Fourth Quarter and Full Year Financial Statements and Dividend Announcement for the Year Ended 31 December 2015

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (1Q, 2Q & 3Q), HALF-YEAR AND FULL YEAR RESULTS

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

The unaudited results for the 4th quarter and full year ended 31 December 2015 are as follow:

GROUP	<u>Note</u>	4 th Quarter (4 31 Decer			Full Year Ended 31 December			
	•	2015	2014	+/(-)	2015	2014	+/(-)	
		\$'000	\$'000	%	\$'000	\$'000	%	
Continuing operations Revenue								
Tin mining and smelting revenue	Α	122,457	204,045	(40.0)	528,493	743,364	(28.9)	
Property revenue		4,264	5,069	(15.9)	11,456	21,392	(46.4)	
Total revenue	- -	126,721	209,114	(39.4)	539,949	764,756	(29.4)	
Other items of income/(loss)								
Dividend income	В	7,262	3,358	116.3	25,407	8,193	210.1	
Interest income	С	2,842	1,778	59.8	10,485	5,395	94.3	
Fair value changes in investment properties	D	(5,113)	4,008	NM	(4,819)	(4,021)	19.8	
Fair value changes in financial assets	Е	(508)	1,133	NM	(15,594)	(1,367)	NM	
Other income/(loss)	F	621	39,270	(98.4)	(4,343)	36,460	NM	
	·	131,825	258,661	(49.0)	551,085	809,416	(31.9)	
Other items of expense								
Employee benefits expense		(6,711)	(8,018)	(16.3)	(26,613)	(29,513)	(9.8)	
Depreciation expense		(759)	(761)	(0.3)	(3,187)	(2,925)	9.0	
Amortisation expense		(157)	(166)	(5.4)	(687)	(683)	0.6	
Impairment losses		(294)	(1,230)	(76.1)	(294)	(1,267)	(76.8)	
Costs of tin mining and smelting	G	(112,807)	(189,449)	(40.5)	(481,112)	(686,533)	(29.9)	
Finance costs	Н	(4,446)	(3,824)	16.3	(15,714)	(29,748)	(47.2)	
Other expenses	I	(7,421)	(14,204)	(47.8)	(22,501)	(35,651)	(36.9)	
Exchange losses	J	(1,876)	(2,948)	(36.4)	(18,576)	(4,880)	280.7	
Total expenses		(134,471)	(220,600)	(39.0)	(568,684)	(791,200)	(28.1)	
Share of results of associates and joint ventures	K	16,236	2,357	588.8	28,475	14,866	91.5	
Profit before tax from continuing operations	-	13,590	40,418	(66.4)	10,876	33,082	(67.1)	
Income tax expense	L	(1,747)	(3,494)	(50.0)	(3,391)	(9,184)	(63.1)	
Profit after tax from continuing operations		11,843	36,924	(67.9)	7,485	23,898	(68.7)	

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

The unaudited results for the 4th quarter and full year ended 31 December 2015 are as follow (cont'd):

GROUP	<u>Note</u>	4 th Quarter (4Q 31 Decem 2015		+/(-)	Full Year Ended 31 December 2015 2014 +/(-)			
		\$'000	\$'000	*/(<i>)</i>	\$'000	\$'000	*/(<i>)</i>	
Discontinued operations Loss after tax from	М	· <u>-</u>	· _	NM	· _	(7,704)	(100.0)	
discontinued operations Profit for the period		11,843	36,924	(67.9)	7,485	16,194	(53.8)	
Attributable to: Owners of the Company Profit after tax from continuing operations		11,354	36,979	(69.3)	8,549	20,548	(58.4)	
Loss after tax from discontinued operations		-	_	NM	-	(1,962)	(100.0)	
Profit for the period attributable to owners of the Company		11,354	36,979	(69.3)	8,549	18,586	(54.0)	
Non-controlling interests								
Profit/(Loss) after tax from continuing operations		489	(55)	NM	(1,064)	3,350	NM	
Loss after tax from discontinued operations		-	_	NM	-	(5,742)	(100.0)	
Profit/(Loss) for the period attributable to non-controlling interests		489	(55)	NM	(1,064)	(2,392)	(55.5)	

NM - Not Meaningful

Notes to the Income Statement:

