Financial Statements

Contents

Directors' Report

For the financial year ended 31 March 2015

The directors present their report to the member together with the audited income statements, statements of comprehensive income, balance sheets and statements of changes in equity of the Company and the Group, and the audited consolidated cash flow statement of the Group for the financial year ended 31 March 2015.

DIRECTORS

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

Cheng Wai Wing Edmund
David Christopher Ryan
Lee Chong Kwee
Ma Kah Woh Paul
Samuel N. Tsien
Tsang Yam Pui
Wong Meng Meng
Hiew Yoon Khong

ARRANGEMENTS TO ENABLE DIRECTORS TO ACQUIRE SHARES AND DEBENTURES

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose object was to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate, other than those disclosed under "Mapletree Share Appreciation Rights Plan", "Mapletree Performance Share Units Plan", "Mapletree Restricted Share Units Plan" and "Mapletree NED Restricted Share Units Plan" on pages 83 to 85 of this report.

DIRECTORS' INTERESTS IN SHARES OR DEBENTURES

According to the register of directors' shareholdings, none of the directors holding office at the end of the financial year had any interest in the shares or debentures of the Company or its related corporations, except as follows:

	Holdings registered in the name of director		Holdings in which a director is deemed to have an interest	
	At 31.03.15	At 01.04.14	**At 31.03.15**	At 01.04.14
Neptune Orient Lines Limited				
(Ordinary shares)				
Hiew Yoon Khong	–	–	**140,000**	140,000
STATS ChipPAC Ltd				
(Ordinary shares)				
Cheng Wai Wing Edmund	**177,000**	177,000	–	–
Singapore Technologies Engineering Ltd				
(Ordinary shares)				
Hiew Yoon Khong	–	–	**30,000**	30,000
Singapore Telecommunications Limited				
(Ordinary shares)				
Ma Kah Woh Paul	**190**	190	**190**	190
Wong Meng Meng	**1,667**	1,667	**1,550**	1,550
Starhub Ltd				
(Ordinary shares)				
Ma Kah Woh Paul	**78,580**	78,580	–	–
Hiew Yoon Khong	–	–	–	150,000

DIRECTORS' CONTRACTUAL BENEFITS

Since the end of the previous financial year, no director has received or become entitled to receive a benefit 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 has a substantial financial interest, except that a director has an employment relationship with the Company, and has received remuneration in that capacity.

SHARE-BASED COMPENSATION PLANS

The Executive Resource and Compensation Committee ("ERCC") of the Company has been designated as the Committee responsible for the administration of the share-based compensation plans.

(A) MAPLETREE SHARE APPRECIATION RIGHTS PLAN

The Mapletree Share Appreciation Rights Plan ("MSA Plan") for employees and non-executive directors was adopted by the Board of Directors and shareholder of the Company on 4 January 2008 and are restricted to employees and non-executive directors of the Group. For the financial years ended 31 March 2008 and 31 March 2009, Mapletree Share Appreciation Rights ("MSA Rights") were granted to certain employees and non-executive directors of the Group. Participants of the MSA Plan were granted MSA Rights at a grant value which was determined by the ERCC using the fair value of the ordinary shares in the capital of the Company ("Company Shares"). Participants may exercise the MSA Rights commencing on or after a realisable event and expiring on the tenth (10th) anniversary of such grant.

Upon exercise of the MSA Rights, the Company shall procure that the participant is paid for each MSA Right in respect of which the grant is exercised, an amount equal to the excess of the market value of one unit share over the grant value of the MSA Rights. If the ERCC is of the opinion that the market value as determined is not representative of the value of a unit share, the fair market value will be determined at such price as deemed to be reasonable by the ERCC. The ERCC has the absolute discretion to determine if the payment will be made wholly or partly in the form of the Company Shares or in cash.

Following a review of the MSA Plan by the ERCC in 2009, the Company ceased to grant MSA Rights under the MSA Plan from the financial year ended 31 March 2010. The terms of the MSA Rights granted in the financial years ended 31 March 2008 and 31 March 2009 were also modified to include the addition of a performance condition which is tested for achievement at pre-determined dates.

Prior to the modifications, the Company has to settle the MSA Rights only upon the realisation event. Without the realisation event, the MSA Rights awarded will lapse. With the modifications, if the realisation event does not happen but the performance condition is achieved at the pre-determined dates, the Company will have to settle the MSA Rights in cash over three years from the alternative realisation date, subject to a cap in the cash settlement value.

The performance condition added as part of the modifications was achieved as of 31 March 2013.

Details of the MSA Rights granted to the directors of the Company are as follows:

Name of Directors	**Outstanding as at 31.03.15**	Outstanding as at 31.03.14
Cheng Wai Wing Edmund	**81,734**	163,467
Lee Chong Kwee	**49,634**	99,267
Ma Kah Woh Paul	**52,534**	105,067
Tsang Yam Pui	**58,400**	116,800
Wong Meng Meng	**40,900**	81,800
Hiew Yoon Khong	**6,901,667**	13,803,333

Directors' Report

For the financial year ended 31 March 2015

SHARE-BASED COMPENSATION PLANS (CONTINUED)

(B) MAPLETREE PERFORMANCE SHARE UNITS PLAN AND MAPLETREE RESTRICTED SHARE UNITS PLAN

The Mapletree Performance Share Units Plan ("Mapletree PSU Plan") and the Mapletree Restricted Share Units Plan ("Mapletree RSU Plan") (collectively referred to as the "Plans") for employees (including executive director) were approved and adopted by the Board of Directors and shareholder of the Company on 4 November 2009. The first grant of award under the Plans was made in January 2010. The duration of each share plan is 10 years commencing 4 November 2009.

Under the Plans, awards are granted to eligible participants. Eligible participants of the Plans include selected employees of the Company, its subsidiaries and its associated companies, including executive director.

