately 62,096 sqm at Bedok South Ave 3 for the development of 714 condominium units, 34 units of strata landed houses and 2 retail units of approximately 60,154 sqm of gross floor area for sale.	10	2nd Quarter 2016	33.3
Twin Waterfalls	Leasehold land (Lease expires year 2110) of approximately 25,164 sqm at Punggol Walk for the development of 728 executive condominium units of approximately 76,713 sqm of gross floor area for sale.	42	2nd Quarter 2015	80.0
Q Bay Residences	Leasehold land (Lease expires year 2111) of approximately 20,071 sqm at Tampines Ave 10 for the development of 630 residential units and 2 retail units of approximately 56,516 sqm of gross floor area for sale.	13	3rd Quarter 2016	33.3
Twin Fountains	Leasehold land (Lease expires year 2111) of approximately 16,504 sqm at Woodlands Ave 6 (Woodlands Planning Area) for the development of 418 executive condominium units of approximately 45,769 sqm of gross floor area for sale.	10	2nd Quarter 2017	70.0
Fernvale Close	Leasehold land (Lease expires year 2112) of approximately 14,931 sqm at Lot 4789X Mukim 20 at Fernvale Close for the development of 495 residential units and 1 retail unit of approximately 44,792 sqm of gross floor area for sale.	-	3rd Quarter 2017	40.0
Australia				
Queens Riverside	Freehold land of approximately 11,895 sqm situated at East Perth for a proposed mixed development comprises approximately 500 private apartment units, 165 serviced apartments and commercial space of a total of approximately 64,854 sqm of gross floor area for sale.			
	- Q II	21	3rd Quarter 2015	87.5
	- Q III	78	3rd Quarter 2014	87.5
Paramatta River	Freehold land of approximately 49,240 sqm situated at Parramatta, Sydney NSW for a proposed development of approximately 766 apartment units of approximately 54,329 sqm of gross floor area for sale.	-	3rd Quarter 2014	75.0

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

DEVELOPMENT PROPERTIES HELD FOR SALE (cont'd)

		Stage of Completion	Estimated Date of Completion	Effective Group Interest
		%		%
Australia (cont'd)				
Killara Pavillions	Freehold land of approximately 6,215 sqm situated at Killara NSW for a proposed development comprises 99 apartment units of approximately 9,190 sqm of gross floor area for sale.	-	3rd Quarter 2014	75.0
Frasers Landing	Freehold land of approximately 550,000 sqm situated at Mandurah, Western Australia for a proposed residential development.	-	3rd Quarter 2017	56.3
Central Park	Freehold land of approximately 48,000 sqm situated at Broadway, Sydney NSW for a proposed mixed development of approximately 2,129 residential apartment units of approximately 136,776 sqm of gross floor area for sale and commercial space of approximately 50,971 sqm of gross floor area for sale.	13	4th Quarter 2018	37.5
Central Park (CUB Site)	Freehold land of approximately 10,000 sqm situated at Broadway, Sydney NSW for a proposed mixed development of approximately 561 residential apartment units of approximately 32,203 sqm of gross floor area for sale and commercial space of approximately 5,200 sqm of gross floor area for sale.	3	2nd Quarter 2018	75.0
Putney Hill	Freehold land of approximately 113,500 sqm situated at Putney, Sydney NSW for a proposed development comprises 705 apartments and 86 houses of approximately 75,818 sqm of gross floor area for sale.			
	- Phase 1 H - Houses	33	1st Quarter 2017	75.0
	- Phase 1 A - Apartments	64	1st Quarter 2017	75.0
China				
Chengdu Logistics Hub	Leasehold land (Lease expires year 2057) of approximately 195,846 sqm situated at Chengdu for a proposed industrial/commercial development of a total of approximately 542,638 sqm of gross floor area for sale, which is separated into Phase 1 of 161,288 sqm and Phase 2 to 4 of 381,350 sqm. Phase 1 of the development was completed. Phase 3 was sold in September 2012.			
	- Phase 2 - Office	87	1st Quarter 2014 -	80.0
	- Phase 3 - Warehouse	-	1st Quarter 2016	80.0

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

DEVELOPMENT PROPERTIES HELD FOR SALE (cont'd)