- (A) Tin mining and smelting revenue for 4Q2015 and FY2015 were lower mainly due to lower tin prices and lower sales quantity of refined tin.
- (B) Dividend income for 4Q2015 and FY2015 was higher mainly due to increase in investment in marketable securities.
- (C) Interest income for 4Q2015 and FY2015 was higher mainly due to investment in financial assets.
- (D) Net fair value loss in investment properties for 4Q2015 and FY2015 was mainly from residential properties in Singapore. The loss was mitigated by the fair value gain mainly from the properties in Malaysia.
- (E) These were related to mark-to-market losses from marketable securities.
- (F) Other loss for FY2015 was mainly from the loss on disposal of marketable securities. Other income in 4Q2014 and FY2014 was mainly from the gain on disposal of the Straits Trading Building.
- (G) The decrease in costs of tin mining and smelting for 4Q2015 and FY2015 were mainly due to lower production costs. In light of the lower closing price for FY2015, an unfavourable valuation adjustment was made against the carrying value of tin inventory.
- (H) Finance costs for FY2015 were lower as FY2014 included one-off costs for the buy-back of medium term note.
- (I) Other expenses in 4Q2015 and FY2015 were lower as 4Q2014 and FY2014 included one-off provisions made for discontinued operations.
- (J) The exchange losses in 4Q2015 and FY2015 were a result of the movements of US Dollar against the Malaysian Ringgit on the net US Dollar denominated liabilities of the resources operations.
- (K) The share of results of associates for 4Q2015 and FY2015 was mainly from ARA Assets Management Limited, Far East Hospitality Holdings Pte. Ltd. and the two newly acquired funds, namely Greater Tokyo Office Fund (Jersey) L.P. and ARA Harmony Fund III, L.P..
- (L) The tax expense for 4Q2015 and FY2015 was mainly due to certain non-tax deductible expenses.
- (M) Discontinued operations for FY2014 were related to results of the resources' subsidiaries disposed in June 2014.

1(a)(ii) Statement of comprehensive income for the 4th quarter and full year ended 31 December 2015.

		Full Year Ended 31 December		
2015	2014	2015	2014	
\$'000	\$'000	\$'000	\$'000	
11,843	36,924	7,485	16,194	
1,460	1,326	1,460	1,326	
4,849	4,421	6,750	5,437	
4,161	20,668	(42,319)	24,422	
3,476	(1,144)	(812)	(1,273)	
2,077	(796)	(15,296)	8,766	
5,698	1,484	(9,573)	1,100	
-	_	-	1,050	
21,721	25,959	(59,790)	40,828	
33,564	62,883	(52,305)	57,022	
30,364	61,032	(44,162)	54,736	
	1,851		2,286	
33,564	62,883	(52,305)	57,022	
30,364	61,032	(44,162)	50,895	
			3,841	
30,364	61,032	(44,162)	54,736	
	31 Dece 2015 \$'000 11,843 1,460 4,849 4,161 3,476 2,077 5,698 - 21,721 33,564 30,364 3,200 33,564 30,364 -	\$'000 11,843 36,924 1,460 1,326 4,849 4,421 4,161 20,668 3,476 (1,144) 2,077 (796) 5,698 1,484 21,721 25,959 33,564 62,883 30,364 61,032 3,200 1,851 33,564 62,883	31 December 31 December 2015 2014 2015 \$'000 \$'000 \$'000 11,843 36,924 7,485 1,460 1,326 1,460 4,849 4,421 6,750 4,161 20,668 (42,319) 3,476 (1,144) (812) 2,077 (796) (15,296) 5,698 1,484 (9,573) - - - 21,721 25,959 (59,790) 33,564 62,883 (52,305) 30,364 61,032 (44,162) 3,200 1,851 (8,143) 33,564 62,883 (52,305)	

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

Balance sheets as at 31 December 2015

	<u>Note</u>	GRO	OUP	<u>Note</u>	COMP	ANY	
	•	31 Dec 2015	31 Dec 2014	_	31 Dec 2015	31 Dec 2014	
		\$'000	\$'000		\$'000	\$'000	
<u>Assets</u>							
Non-current assets							
Property, plant and equipment		34,434	35,737		174	244	
Investment properties	1	606,010	399,763	1a	32,371	53,135	
Goodwill		17,604	20,247		_	_	
Other intangible assets		6,655	7,650		_	_	
Subsidiaries	_	_	_	2a	125,237	209,737	
Associates and joint ventures	2	558,616	428,192		2,708	2,708	
Deferred tax assets		1,599	1,550		_	_	
Other non-current receivables		1,855	2,263		_	_	
Investment securities	0	201,576	202,488		_	_	
Other non-current assets	3	987	75,626	_	-		
Total non-current assets		1,429,336	1,173,516	-	160,490	265,824	
Current assets							
Assets/Disposal group classified as held for sale	4	17,771	46,836	3a	17,771	_	
Development properties for sale		70	237		_	_	
Inventories		88,820	96,085		_	_	
Income tax receivables		3,526	1,368		_	26	
Prepayments and accrued income		1,854	1,365		1	1	
Trade and other receivables		126,297	113,827	4a	866,263	558,079	
Marketable securities	5	178,282	78,699		_	_	
Derivative financial instruments		200	_		_	_	
Cash and short-term deposits		239,325	480,170	5a _	105,579	387,410	
Total current assets		656,145	818,587	_	989,614	945,516	
Total assets		2,085,481	1,992,103	_	1,150,104	1,211,340	
Equity and liabilities							
Equity							
Share capital		568,968	568,968		568,968	568,968	
Retained earnings		782,253	787,375		86,250	89,069	
Other reserves	6	(54,057)	(1,596)	6a	(18,079)	(8,174)	
Reserve of disposal group classified as held for sale		_	250		-	_	
Equity attributable to owners of the Company	•	1,297,164	1,354,997	_	637,139	649,863	
Non-controlling interests		73,049	50,901		_	_	
Total equity		1,370,213	1,405,898	_	637,139	649,863	
Non-current liabilities							
Provisions		5,923	3,916		_	_	
Deferred tax liabilities		5,654	6,051		2,806	3,291	
Borrowings	7	373,985	243,276		_,555		
Derivative financial instruments	•	24	181		_	_	
Other non-current liabilities		465	320		_	_	
Total non-current liabilities		386,051	253,744	_	2,806	3,291	
		330,001	200,7	_	2,000	0,201	