A Performance Share Unit ("PSU") or Restricted Share Unit ("RSU") granted under the Plans represents a right to receive cash or cash equivalents, fully-paid Company Shares, or combinations thereof, as calculated in accordance with the Plans, provided certain performance conditions and service conditions are met.

Under the Mapletree PSU Plan, awards granted to eligible participants vest immediately upon completion of the performance achievement periods. Awards are released once the ERCC is satisfied that the performance conditions have been achieved.

Under the Mapletree RSU Plan, awards granted to eligible participants vest only after a further period of service beyond the performance target completion date. Awards under the Mapletree RSU Plan differ from awards granted under the Mapletree PSU Plan in that an extended vesting period is imposed beyond the performance target completion date. Awards are released only upon the completion of the extended period of service.

Details of the PSU and RSU granted to a director of the Company are as follows:

	Outstanding as at 31.03.15	Outstanding as at 31.03.14
Hiew Yoon Khong		
– PSU to be released after 31.03.2015	**465,000** (1)	465,000 (1)
– PSU to be released after 31.03.2016	**757,500** (1)	757,500 (1)
– PSU to be released after 31.03.2017	**757,500** (1)	757,500 (1)
– PSU to be released after 31.03.2018	**397,820** (1)	397,820 (1)
– PSU to be released after 31.03.2019	**988,372** (1)	–
– RSU to be released after 31.03.2012	–	160,035 (3)
– RSU to be released after 31.03.2013	**120,310** (3)	240,620 (4)
– RSU to be released after 31.03.2014	**132,526** (4)	177,490 (2)
– RSU to be released after 31.03.2015	**369,565** (2)	–

Footnotes:

1. *The final number of units to be released will depend on the achievement of pre-determined targets over a five-year performance period. No units will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more units than the initial award could be released up to a maximum of 200% of the initial award.*

2. *The final number of units to be released will depend on the achievement of pre-determined targets over a one-year performance period and the release will be over a vesting period of three years. No units will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more units than the initial award could be released up to a maximum of 150% of the initial award.*

3. *Being the unvested one-third of the award.*

4. *Being the unvested two-thirds of the award.*

SHARE-BASED COMPENSATION PLANS (CONTINUED)

(C) MAPLETREE NED RESTRICTED SHARE UNITS PLAN

The Mapletree NED Restricted Share Units Plan ("Mapletree NED RSU Plan") was approved and adopted by the Board of Directors and shareholder of the Company on 4 November 2009 and are restricted to non-executive directors of the Company. The first grant of award was made in June 2010. The duration of the Mapletree NED RSU Plan is 10 years commencing 4 November 2009.

Under the Mapletree NED RSU Plan, awards are granted to eligible non-executive directors of the Company and its subsidiaries. A NED Restricted Share Unit ("NED RSU") granted under the Mapletree NED RSU Plan represents a right to receive cash or cash equivalents, fully-paid Company Shares, or combinations thereof, as calculated in accordance with the Mapletree NED RSU Plan. Grants of Mapletree NED RSU made to a non-executive director shall form part of the director's remuneration.

Under the Mapletree NED RSU Plan, awards granted to eligible non-executive directors shall vest at the date of grant. The right to receive cash or cash equivalents, fully-paid Company Shares, or combinations thereof, is exercisable at the discretion of the non-executive directors at the annual pre-determined exercise period, until the date falling on the fifth (5th) anniversary of date of grant of each award.

Details of the NED RSU granted to the non-executive directors of the Company are as follows:

	Outstanding as at 31.03.15	Outstanding as at 31.03.14
Cheng Wai Wing Edmund	**60,497**	48,508
Lee Chong Kwee	**35,979**	28,037
Ma Kah Woh Paul	**38,087**	30,252
Tsang Yam Pui	**20,009**	29,472
Wong Meng Meng	**8,898**	2,768

INDEPENDENT AUDITOR

The independent auditor, PricewaterhouseCoopers LLP, has expressed its willingness to accept re-appointment.

On behalf of the directors

CHENG WAI WING EDMUND
Director

HIEW YOON KHONG
Director

12 May 2015

Statement by Directors

For the financial year ended 31 March 2015

In the opinion of the directors,

(a) the income statements, statements of comprehensive income, balance sheets and statements of changes in equity of the Company and the Group and the consolidated cash flow statement of the Group as set out on pages 88 to 167 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 31 March 2015 and of the results of the business and changes in equity of the Company and of the Group and cash flows of the Group for the financial year then ended; and

(b) 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 directors

CHENG WAI WING EDMUND
Director

HIEW YOON KHONG
Director

12 May 2015

Independent Auditor's Report

to the Member of Mapletree Investments Pte Ltd

REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying financial statements of Mapletree Investments Pte Ltd (the "Company") and its subsidiaries (the "Group") set out on pages 88 to 167 which comprise the balance sheets of the Company and the Group as at 31 March 2015, income statements, statements of comprehensive income, statements of changes in equity of the Company and the Group for the financial year ended 31 March 2015, and the consolidated cash flow statement of the Group for the financial year ended 31 March 2015, 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 financial statements that give a true and fair view in accordance with the provisions of the Singapore Companies Act (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 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 about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the 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 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 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 accompanying income statements, statements of comprehensive income, balance sheets and statements of changes in equity of the Company and the Group and the consolidated cash flow statement of the Group 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 Company and of the Group as at 31 March 2015, and of the results and the changes in equity of the Company and of the Group and the cash flows of the Group for the financial 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.