		Stage of Completion	Estimated Date of Completion	Effective Group Interest
		%		%
China (cont'd)				
Baitang One	Leasehold land (Lease expires year 2074) of approximately 314,501 sqm situated at Gongye Yuan district, Nan Shi Jie Dong, Suzhou for a residential development of a total of approximately 543,700 sqm of gross floor area for sale, which is separated into Phase 1a and 1b of 132,520 sqm and Phase 2a to 3d of 410,785 sqm. Phase 1a, 1b and 2a of the development were completed.			
	- Baitang One (Phase 2b)	67	3rd Quarter 2014	100.0
	- Baitang One (Phase 3a)	-	4th Quarter 2015	100.0
	- Baitang One (Phase 3b)	-	3rd Quarter 2016	100.0
	- Baitang One (Phase 3c)	-	2nd Quarter 2017	100.0
	- Baitang One (Phase 3d)	-	2nd Quarter 2014	100.0
New Zealand				
Broadview	Freehold land of approximately 13,275 sqm situated at South Island, Queenstown for a proposed development of 43 luxury residential apartments of approximately 8,410 sqm of gross floor area for sale.	-	-	75.0
Coast @ Papamoa	Freehold land of approximately 271,168 sqm situated at Tauranga, North Island for a proposed development of approximately 303 land lots of approximately 139,906 sqm of lot area for sale.	-	3rd Quarter 2014	67.5
United Kingdom				
	Freehold land of approximately 20,531 sqm situated at south bank of River Thames, London for a proposed residential and commercial development of 512 residential units and ancillary office and retail space of a total of approximately 32,236 sqm of gross floor area for sale for Phase 3 of the Wandsworth Riverside Development.	-	3rd Quarter 2016	80.0
	Freehold land of approximately 1,700 sqm situated at Vauxhall, London. The 36 storey tower development has a gross floor area of approximately 21,000 sqm and consists of 180 private apartments, 41 affordable, with offices and ground floor commercial.	-	3rd Quarter 2016	80.0
	Freehold land of approximately 2,310 sqm situated at 1 - 6 Camberwell Green and 307 - 311 Camberwell New Road SE5, London.	-	-	80.0
	Freehold land of approximately 3,157 sqm situated at Brown Street, Glasgow.	-	-	80.0
	Freehold land of approximately 5,870 sqm situated at Baildon.	-	-	80.0

Particulars of Group Properties

AS AT 30 SEPTEMBER 2013

DEVELOPMENT PROPERTIES HELD FOR SALE (cont'd)

		Stage of Completion	Estimated Date of Completion	Effective Group Interest
		%		%
Thailand				
The Pano	Freehold land of approximately 40,608 sqm situated at Rama III Road, Bangkok, which is separated into Phase 1 of 14,062 sqm and Phase 2 and 3 of 26,546 sqm. Phase 1 of the development was completed.	-	-	49.0
Peninsular Malaysia				
	Leasehold land (Lease expires year 2069) of approximately 51,491 sqm situated at Petaling Jaya, Selangor for a proposed mixed development with a total of approximately 179,916 sqm of gross floor area for sale.			
	- Phase 1a - Services Apartment & Street Retail	-	2nd Quarter 2018	50.0
	- Phase 1b - SOHO	-	4th Quarter 2018	50.0
	- Phase 2 - Boutique Office & Shopping Mall	-	2nd Quarter 2019	50.0
	- Phase 3 - Corporate Tower	-	1st Quarter 2019	50.0
	- Phase 4 - Business Hotel	-	1st Quarter 2020	50.0

Shareholding Statistics

AS AT 23 DECEMBER 2013

Class of Shares	-	Ordinary share
Voting rights	-	One vote per share
Number of Shares in Issue	-	2,889,812,572
Name of Shareholder	-	Fraser and Neave, Limited
Number of Shares Held	-	2,889,812,572
Shareholding %	-	100%

As at 23 December 2013, the sole shareholder of Frasers Centrepoint Limited (the "**Company**" or "**FCL**") is Fraser and Neave, Limited ("**F&N**").

As announced by F&N on 13 November 2013, shareholders of F&N voted unanimously in favour of the proposed distribution of the entire issued share capital of the Company by way of a dividend *in specie* to shareholders of F&N (the "**Distribution**"). Pursuant to the Distribution, F&N shareholders will receive, without any cash outlay, two shares in the Company ("**FCL shares**") for every one F&N share held as at the books closure date of the Distribution.

Upon the completion of the proposed Distribution, the Company's shareholding structure will be the same as F&N's shareholding structure as at the date of the books closure date for the distribution *in specie*.

Interested Person Transactions

Particulars of interested person transactions ("IPTs") for the period 1 October 2012 to 30 September 2013.

Name of Interested Person	Aggregate Value of All IPTs during the Financial Year under Review (Excluding Transactions less than S\$100,000) (S\$)
F&N Treasury Pte Ltd ("F&NT") ⁽¹⁾	
- Loans to the Company, its subsidiaries and associated companies (collectively, the "FCL Group")	2.68 billion
Fraser and Neave, Limited ("F&N") and F&NT ⁽¹⁾	454.30 million
- Cash deposits placed by the FCL Group with F&N and F&NT	
F&N and Fraser & Neave (Singapore) Pte Limited ("F&NS") ⁽¹⁾	18.50 million
- Provision of various services by F&N and F&NS to the FCL Group	
F&NS ⁽¹⁾	
- Lease agreements for office premises entered into between F&NS and Orrick Investments Pte Ltd and FCL Alexandra Point Pte Ltd respectively, which are subsidiaries of the Company	2.75 million
F&N ⁽¹⁾	
- Provision of corporate guarantee to Frasers Property Australia Pty Limited, a subsidiary of the Company	0.44 million

Note:

(1) Upon the completion of the proposed distribution *in specie* of all the issued shares in the Company to shareholders of Fraser and Neave, Limited ("F&N") and the proposed listing of the Company on the Singapore Exchange Securities Trading Limited ("SGX-ST") by way of introduction, F&N and its associates will be considered "interested persons" of the FCL Group for the purposes of Chapter 9 of the Listing Manual of SGX-ST. This is by virtue of F&N being an associate of FCL Chairman Charoen Sirivadhanabhakdi and his wife Khunying Wanna Sirivadhanabhakdi, who would become controlling shareholders of the Company.



FRASERS CENTREPOINT LIMITED

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