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

Balance sheets as at 31 December 2015 (cont'd)

	<u>Note</u>	te GROUP		<u>Note</u>	COMPANY	
	·	31 Dec 2015	31 Dec 2014	. <u>-</u>	31 Dec 2015	31 Dec 2014
		\$'000	\$'000		\$'000	\$'000
Current liabilities Liabilities directly associated with disposal group classified as held for sale		-	27		-	-
Provisions		22,756	28,134		19,585	23,477
Income tax payable		2,083	1,682		442	199
Trade and other payables	8	122,962	77,480	7a	490,132	534,510
Borrowings	9	177,682	222,996		_	_
Derivative financial instruments		3,734	2,142		_	_
Total current liabilities	-	329,217	332,461	_	510,159	558,186
Total liabilities	-	715,268	586,205	. <u> </u>	512,965	561,477
Total equity and liabilities		2,085,481	1,992,103	_	1,150,104	1,211,340

Notes to Balance Sheets:

Group

Non-current assets

- (1) The increase in investment properties was due to the acquisition of an office building in Melbourne, Australia and reclassification of the retail mall in Chongqing, China from other non-current assets.
- The increase in associates and joint ventures was mainly due to investment in ARA Harmony Fund III, L.P., Greater Tokyo Office Fund (Jersey) L.P. and a subscription of rights issue from ARA Asset Management Limited.
- (3) The decrease in other non-current assets was primarily due to reclassification of the retail mall in Chongqing, China to investment properties.

Current assets

- (4) As at 31 December 2015, certain investment properties were reclassified to assets held for sale. The amount as at 31 December 2014 was related to investment properties and assets of a subsidiary of which the sale was completed in FY2015.
- (5) The increase in marketable securities was due to purchase of quoted securities.

Equity

(6) The increase in the deficit in other reserves was mainly due to decrease in the market value of certain long term securities.

Non-current liabilities

(7) The increase in borrowings was mainly due to drawdown of bank loans to finance new investments during the year.

Notes to Balance Sheets (cont'd):

Group (cont'd)

Current liabilities

- (8) The increase in trade and other payables was mainly due to higher volume of transactions during the quarter.
- (9) The decrease in borrowings was mainly due to repayment of bank loans.

Company

Current assets

- (1a) The decrease in investment properties was mainly due to the reclassification of certain investment properties to assets held for sale.
- (2a) The decrease was mainly due to disposal and liquidation of subsidiaries during the year.
- (3a) As at 31 December 2015, certain investment properties were reclassified to assets held for sale.
- (4a) The increase in trade and other receivables was related to intercompany advances to subsidiaries.
- (5a) The decrease in cash and short-term deposits was mainly due to net intercompany advances to subsidiaries.

Equity

(6a) The deficit in other reserves was due to translation loss from foreign operations.

Current liabilities

(7a) The decrease in trade and other payables was mainly related to settlement of intercompany advances from subsidiaries.

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

Amount repayable in one year or less, or on demand:

As at 31	12/2015	As at 31/	12/2014
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
48,663	129,019	80,004	142,992

Amount repayable after one year:

As at 31	/12/2015	As at 31/	12/2014
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
373,985	-	219,030	24,246

Details of any collaterals:

Secured borrowings are generally secured by mortgages on the subsidiaries' properties or other assets.

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

Consolidated cash flow statement for the 4th quarter and full year ended 31 December 2015