PricewaterhouseCoopers LLP

PRICEWATERHOUSECOOPERS LLP
Public Accountants and Chartered Accountants

Singapore, 12 May 2015

Income Statement

For the financial year ended 31 March 2015

	Note	The Group 2015 $'000	The Group 2014 (restated) $'000	The Company 2015 $'000	The Company 2014 $'000
Revenue	3	**1,633,923**	1,521,903	**698,935**	626,314
Other gains – net	4	**1,058,068**	971,064	**3,327**	9,689
Expenses					
– Depreciation and amortisation		**(5,465)**	(5,574)	**(3,442)**	(3,496)
– Employee compensation	5	**(188,893)**	(175,747)	**(113,841)**	(104,919)
– Utilities and property maintenance		**(115,169)**	(121,597)	**(608)**	(501)
– Property tax		**(100,569)**	(97,551)	–	–
– Trustee's fees		**(2,233)**	(2,141)	–	–
– Other trust expenses		**(5,139)**	(5,922)	–	–
– Others		**(81,498)**	(63,840)	**(18,184)**	(15,661)
		2,193,025	2,020,595	**566,187**	511,426
Finance cost		**(171,417)**	(179,351)	–	–
Finance income		**4,066**	4,721	**1,239**	3,095
Finance (cost)/income – net	6	**(167,351)**	(174,630)	**1,239**	3,095
Share of (loss)/profit of associated companies		**(46,340)**	17,728	–	–
Share of profit of joint ventures		**2,213**	1,445	–	–
Profit before income tax		**1,981,547**	1,865,138	**567,426**	514,521
Income tax (expense)/credit	7	**(154,591)**	(112,561)	**(7,166)**	8,125
Profit for the financial year		**1,826,956**	1,752,577	**560,260**	522,646
Profit attributable to:					
Equity holder of the Company		**953,996**	828,620	**560,260**	522,646
Perpetual securities holders		**49,563**	49,563	–	–
Non-controlling interests		**823,397**	874,394	–	–
		1,826,956	1,752,577	**560,260**	522,646

The accompanying notes form an integral part of these financial statements.

Statement of Comprehensive Income

For the financial year ended 31 March 2015

		The Group		The Company	
	Note	**2015** **$'000**	2014 (restated) $'000	**2015** **$'000**	2014 $'000
Profit for the financial year		**1,826,956**	1,752,577	**560,260**	522,646
Other comprehensive income:					
Items that may be reclassified subsequently to income statement:					
Financial assets, available-for-sale					
– fair value gains/(losses)	11	**8,546**	(5,368)	–	–
Cash flow hedges					
– fair value (losses)/gains		**(11,927)**	18,787	–	–
– reclassification		**9,555**	2,673	–	–
Currency translation differences		**287,343**	73,179	–	–
Share of other comprehensive income of associated companies/joint ventures					
– fair value gains on cash flow hedges		**414**	699	–	–
– currency translation differences		**30,380**	12,865	–	–
Other comprehensive income for the financial year, net of tax		**324,311**	102,835	–	–
Total comprehensive income for the financial year		**2,151,267**	1,855,412	**560,260**	522,646
Total comprehensive income attributable to:					
Equity holder of the Company		**1,075,263**	866,848	**560,260**	522,646
Perpetual securities holders		**49,563**	49,563	–	–
Non-controlling interests		**1,026,441**	939,001	–	–
		2,151,267	1,855,412	**560,260**	522,646

The accompanying notes form an integral part of these financial statements.

Balance Sheet

As at 31 March 2015

		The Group			The Company	
	Note	2015 $'000	31 March 2014 (restated) $'000	1 April 2013 (restated) $'000	2015 $'000	2014 $'000
ASSETS						
Current assets						
Cash and cash equivalents	8	751,979	716,956	2,263,483	13,195	3,443
Derivative financial instruments	20	4,032	24,697	20,927	–	–
Trade and other receivables	9	140,413	142,729	172,049	1,459,651	1,214,220
Property held for sale		17,161	15,882	31,222	–	–
Other assets	10	134,688	30,905	25,638	1,044	1,400
		1,048,273	931,169	2,513,319	1,473,890	1,219,063
Non-current assets						
Trade and other receivables	9	72,154	48,544	40,500	2,001,431	1,812,044
Financial assets, available-for-sale	11	150,243	137,195	141,313	–	–
Derivative financial instruments	20	23,952	8,479	632	–	–
Investments in associated companies	12	844,652	550,377	813,010	–	–
Investments in joint ventures	13	77,719	70,935	63,320	–	–
Investments in subsidiaries	14	–	–	–	1,999,508	1,999,508
Investment properties	15	23,001,202	20,782,090	19,294,771	–	–
Properties under development	16	1,947,417	1,443,336	560,063	–	–
Plant and equipment	17	9,146	10,276	12,393	6,201	7,310
Intangible assets	18	17,393	17,915	17,480	7,907	8,250
Other assets	10	11,658	4,507	–	–	–
		26,155,536	23,073,654	20,943,482	4,015,047	3,827,112
Total assets		27,203,809	24,004,823	23,456,801	5,488,937	5,046,175
LIABILITIES						
Current liabilities						
Trade and other payables	19	669,683	583,023	750,608	98,011	109,648
Derivative financial instruments	20	64,332	14,228	24,701	–	–
Borrowings	21	1,267,865	1,033,835	1,148,660	–	–
Current income tax liabilities		102,218	91,943	118,691	3,395	1,480
		2,104,098	1,723,029	2,042,660	101,406	111,128
Non-current liabilities						
Trade and other payables	19	283,832	275,869	255,350	65,497	73,081
Derivative financial instruments	20	114,748	11,353	11,685	–	–
Borrowings	21	7,064,443	6,044,045	6,613,011	–	–
Deferred income tax liabilities	22	241,448	200,086	166,775	1,081	1,273
		7,704,471	6,531,353	7,046,821	66,578	74,354
Total liabilities		9,808,569	8,254,382	9,089,481	167,984	185,482
NET ASSETS		17,395,240	15,750,441	14,367,320	5,320,953	4,860,693
EQUITY						
Share capital	23	3,094,307	3,094,307	3,094,307	3,094,307	3,094,307
Retained earnings		6,093,480	5,228,214	4,496,086	2,226,646	1,766,386
Foreign currency translation reserve		104,234	(8,789)	(41,582)	–	–
Share compensation reserve		–	–	6,088	–	–
Hedge reserve		748	1,050	(9,753)	–	–
Fair value reserve		48,036	39,490	44,858	–	–
Capital reserve		(10,675)	(10,675)	(5,761)	–	–
Shareholder's funds		9,330,130	8,343,597	7,584,243	5,320,953	4,860,693
Perpetual securities	24	941,086	941,086	941,086	–	–
Non-controlling interests	35	7,124,024	6,465,758	5,841,991	–	–
Total equity		17,395,240	15,750,441	14,367,320	5,320,953	4,860,693

The accompanying notes form an integral part of these financial statements.