	4 th Quarter (4 31 Dece		Full Year 31 Dece	
	2015	2014	2015	2014
	\$'000	\$'000	\$'000	\$'000
		(restated)		(restated)
Cash flows from operating activities				
Profit before tax from continuing operations	13,590	40,418	10,876	33,082
Loss before tax from discontinued operations	_	_	_	(7,704)
Profit before tax	13,590	40,418	10,876	25,378
<u>Adjustments</u>				
Depreciation of property, plant and equipment	759	761	3,187	2,957
Amortisation of intangible assets	157	166	687	683
Dividend income	(7,262)	(3,358)	(25,407)	(8,193)
Interest income	(2,842)	(1,778)	(10,485)	(5,395)
Finance costs	4,446	3,824	15,714	29,748
Currency realignment	(6,714)	4,314	11,379	5,216
Fair value changes in investment properties and	5,621	(5,141)	20,413	5,388
financial assets	5,5_1	(0,111)	_0,	0,000
Net gain on disposal of property, plant and equipment, investment properties and	_	(38,683)	(770)	(28,291)
subsidiaries		(00,000)	(110)	(20,201)
Unfavourable/(favourable) valuation adjustment	5,771	(1,043)	4,698	1,211
on tin inventory	-,	(1,010)	-,	.,
Impairment losses of investments, property, plant and equipment	294	1,230	294	1,267
Write off/Provision for liabilities, exploration	2.420	0.007	2 444	12,087
costs and other assets	2,439	8,287	2,444	
Provision for employee benefits and receivables	800	348	819	2,325
Share of results of associates and joint ventures	(16,236)	(2,357)	(28,475)	(14,866)
Operating cash flows before changes in working capital	823	6,988	5,374	29,515
Decrease in development properties for sale	_	111	156	97
Decrease/(Increase) in inventories	2,963	(393)	(9,946)	6,932
Decrease/(Increase) in marketable securities	7,721	(13,084)	(114,608)	(64,033)
(Increase)/Decrease in trade and other				
receivables	(2,064)	41,993	(18,559)	(11,004)
(Decrease)/Increase in trade and other payables	(19,779)	(5,960)	36,347	(13,407)
Cash flows (used in)/from operations	(10,336)	29,655	(101,236)	(51,900)
Income taxes paid	(348)	(3,321)	(5,809)	(15,562)
Payment of finance costs	(5,256)	(3,326)	(15,705)	(28,310)
Interest received	2,542	1,949	9,457	3,860
Dividend income	4,695	1,230	15,400	1,385
Net cash flows (used in)/from operating activities	(8,703)	26,187	(97,893)	(90,527)
•				

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

Consolidated cash flow statement for the 4th quarter and full year ended 31 December 2015 (cont'd)

	4 th Quarter (31 Dec		Full Year 31 Dece	
	2015 \$'000	2014 \$'000 (restated)	2015 \$'000	2014 \$'000 (restated)
Cash flows from investing activities		,		,
Proceeds from disposal of property, plant and equipment and investment properties	_	441,851	43,046	459,362
Cost incurred on property, plant and equipment	(3,313)	(1,590)	(4,990)	(6,507)
Cost incurred on investment properties	(2,007)	_	(197,994)	(4,171)
Initial payment on a property	_	(74,285)	_	(74,285)
Proceeds from disposal of investment securities	_	_	_	47,287
Purchase of investment securities	_	_	(38,924)	(180,887)
Investment in associates	(30,582)	_	(114,983)	_
Shareholder's loan to an associate	_	_	_	(11,910)
Increase in deferred mine exploration and evaluation expenditure and mine properties	(36)	(732)	(678)	(2,024)
Net cash outflow on acquisition of a subsidiary	_	_	_	(186)
Net cash inflow from sale of subsidiaries	_	_	53,030	208
Proceeds from partial return of capital from an associate	-	410	-	1,287
Dividend income from investment securities, associates and joint ventures	3,993	3,710	20,379	27,834
Currency realignment	115	607	154	(277)
Net cash flows (used in)/from investing activities	(31,830)	369,971	(240,960)	255,731
Cash flows from financing activities				
Dividend paid to shareholders	_	_	(16,324)	(16,324)
Proceeds from loan to an associate	60,000	_	_	_
Loan from a non-controlling shareholder of a subsidiary	_	_	_	20,950
Drawdown/(repayment) of short-term borrowings	22,935	(15,069)	17,599	51,990
Drawdown of long-term borrowings	2,152	_	152,294	220,000
Repayment of long-term borrowings	(1,728)	(1,932)	(69,086)	(232,707)
Net proceeds from issuance of shares by subsidiaries to non-controlling shareholders	1,101	2,800	30,345	4,900
Currency realignment	1,895	(4,749)	(15,522)	(2,747)
Net cash flows from/(used in) financing activities	86,355	(18,950)	99,306	46,062
Net increase/(decrease) in cash and cash equivalents	45,822	377,208	(239,547)	211,266
Effect of exchange rate changes on cash and cash equivalents	1,140	(1,211)	(5,800)	(948)
Cash and cash equivalents, beginning balance	192,363	108,675	484,672	274,354
Cash and cash equivalents, ending balance	239,325	484,672	239,325	484,672
Cash and cash equivalents comprise the		_		_
following: Cash and short-term deposits	239,325	480,170	239,325	480,170
Disposal group classified as held for sale	200,020	4,502		4,502
Dioposai group siassilieu as rieiu iui sale	239,325	484,672	239,325	484,672
	203,020	404,072	239,323	404,072

Notes to the Cash Flow Statement:

(i) Fourth quarter and full year

Net cash outflow from operating activities for 4Q2015 was mainly due to repayment of trade and other payables. For FY2015, this was mainly due to purchase of marketable securities.

Net cash outflow from investing activities for 4Q2015 and FY2015 was mainly due to subscription of rights shares in ARA Asset Management Limited. In addition, the purchase of properties and investment in funds resulted in a higher net cash outflow for FY2015.

Net cash inflow from financing activities for 4Q2015 was mainly due to drawdown of borrowings and repayment of loan by an associate. In addition, the drawdown of borrowings and proceeds from shares issued by subsidiaries to non-controlling shareholders resulted in a higher net cash inflow for FY2015.

(ii) Significant non-cash transactions

There were no material non-cash transactions other than those disclosed in the cash flow statement.

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Statements of changes in equity for the year ended 31 December 2015

GROUP

<u>GROUP</u>	Total equity \$'000	Equity attributable to owners of the Company \$'000	Share capital	Retained earnings	AFS reserve	Hedging reserve	Revaluation reserve \$'000	Translation reserve \$'000	Reserve of disposal group classified as held for sale \$'000	Non-controlling interests
Opening balance at 1 January 2015	1,405,898	1,354,997	568,968	787,375	19,102	(1,367)	8,034	(27,365)	250	50,901
Total comprehensive income/(expenses) for the year	(52,305)	(44,162)	-	8,549	(43,024)	(444)	7,544	(16,491)	(296)	(8,143)
Contributions by and distributions to owners										
Dividend on ordinary shares	(16,324)	(16,324)	-	(16,324)	-	-	-	-	-	-
Dividend to non-controlling interests	(61)	-	-	-	_	-	-	-	-	(61)
Unclaimed dividends written back	2,660	2,660	-	2,660	_	-	_	-	-	-
Contribution of capital by non-controlling interests	30,345	_	_	_	_	_	_	_	_	30,345
Total contributions by and distributions to owners	16,620	(13,664)	_	(13,664)	_	_	_	_	_	30,284
Changes in ownership interests in subsidiaries										
Dilution of ownership interests in subsidiaries that do not result in a loss of control	-	(7)	-	(7)	-	-	-	-	-	7
Total changes in ownership interests in subsidiaries	-	(7)	-	(7)	-	-	-	-	-	7
Total transactions with owners in their capacity as owners	16,620	(13,671)	-	(13,671)	-	-	-	-	-	30,291
<u>Others</u>										
Reserve attributable to disposal group classified as held for sale	-	-	-	-	-	-	-	(46)	46	_
Total others	_	_	-	_	-	_	_	(46)	46	-
Closing balance at 31 December 2015	1,370,213	1,297,164	568,968	782,253	(23,922)	(1,811)	15,578	(43,902)	-	73,049

Page 12

Statements of changes in equity for the year ended 31 December 2015 (cont'd)

GROUP (cont'd)

	Total equity \$'000	Equity attributable to owners of the Company \$'000	Share capital \$'000	Retained earnings \$'000	AFS reserve \$'000	Hedging reserve \$'000	Revaluation reserve \$'000	Translation reserve \$'000	Reserve of disposal group classified as held for sale \$'000	Non- controlling interests \$'000
Opening balance at 1 January 2014	1,352,243	1,316,585	568,968	784,145	(6,924)	(363)	1,893	(25,901)	(5,233)	35,658
Total comprehensive income/(expenses) for the year	57,022	54,736	-	18,586	26,026	(1,004)	6,182	(703)	5,649	2,286
Contributions by and distributions to owners										
Dividend on ordinary shares	(16,324)	(16,324)	-	(16,324)	_	_	-	_	-	-
Contribution of capital by non-controlling interests	4,900	_	_	_	-	_	_	_	_	4,900
Total contributions by and distributions to owners	(11,424)	(16,324)	_	(16,324)	_	_	_	_	_	4,900
Total transactions with owners in their capacity as owners	(11,424)	(16,324)	-	(16,324)	-	_	-	-	-	4,900
<u>Others</u>										
Reserve attributable to disposal group classified as held for sale	_	-	-	_	-	-	-	(761)	761	-
Sale of disposal group classified as held for sale	7,940	-	-	927	-	-	_	_	(927)	7,940
Sale of a subsidiary	_	_	_	41	_	_	(41)	_	_	_
Acquisition of a subsidiary	117	_	_	_	_	_	_	_	_	117
Total others	8,057	_	_	968	-	_	(41)	(761)	(166)	8,057
Closing balance at 31 December 2014	1,405,898	1,354,997	568,968	787,375	19,102	(1,367)	8,034	(27,365)	250	50,901

Page 13

Statements of changes in equity for the year ended 31 December 2015 (cont'd)