Statement of Changes in Equity – Group

For the financial year ended 31 March 2015

	Note	Share capital $'000	Share compensation reserve $'000	Fair value reserve $'000	Foreign currency translation reserve $'000	Hedge reserve $'000	Capital reserve $'000	Retained earnings $'000	Perpetual securities $'000	Non-controlling interests $'000	Total equity $'000
As at 1 April 2014 (restated)		**3,094,307**	**–**	**39,490**	**(8,789)**	**1,050**	**(10,675)**	**5,228,214**	**941,086**	**6,465,758**	**15,750,441**
Total comprehensive income for the financial year		–	–	8,546	113,023	(302)	–	953,996	49,563	1,026,441	2,151,267
Dividend relating to 2014 paid	31	–	–	–	–	–	–	(100,000)	–	–	(100,000)
Dividend paid to non-controlling interests		–	–	–	–	–	–	–	–	(419,886)	(419,886)
Capital contribution from non-controlling interests		–	–	–	–	–	–	–	–	57,753	57,753
Acquisition of interests in subsidiaries from non-controlling interests		–	–	–	–	–	–	6,042	–	(6,042)	–
Perpetual securities – distribution paid		–	–	–	–	–	–	–	(49,563)	–	(49,563)
Tax credit arising from perpetual securities		–	–	–	–	–	–	5,228	–	–	5,228
As at 31 March 2015		**3,094,307**	**–**	**48,036**	**104,234**	**748**	**(10,675)**	**6,093,480**	**941,086**	**7,124,024**	**17,395,240**
As at 1 April 2013 (previously reported)		**3,094,307**	**6,088**	**44,858**	**(41,582)**	**(9,753)**	**–**	**4,414,828**	**597,076**	**238,082**	**8,343,904**
Effect of adopting FRS 110		–	–	–	–	–	(5,761)	81,258	344,010	5,603,909	6,023,416
Beginning of financial year (restated)		3,094,307	6,088	44,858	(41,582)	(9,753)	(5,761)	4,496,086	941,086	5,841,991	14,367,320
Total comprehensive income for the financial year		–	–	(5,368)	32,793	10,803	–	828,620	49,563	939,001	1,855,412
Share-based expenses		–	2,564	–	–	–	–	–	–	–	2,564
Reclassification of share-based compensation plan from equity-settled to cash-settled		–	(8,652)	–	–	–	–	(1,720)	–	–	(10,372)
Dividend relating to 2013 paid	31	–	–	–	–	–	–	(100,000)	–	–	(100,000)
Dividend paid to non-controlling interests		–	–	–	–	–	–	–	–	(366,059)	(366,059)
Capital contribution from non-controlling interests		–	–	–	–	–	–	–	–	50,825	50,825
Acquisition of interests in subsidiaries from non-controlling interests		–	–	–	–	–	(4,914)	–	–	–	(4,914)
Perpetual securities – distribution paid		–	–	–	–	–	–	–	(49,563)	–	(49,563)
Tax credit arising from perpetual securities		–	–	–	–	–	–	5,228	–	–	5,228
As at 31 March 2014 (restated)		**3,094,307**	**–**	**39,490**	**(8,789)**	**1,050**	**(10,675)**	**5,228,214**	**941,086**	**6,465,758**	**15,750,441**

The accompanying notes form an integral part of these financial statements.

Statement of Changes in Equity – Company

For the financial year ended 31 March 2015

	Note	Share capital $'000	Share compensation reserve $'000	Retained earnings $'000	Total equity $'000
As at 1 April 2014		**3,094,307**	–	**1,766,386**	**4,860,693**
Total comprehensive income for the financial year		–	–	560,260	560,260
Dividend relating to 2014 paid	31	–	–	(100,000)	(100,000)
As at 31 March 2015		**3,094,307**	–	**2,226,646**	**5,320,953**
As at 1 April 2013		**3,094,307**	**6,088**	**1,345,460**	**4,445,855**
Total comprehensive income for the financial year		–	–	522,646	522,646
Share-based expenses		–	2,564	–	2,564
Reclassification of share-based compensation plan from equity-settled to cash-settled		–	(8,652)	(1,720)	(10,372)
Dividend relating to 2013 paid	31	–	–	(100,000)	(100,000)
As at 31 March 2014		**3,094,307**	–	**1,766,386**	**4,860,693**

The accompanying notes form an integral part of these financial statements.