COMPANY

	Total equity \$'000	Equity attributable to owners of the Company \$'000	Share capital \$'000	Retained earnings \$'000	Revaluation reserve \$'000	Translation reserve \$'000
Opening balance at 1 January 2015	649,863	649,863	568,968	89,069	208	(8,382)
Total comprehensive income/(expenses) for the year	940	940	-	10,845	(6)	(9,899)
Contributions by and distributions to owners						
Dividend on ordinary shares	(16,324)	(16,324)	_	(16,324)	_	_
Unclaimed dividends written back	2,660	2,660	_	2,660	_	_
Total transactions with owners in their capacity as owners	(13,664)	(13,664)	-	(13,664)	_	_
Closing balance at 31 December 2015	637,139	637,139	568,968	86,250	202	(18,281)
	Total equity \$'000	Equity attributable to owners of the Company \$'000	Share capital \$'000	Retained earnings \$'000	Revaluation reserve \$'000	Translation reserve \$'000
Opening balance at 1 January 2014	578,426	578,426	568,968	16,579	202	(7,323)
Total comprehensive income/(expenses) for the year	87,761	87,761	-	88,814	6	(1,059)
Contributions by and distributions to owners	Γ					
Dividend on ordinary shares	(16,324)	(16,324)	_	(16,324)	_	-
Total transactions with owners in their capacity as owners	(16,324)	(16,324)	_	(16,324)	_	
Closing balance at 31 December 2014	649,863	649,863	568,968	89,069	208	(8,382)

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Not applicable.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

31 December 2015 31 December 2014

Total number of ordinary shares in issue **408,095,772** 408,095,772

There were no treasury shares as at 31 December 2015 and 31 December 2014.

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

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

These figures had not been audited or reviewed by the Company's auditors.

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

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Except as disclosed in item 5 below, the Group had applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements as at 31 December 2014.

The Group has acquired stakes in certain funds whereby control or significant influence has been established. As such, these funds have been accounted for as subsidiaries or associates accordingly.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

The Group adopted the following new and revised Financial Reporting Standards ("FRS") that are effective for the financial period beginning 1 January 2015:

Amendments to FRS 19 Defined Benefit Plans: Employee Contributions Improvements to FRSs (January 2014) Improvements to FRSs (February 2014)

The adoption of these FRSs did not have any significant financial impact on the financial position or performance of the Group.

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

_	4 th Quarter (4Q) Ended 31 December		Full Year 31 Dece	
	2015	2014	2015	2014
Basic and diluted earnings per share from continuing operations attributable to owners of the Company:	2.8 cents	9.1 cents	2.1 cents	5.0 cents
Basic and diluted earnings per share for the period based on Group profit attributable to owners of the Company:	2.8 cents	9.1 cents	2.1 cents	4.6 cents

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

Net asset value per share based on issued share capital at the end of:

31 December 2015 31 December 2014

The Group \$3.18 \$3.32 The Company \$1.56 \$1.59

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

The following tables summarise the 4Q2015 operating results by business segments and comparables for 4Q2014 and the FY2015 operating results by business segments and comparables for FY2014.

4Q2015 Operating Segment Results

	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue						
External revenue	122,457	4,264	_	_	_	126,721
Inter-segment revenue	_	185	_	_	(185)	_
Total revenue	122,457	4,449	_	_	(185)	126,721
Segment results						
Operating profit	544	5,765	765	133	_	7,207
Fair value changes in investment properties	_	(5,113)	_	_	_	(5,113)
Impairment losses	(294)	_	_	_	_	(294)
Finance costs	(1,334)	(3,090)	_	(22)	_	(4,446)
Share of results of associates and joint ventures	65	15,113	1,058	_	_	16,236
Profit/(Loss) before tax	(1,019)	12,675	1,823	111	_	13,590
Income tax (expense)/credit	(1,107)	(1,217)	(56)	633	_	(1,747)
Profit/(Loss) after tax	(2,126)	11,458	1,767	744	_	11,843
Profit/(Loss) attributable to:						
Owners of the Company	(1,132)	9,975	1,767	744	_	11,354
Non-controlling interests	(994)	1,483	_	_	_	489
	(2,126)	11,458	1,767	744		11,843

4Q2014 Operating Segment Results

	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue					,	
External revenue	204,045	5,069	_	_	_	209,114
Inter-segment revenue	_	14	_	_	(14)	_
Total revenue	204,045	5,083	_	_	(14)	209,114
Segment results						
Operating profit/(loss)	6,197	40,000	513	(7,603)	_	39,107
Fair value changes in investment properties	_	4,008	_	_	-	4,008
Impairment losses	(1,230)	_	_	_	_	(1,230)
Finance costs	(1,871)	(1,953)	_	_	_	(3,824)
Share of results of associates and joint ventures	(1,306)	3,245	418	_	-	2,357
Profit/(Loss) before tax	1,790	45,300	931	(7,603)	_	40,418
Income tax expense	(2,433)	(305)	(87)	(669)	_	(3,494)
Profit/(Loss) after tax	(643)	44,995	844	(8,272)	_	36,924
Profit/(Loss) attributable to:						
Owners of the Company	(559)	44,966	844	(8,272)	_	36,979
Non-controlling interests	(84)	29	_	_	_	(55)
-	(643)	44,995	844	(8,272)	_	36,924

Note:

Real Estate - This comprises the property portfolio, investments in Straits Real Estate Pte. Ltd. ("SRE"), Suntec REIT units and ARA Asset Management Limited ("ARA").