Consolidated Cash Flow Statement

For the financial year ended 31 March 2015

	2015 $'000	2014 (restated) $'000
Cash flows from operating activities		
Profit for the financial year	**1,826,956**	1,752,577
Adjustments for:		
– Income tax expense	**154,591**	112,561
– Write-back of doubtful debts	**(18)**	(26)
– Amortisation of rent-free incentives	**(5,820)**	(5,424)
– Share-based expenses	–	2,564
– Amortisation of intangible assets	**1,435**	1,242
– Depreciation of plant and equipment	**4,030**	4,332
– Plant and equipment written-off	**21**	–
– Corporate restructuring deficit/(surplus) on disposal of subsidiaries	**4,310**	(14,678)
– Loss on disposal of subsidiary and joint venture – net	**4,716**	–
– Financing cost	**171,417**	179,351
– Interest income	**(5,881)**	(4,903)
– Revaluation gain on investment properties and properties under development	**(1,083,858)**	(940,151)
– Fair value change in financial derivatives	**94,368**	1,930
– Share of loss/(profit) of associated companies and joint ventures	**44,127**	(19,173)
– Unrealised currency translation gains	**(66,308)**	(10,979)
Operating cash flow before working capital changes	**1,144,086**	1,059,223
Change in operating assets and liabilities		
– Trade and other receivables	**4,018**	53,580
– Other current assets	**(36,825)**	(12,075)
– Trade and other payables	**70,406**	36,093
Cash generated from operations	**1,181,685**	1,136,821
Income tax paid	**(106,362)**	(111,381)
Net cash generated from operating activities	**1,075,323**	1,025,440

The accompanying notes form an integral part of these financial statements.

Consolidated Cash Flow Statement

For the financial year ended 31 March 2015

	Note	2015 $'000	2014 (restated) $'000
Cash flows from investing activities			
Loan to a non-related party		**(28,560)**	(13,509)
Purchases of financial assets, available-for-sale		**(4,502)**	(1,250)
Prepayments for properties under development	10	**(72,000)**	–
Payments for investment in associated companies		**(318,912)**	(160,400)
Payments for investment in joint ventures		**(50,061)**	(7,556)
Payments for leasehold investment properties		**(730,414)**	(182,343)
Payments for properties under development		**(382,054)**	(1,223,384)
Payments for plant and equipment		**(2,786)**	(2,151)
Purchases of intangible assets		**(913)**	(1,677)
Dividend received from associated companies and joint ventures		**30,322**	211,996
Capital return from associated companies and joint ventures		**25,172**	110,381
Interest received		**5,112**	4,603
Proceeds from disposal of investment properties		**–**	15,500
Repayment of loan from an associated company		**4,950**	5,465
Acquisition of subsidiaries, net of cash acquired	36	**(73,646)**	(43,446)
Disposal of subsidiaries, net of cash disposed off	36	**66,297**	(19,143)
Additional cash consideration received for disposal of a subsidiary	36	**–**	1,031
Net cash used in investing activities		**(1,531,995)**	(1,305,883)
Cash flows from financing activities			
Repayment of bank loans		**(2,536,811)**	(1,024,782)
Repayment of medium term notes		**(70,000)**	(350,000)
Proceeds from issuance of medium term notes		**621,249**	66,545
Proceeds from bank loans		**3,133,823**	667,894
Increase in loan from non-controlling interests		**1,169**	–
Series A redeemable preference shares dividends paid		**(15,700)**	(15,700)
Ordinary shares dividend paid		**(84,300)**	(84,300)
Perpetual securities distribution paid		**(49,563)**	(49,563)
Interest paid on bank borrowings and derivative financial instruments		**(129,301)**	(130,983)
Interest paid on medium term notes		**(38,901)**	(21,799)
Financing fees		**(6,192)**	(12,023)
Dividend paid to non-controlling interests		**(362,133)**	(315,234)
Net cash generated from/(used in) financing activities		**463,340**	(1,269,945)
Net increase/(decrease) in cash and cash equivalents held		**6,668**	(1,550,388)
Cash and cash equivalents at beginning of financial year	8	**716,956**	2,263,483
Effect of exchange rate changes on balances held in foreign currencies		**28,355**	3,861
Cash and cash equivalents at end of financial year	8	**751,979**	716,956

Significant non-cash transactions

Dividends of $57,753,000 (2014: $50,825,000) was paid to non-controlling interests in the form of units in subsidiaries.

The accompanying notes form an integral part of these financial statements.

Notes to the Financial Statements

For the financial year ended 31 March 2015

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL INFORMATION

Mapletree Investments Pte Ltd (the "Company") is incorporated and domiciled in Singapore. The address of its registered office is as follows: 10 Pasir Panjang Road, #13–01 Mapletree Business City, Singapore 117438.

The principal activities of the Company and the Group are those relating to investment holding, provision of marketing consultancy and provision of asset and fund management, property development and investment, marketing and lease administration, administrative and support services to related companies.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION

These financial statements have been prepared in accordance with Singapore Financial Reporting Standards ("FRS") under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with FRS requires management to exercise its judgement in the process of applying the Group's accounting policies. It also requires the use of certain critical accounting estimates and assumptions. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 2.26.

Interpretations and amendments to published standards effective in 2014

On 1 April 2014, the Group adopted the new or amended FRS and Interpretations to FRS ("INT FRS") that are mandatory for application from that date. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective FRS and INT FRS.

The adoption of these new and amended FRS and INT FRS did not result in substantial changes to the accounting policies of the Group and had no material effect on the amounts reported for the current or prior financial years except for the following:

(a) FRS 110 Consolidated Financial Statements

FRS 110 was issued in September 2011 and replaces all the guidance on control and consolidation in FRS 27 Consolidated and Separate Financial Statements and INT FRS 12 Consolidation – Special Purpose Entities. Required disclosures for investments in subsidiaries are specified under FRS 112.

From 1 April 2014, as a result of the adoption of FRS 110, the Group has changed its accounting policy for determining whether it has control over and consequently whether it consolidates its investees. Under FRS 110, control exists when the Group is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. In the previous financial years, control exists when the Group has the ability to exercise its power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

The Group assessed that it controls Mapletree Commercial Trust ("MCT"), Mapletree Greater China Commercial Trust ("MGCCT"), Mapletree Industrial Trust ("MIT") and Mapletree Logistics Trust ("MLT") (collectively the "REITs") although the Group owns less than half of the equity interest and voting power of the REITs. The activities of the REITs are managed by the Group's wholly-owned subsidiaries ("REIT Managers"). REIT Managers have decision-making authority over the REITs, subject to oversight by the trustee of the respective REITs. The Group's overall exposure to variable returns, from both the REIT Managers' remuneration and their interests in the REITs, is significant and any decisions made by the REIT Managers affect the Group's overall exposure. Accordingly, the Group concluded that it has control over these investees and consolidated these entities, which were previously accounted for as associates using the equity method.