Hospitality - This comprises the investments in Far East Hospitality Holdings Pte Ltd ("FEHH") and Far East Hospitality Trust ("FEHT").

Others - This comprises Group-level corporate and treasury services.

FY2015 Operating Segment Results

	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<u>Revenue</u>						
External revenue	528,493	11,456	_	_	_	539,949
Inter-segment revenue	_	457	_	_	(457)	_
Total revenue	528,493	11,913	_	_	(457)	539,949
Segment results						
Operating profit/(loss)	5,247	(3,154)	(63)	1,198	_	3,228
Fair value changes in investment properties	-	(4,819)	_	_	_	(4,819)
Impairment losses	(294)	_	_	_	_	(294)
Finance costs	(5,356)	(10,258)	_	(100)	_	(15,714)
Share of results of associates and joint ventures	600	25,575	2,300	_	_	28,475
Profit before tax	197	7,344	2,237	1,098	_	10,876
Income tax (expense)/credit	(2,801)	(3,398)	(225)	3,033	_	(3,391)
Profit/(Loss) after tax	(2,604)	3,946	2,012	4,131	_	7,485
Profit/(Loss) attributable to:						
Owners of the Company	(1,821)	4,227	2,012	4,131	_	8,549
Non-controlling interests	(783)	(281)	_	_	_	(1,064)
	(2,604)	3,946	2,012	4,131	_	7,485

FY2014 Operating Segment Results

F12014 Operating Segment Results	<u>></u>					
	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<u>Revenue</u>						
External revenue	743,364	21,392	_	_	_	764,756
Inter-segment revenue	_	57	_	_	(57)	_
Total revenue	743,364	21,449	_	_	(57)	764,756
Segment results						
Operating profit/(loss)	17,166	42,311	(2,616)	(11,313)	_	45,548
Fair value changes in investment properties	_	(4,021)	_	_	_	(4,021)
Impairment losses	(1,267)	_	_	_	_	(1,267)
Finance costs	(6,915)	(4,322)	_	(18,511)	_	(29,748)
Share of results of associates and joint ventures	(970)	16,340	(504)	_	_	14,866
Profit/(Loss) before tax	8,014	50,308	(3,120)	(29,824)	_	25,378
Income tax (expense)/credit	(8,679)	(442)	(623)	560	_	(9,184)
Profit/(Loss) after tax	(665)	49,866	(3,743)	(29,264)	_	16,194
Profit/(Loss) attributable to:						
Owners of the Company	1,299	50,294	(3,743)	(29,264)	_	18,586
Non-controlling interests	(1,964)	(428)		_	_	(2,392)
-	(665)	49,866	(3,743)	(29,264)	_	16,194

Note:

Real Estate - This comprises the property portfolio, investments in Straits Real Estate Pte. Ltd. ("SRE"), Suntec REIT units and ARA Asset Management Limited ("ARA").

Hospitality - This comprises the investments in Far East Hospitality Holdings Pte Ltd ("FEHH") and Far East Hospitality Trust ("FEHT").

Others - This comprises Group-level corporate and treasury services.

<u>Group</u>

FY2015 vs FY2014

Revenue

The Group reported lower revenue for 4Q2015 and FY2015 as a result of lower property revenue, lower tin prices and lower sales quantity of refined tin for the resources business.

Results

Overall contributions from the Group's associates and joint ventures were higher in 2015. However, profit after tax and non-controlling interests was lower than 2014 principally due to the absence of one-off item arising from the disposal of Straits Trading Building.

Resources

The Group's resources revenue for 4Q2015 and FY2015 was impacted by lower tin prices and lower sales quantity of refined tin compared with FY2014.

The loss after tax and non-controlling interests of \$1.1 million and \$1.8 million for 4Q2015 and FY2015 respectively was mainly due to the impact from exchange losses and unfavourable valuation adjustment on tin inventory due to lower tin price at the end of the year.

Real Estate

The Group's real estate revenue for 4Q2015 and FY2015 was lower compared with 4Q2014 and FY2014 as there was no rental revenue from the Straits Trading Building after completion of the sale in December 2014.

Real estate operations reported a profit after tax and non-controlling interests of \$10.0 million for 4Q2015 mainly due to contribution from associates and joint ventures. For FY2015, profit after tax and non-controlling interests was reduced to \$4.2 million as a result of mark-to-market losses and disposal losses from marketable securities recorded in the first nine months of 2015.

During the year, Straits Real Estate acquired an office building in Melbourne, Australia, a stake in ARA Harmony Fund III, L.P. and Greater Tokyo Office Fund (Jersey) L.P.. The retail mall in Chongqing, China is undergoing asset enhancement works and is expected to be operational by the latter half of 2016. Most of the Group's new business platforms have started to contribute to the Group's results.

Hospitality

Profit after tax of \$1.8 million and \$2.0 million for 4Q2015 and FY2015 respectively was primarily from Far East Hospitality Holdings Pte. Ltd.