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 BASIS OF PREPARATION (CONTINUED)

(a) FRS 110 Consolidated Financial Statements (continued)

The effects of the change in accounting policies on the consolidated income statement, statement of comprehensive income, balance sheet and the cash flows of the Group at 1 April 2013 and 31 March 2014 are summarised below.

Impact of change in accounting policy on the consolidated income statement

	For year ended 31 March 2014 (previously stated) $'000	Change in accounting policy $'000	**For year ended 31 March 2014 (restated) $'000**
Revenue	548,600	973,303	**1,521,903**
Other gains – net	227,533	743,531	**971,064**
Expenses			
– Depreciation and amortisation	(5,153)	(421)	**(5,574)**
– Employee compensation	(171,512)	(4,235)	**(175,747)**
– Utilities and property maintenance	(34,552)	(87,045)	**(121,597)**
– Property tax	(29,637)	(67,914)	**(97,551)**
– Trustee's fees	–	(2,141)	**(2,141)**
– Other trust expenses	–	(5,922)	**(5,922)**
– Others	(38,578)	(25,262)	**(63,840)**
	496,701	1,523,894	**2,020,595**
Finance cost	(49,702)	(129,649)	**(179,351)**
Finance income	3,207	1,514	**4,721**
Finance cost – net	(46,495)	(128,135)	**(174,630)**
Share of profit/(loss) of associated companies	490,122	(472,394)	**17,728**
Share of profit of joint ventures	1,445	–	**1,445**
Profit before income tax	941,773	923,365	**1,865,138**
Income tax expense	(66,356)	(46,205)	**(112,561)**
Profit for the financial year	875,417	877,160	**1,752,577**
Profit attributable to:			
Equity holder of the Company	828,620	–	**828,620**
Perpetual securities holders	30,750	18,813	**49,563**
Non-controlling interests	16,047	858,347	**874,394**
	875,417	877,160	**1,752,577**

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 BASIS OF PREPARATION (CONTINUED)

(a) FRS 110 Consolidated Financial Statements (continued)

Impact of change in accounting policy on the consolidated statement of comprehensive income

	For year ended 31 March 2014 (previously stated) $'000	Change in accounting policy $'000	**For year ended 31 March 2014 (restated) $'000**
Profit for the financial year	875,417	877,160	**1,752,577**
Other comprehensive income:			
Items that may be reclassified subsequently to income statement:			
Financial assets, available-for-sale			
– fair value losses	(5,368)	–	**(5,368)**
Cash flow hedges			
– fair value gains	245	18,542	**18,787**
– reclassification	4,328	(1,655)	**2,673**
Currency translation differences	(6,127)	79,306	**73,179**
Share of other comprehensive income of associated companies/joint ventures			
– fair value gains/(losses) on cash flow hedges	6,399	(5,700)	**699**
– currency translation differences	39,460	(26,595)	**12,865**
Other comprehensive income for the financial year, net of tax	38,937	63,898	**102,835**
Total comprehensive income for the financial year	914,354	941,058	**1,855,412**
Total comprehensive income attributable to:			
Equity holder of the Company	866,848	–	**866,848**
Perpetual securities holders	30,750	18,813	**49,563**
Non-controlling interests	16,756	922,245	**939,001**
	914,354	941,058	**1,855,412**

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 BASIS OF PREPARATION (CONTINUED)

(a) FRS 110 Consolidated Financial Statements (continued)

Impact of change in accounting policy on consolidated balance sheet

	As at 31 March 2014 (previously stated) $'000	Change in accounting policy $'000	**As at 31 March 2014 (restated) $'000**	As at 1 April 2013 (previously stated) $'000	Change in accounting policy $'000	**As at 1 April 2013 (restated) $'000**
ASSETS						
Current assets						
Cash and cash equivalents	303,302	413,654	**716,956**	1,742,815	520,668	**2,263,483**
Derivative financial instruments	5,325	19,372	**24,697**	3,707	17,220	**20,927**
Trade and other receivables	125,343	17,386	**142,729**	166,675	5,374	**172,049**
Property held for sale	15,882	–	**15,882**	15,722	15,500	**31,222**
Other assets	13,571	17,334	**30,905**	5,106	20,532	**25,638**
	463,423	467,746	**931,169**	1,934,025	579,294	**2,513,319**
Non-current assets						
Trade and other receivables	48,544	–	**48,544**	40,500	–	**40,500**
Financial assets, available-for-sale	137,195	–	**137,195**	141,313	–	**141,313**
Derivative financial instruments	–	8,479	**8,479**	–	632	**632**
Investments in associated companies	3,951,387	(3,401,010)	**550,377**	3,832,504	(3,019,494)	**813,010**
Investments in joint ventures	70,935	–	**70,935**	63,320	–	**63,320**
Investment properties	4,697,351	16,084,739	**20,782,090**	4,258,634	15,036,137	**19,294,771**
Properties under development	1,367,336	76,000	**1,443,336**	470,339	89,724	**560,063**
Plant and equipment	9,474	802	**10,276**	11,521	872	**12,393**
Intangible assets	9,588	8,327	**17,915**	9,153	8,327	**17,480**
Other assets	4,507	–	**4,507**	–	–	–
	10,296,317	12,777,337	**23,073,654**	8,827,284	12,116,198	**20,943,482**
Total assets	10,759,740	13,245,083	**24,004,823**	10,761,309	12,695,492	**23,456,801**

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 BASIS OF PREPARATION (CONTINUED)

(a) FRS 110 Consolidated Financial Statements (continued)

Impact of change in accounting policy on consolidated balance sheet (continued)

	As at 31 March 2014 (previously stated) $'000	Change in accounting policy $'000	**As at 31 March 2014 (restated) $'000**	As at 1 April 2013 (previously stated) $'000	Change in accounting policy $'000	**As at 1 April 2013 (restated) $'000**
LIABILITIES						
Current liabilities						
Trade and other payables	275,029	307,994	**583,023**	316,054	434,554	**750,608**
Derivative financial instruments	11,471	2,757	**14,228**	11,666	13,035	**24,701**
Borrowings	202,787	831,048	**1,033,835**	653,958	494,702	**1,148,660**
Current income tax liabilities	46,821	45,122	**91,943**	68,337	50,354	**118,691**
	536,108	1,186,921	**1,723,029**	1,050,015	992,645	**2,042,660**
Non-current liabilities						
Trade and other payables	135,959	139,910	**275,869**	136,701	118,649	**255,350**
Derivative financial instruments	–	11,353	**11,353**	–	11,685	**11,685**
Borrowings	851,964	5,192,081	**6,044,045**	1,124,656	5,488,355	**6,613,011**
Deferred income tax liabilities	118,776	81,310	**200,086**	106,033	60,742	**166,775**
	1,106,699	5,424,654	**6,531,353**	1,367,390	5,679,431	**7,046,821**
Total liabilities	1,642,807	6,611,575	**8,254,382**	2,417,405	6,672,076	**9,089,481**
NET ASSETS	9,116,933	6,633,508	**15,750,441**	8,343,904	6,023,416	**14,367,320**
EQUITY						
Share capital	3,094,307	–	**3,094,307**	3,094,307	–	**3,094,307**
Retained earnings	5,146,956	81,258	**5,228,214**	4,414,828	81,258	**4,496,086**
Foreign currency translation reserve	(8,789)	–	**(8,789)**	(41,582)	–	**(41,582)**
Share compensation reserve	–	–	–	6,088	–	**6,088**
Hedge reserve	1,050	–	**1,050**	(9,753)	–	**(9,753)**
Fair value reserve	39,490	–	**39,490**	44,858	–	**44,858**
Capital reserve	–	(10,675)	**(10,675)**	–	(5,761)	**(5,761)**
Shareholder's funds	8,273,014	70,583	**8,343,597**	7,508,746	75,497	**7,584,243**
Perpetual securities	597,076	344,010	**941,086**	597,076	344,010	**941,086**
Non-controlling interests	246,843	6,218,915	**6,465,758**	238,082	5,603,909	**5,841,991**
Total equity	9,116,933	6,633,508	**15,750,441**	8,343,904	6,023,416	**14,367,320**

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 BASIS OF PREPARATION (CONTINUED)

(a) FRS 110 Consolidated Financial Statements (continued)

Impact of change in accounting policy on the consolidated cash flow statement

	For year ended 31 March 2014 (previously stated) $'000	Change in accounting policy $'000	**For year ended 31 March 2014 (restated) $'000**
Cash flows from operating activities			
Profit for the financial year	875,417	877,160	**1,752,577**
Adjustments for:			
– Income tax expense	66,356	46,205	**112,561**
– Write-back of doubtful debts	–	(26)	**(26)**
– Amortisation of rent-free incentives	–	(5,424)	**(5,424)**
– Share-based expenses	2,564	–	**2,564**
– Amortisation of intangible assets	1,242	–	**1,242**
– Depreciation of plant and equipment	3,911	421	**4,332**
– Corporate restructuring surplus on disposal of subsidiaries	(14,678)	–	**(14,678)**
– Financing cost	45,126	134,225	**179,351**
– Interest income	(2,959)	(1,944)	**(4,903)**
– Revaluation gain on investment properties and properties under development	(212,851)	(727,300)	**(940,151)**
– Fair value change in financial derivatives	4,277	(2,347)	**1,930**
– Share of (profit)/loss of associated companies and joint ventures	(491,567)	472,394	**(19,173)**
– Unrealised currency translation losses/(gains)	25,816	(36,795)	**(10,979)**
Operating cash flow before working capital changes	302,654	756,569	**1,059,223**
Change in operating assets and liabilities			
– Trade and other receivables	36,549	17,031	**53,580**
– Other current assets	(8,338)	(3,737)	**(12,075)**
– Trade and other payables	184,441	(148,348)	**36,093**
Cash generated from operations	515,306	621,515	**1,136,821**
Income tax paid	(76,436)	(34,945)	**(111,381)**
Net cash generated from operating activities	438,870	586,570	**1,025,440**

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 BASIS OF PREPARATION (CONTINUED)

(a) FRS 110 Consolidated Financial Statements (continued)

Impact of change in accounting policy on the consolidated cash flow statement (continued)

	For year ended 31 March 2014 (previously stated) $'000	Change in accounting policy $'000	**For year ended 31 March 2014 (restated) $'000**
Cash flows from investing activities			
Loan to a non-related party	(13,509)	–	**(13,509)**
Purchases of financial assets, available-for-sale	(1,250)	–	**(1,250)**
Payments for investment in associated companies	(202,599)	42,199	**(160,400)**
Payments for investment in joint ventures	(7,556)	–	**(7,556)**
Payments for leasehold investment properties	(13,002)	(169,341)	**(182,343)**
Payments for properties under development	(1,133,175)	(90,209)	**(1,223,384)**
Payments for plant and equipment	(1,810)	(341)	**(2,151)**
Purchases of intangible assets	(1,677)	–	**(1,677)**
Dividend received from associated companies and joint ventures	357,564	(145,568)	**211,996**
Capital return from associated companies and joint ventures	123,655	(13,274)	**110,381**
Interest received	3,019	1,584	**4,603**
Proceeds from disposal of investment properties	–	15,500	**15,500**
Repayment of loan from an associated company	5,465	–	**5,465**
Acquisition of subsidiaries, net of cash acquired	(43,446)	–	**(43,446)**
Disposal of subsidiaries, net of cash disposed off	(19,143)	–	**(19,143)**
Additional cash consideration received for disposal of a subsidiary	1,031	–	**1,031**
Net cash used in investing activities	(946,433)	(359,450)	**(1,305,883)**