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

No prospect statement was disclosed in the third quarter 2015 financial results announcement made on 13 November 2015.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

The global operating environment is expected to be difficult and challenging.

The Group will continue to exercise financial prudence and focus on executing its strategies through its various business platforms.

Straits Real Estate ("SRE"), the Group's 89.5% owned real estate investment vehicle has invested in an array of real estate related assets across the Asia-Pacific. SRE will seek to enhance the value of these assets to optimise their returns, while looking to tap into new opportunities for growth.

Far East Hospitality Holdings ("FEHH"), the Group's 30% associate has been repositioning its asset base through refurbishments and other enhancements. FEHH will continue to grow its business by acquiring new management contracts and investing selectively in accretive assets.

The market conditions for the Group's 54.8% owned resources arm, Malaysia Smelting Corporation Berhad continues to be challenging due to depressed tin prices and uncertain outlook.

The Group will continue to judiciously explore new opportunities for growth, even as it continues to build upon its current platforms.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

Name of Dividend Interim
Dividend Type Cash

Dividend Amount per Share (in cents) 4 cents per ordinary share (one-tier tax)

Tax Rate N.A.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Yes.

Name of Dividend Interim
Dividend Type Cash

Dividend Amount per Share (in cents) 4 cents per ordinary share (one-tier tax)

Tax Rate N.A.

(c) Date payable

6 May 2016

(d) Books closure date

Notice is hereby given that the Share Transfer Books and the Register of Members of the Company will be closed on 21 April 2016 for the purpose of determining shareholders' entitlement to the interim dividend payable on 6 May 2016. Duly completed transfers received by the Company's Share Registrar, Tricor Barbinder Share Registration Services, at 80 Robinson Road #02-00, Singapore 068898, up to 5.00 p.m. on 20 April 2016 will be registered to determine shareholders' entitlements to the interim dividend. In respect of shares held in securities accounts with The Central Depository (Pte) Limited ("CDP"), the interim dividend will be paid by the Company to CDP, which will in turn distribute the dividend entitlement to the holders of such shares in accordance with its practice.

(e) Annual General Meeting

The Annual General Meeting of the Company will be held at Meeting Rooms 301 and 302, Level 3, Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Singapore 039593 on Friday, 29 April 2016 at 11.00 a.m.

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

Not applicable.

13. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Company did not seek and does not have a general mandate from shareholders pursuant to Rule 920 of the Listing Manual.

14. Negative confirmation pursuant to Rule 705(5).

Not applicable.

15. Confirmation of Undertakings from Directors and Executive Officers pursuant to Rule 720(1) of the Listing Manual

The Company has procured undertakings in the format set out in Appendix 7.7 from all its directors and executive officers under Rule 720(1) of the Listing Manual.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

16. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Please refer to item 8 for the segmented revenue and results of the various businesses of the Group.

2015 Geographical Information

	Singapore \$'000	Malaysia \$'000	Australia \$'000	Consolidated \$'000
Segment Revenue				
Revenue from external parties	5,062	531,589	3,298	539,949
2014 Geographical Information				
	Singapore \$'000	Malaysia \$'000	Australia \$'000	Consolidated \$'000
Segment Revenue				
Revenue from external parties	18,615	746,141	_	764,756

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

Please refer to item 8.

18. A breakdown of revenue and profit after tax for continuing operations are as follows:

		2015	2014	+/(-)
		\$'000 (restated)	\$'000	%
/ \ T		•	0.40.000	(40.0)
` '	revenue reported for first half year	275,023*	343,396	(19.9)
	after tax before deducting non-controlling ests reported for first half year	780	4,918	(84.1)
(c) Total	revenue reported for second half year	264,926*	421,360	(37.1)
` '	after tax before deducting non-controlling ests reported for second half year	6,705	18,980	(64.7)

Restatement of total revenue and costs of tin mining and smelting from the resources operations:

	2015					
	1Q	2Q	1 st Half	3Q	4Q	2 nd Half
			Year			Year
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Total Payanua						
Total Revenue						
As reported	145,557	169,668	315,225	199,099	126,721	325,820
Adjustments	_	(40,202)	(40,202)	(60,894)	_	(60,894)
As Restated	145,557	129,466	275,023*	138,205	126,721	264,926*
Costs of tin mining						
and smelting						
As reported	(132,323)	(166,864)	(299,187)	(170,214)	(112,807)	(283,021)
Adjustments	_	40,202	40,202	60,894	_	60,894
As Restated	(132,323)	(126,662)	(258,985)	(109,320)	(112,807)	(222,127)

The adjustments had no financial impact to the profit or loss for the affected quarters or the year under review.

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

Total Annual Dividend

	Latest Full Year (\$'000)	Previous Full Year (\$'000)
Ordinary	16,324	16,324
Total:	16,324	16,324

20. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Company confirms that none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or substantial shareholder of the Company.

BY ORDER OF THE BOARD Aldric Tan Jee Wei Secretary

25 February 2016 Singapore

This Announcement will be available at the Company's website at http://www.stc.com.sg/