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 BASIS OF PREPARATION (CONTINUED)

(a) FRS 110 Consolidated Financial Statements (continued)

Impact of change in accounting policy on the consolidated cash flow statement (continued)

	For year ended 31 March 2014 (previously stated) $'000	Change in accounting policy $'000	**For year ended 31 March 2014 (restated) $'000**
Cash flows from financing activities			
Repayment of bank loans	(395,325)	(629,457)	**(1,024,782)**
Repayment of medium term notes	(350,000)	–	**(350,000)**
Net proceeds from issuance of medium term notes	–	66,545	**66,545**
Proceeds from bank loans	–	667,894	**667,894**
Series A redeemable preference shares dividends paid	(15,700)	–	**(15,700)**
Ordinary shares dividend paid	(84,300)	–	**(84,300)**
Perpetual securities distribution paid	(30,750)	(18,813)	**(49,563)**
Interest paid on bank borrowings and derivative financial instruments	(25,910)	(105,073)	**(130,983)**
Interest paid on medium term notes	(21,799)	–	**(21,799)**
Financing fees	(171)	(11,852)	**(12,023)**
Dividend paid to non-controlling interests	(7,995)	(307,239)	**(315,234)**
Net cash used in financing activities	(931,950)	(337,995)	**(1,269,945)**
Net decrease in cash and cash equivalents held	(1,439,513)	(110,875)	**(1,550,388)**
Cash and cash equivalents at beginning of financial year	1,742,815	520,668	**2,263,483**
Effect of exchange rate changes on balances held in foreign currencies	–	3,861	**3,861**
Cash and cash equivalents at end of financial year	303,302	413,654	**716,956**

(b) FRS 111 Joint Arrangements

FRS 111 was issued in September 2011 and supersedes FRS 31 Interests in Joint Ventures and INT FRS 13 Jointly Controlled Entities – Non-Monetary Contributions by Venturers. Under FRS 111, interests in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations each investor has rather than the legal structure of the joint arrangement. Interests in joint operations are accounted for by the Group recognising its own assets, liabilities, income and expenses relating to the joint operation. Interests in joint ventures are recognised as a single investment and accounted for using the equity method of accounting per FRS 28 (Amended), Investments in Associates and Joint Ventures.

The Group has applied FRS 111 retrospectively in accordance with the transitional provision of FRS 111. The adoption of FRS 111 did not result in substantial changes to the Group's financial statements. There is no required disclosure under FRS 111.

(c) FRS 112 Disclosure of Interests in Other Entities

FRS 112 was issued in September 2011 when FRS 110 was published and sets out the disclosure requirements on interests in subsidiaries, associated companies, joint ventures, and unconsolidated structured entities. Certain new disclosures with respect to these entities are introduced under FRS 112 (Notes 12, 13, 14 and 35). The adoption of FRS 112 does not have any impact on the accounting policies of the Group.

(d) FRS 27 Separate Financial Statements

FRS 27 was amended in May 2011 when FRS 110 was published. The adoption of FRS 27 (revised) did not result in substantial changes to accounting policies of the Group and disclosures in the financial statements.

(e) FRS 28 Investments in Associates and Joint Ventures

FRS 28 was amended in May 2011 when FRS 111 was published. The adoption of FRS 28 (revised) did not result in substantial changes to accounting policies of the Group and disclosures in the financial statements.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 REVENUE RECOGNITION

Revenue comprises the fair value of the consideration received or receivable for the rendering of services, net of goods and services tax, rebates and discounts, and after eliminating sales within the Group.

(a) Rental income

Rental income from operating leases, adjusted for rent free incentives and service charges from the investment properties, are recognised on a straight-line basis over the lease term.

(b) Rendering of services

Service income from the provision of property development, fund and asset management, marketing and lease administration, administrative and support services is recognised when services are rendered.

Car parking fees are recognised on utilisation of the Group's car parking facilities by tenants and visitors.

(c) Interest income

Interest income is recognised on a time-proportion basis using the effective interest method.

(d) Dividend income

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

2.3 GROUP ACCOUNTING

(a) Subsidiaries

(i) Consolidation

Subsidiaries are entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date on which control ceases.

In preparing the consolidated financial statements, transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests comprise the portion of a subsidiary's net results of operations and its net assets, which is attributable to the interests that are not owned directly or indirectly by the equity holder of the Company. They are shown separately in the consolidated income statement, statement of comprehensive income, statement of changes in equity and balance sheet. Total comprehensive income is attributed to the non-controlling interests based on their respective interests in a subsidiary, even if this results in the non-controlling interests having a deficit balance.

(ii) Acquisitions

The acquisition method of accounting is used to account for business combinations by the Group.

The consideration transferred for the acquisition of a subsidiary comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

The excess of (i) the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over (ii) the fair value of the net identifiable assets acquired is recorded as goodwill. Please refer to the paragraph "Intangible assets – Goodwill on acquisition" for the subsequent accounting policy on goodwill.

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.3 GROUP ACCOUNTING (CONTINUED)

(a) Subsidiaries (continued)

(iii) Disposals

When a change in the Group's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to profit or loss or transferred directly to retained earnings if required by a specific standard.

Any retained equity interest in the entity is re-measured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries, joint ventures and associated companies" for the accounting policy on investments in subsidiaries in the separate financial statements of the Company.

(b) Transactions with non-controlling interests

Changes in the Group's ownership in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of the Group. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised within equity attributable to the equity holder of the Company.

(c) Associated companies and joint ventures

Associated companies are entities over which the Group has significant influence, but not control, generally accompanied by a shareholding giving rise to voting rights of 20% and above but not exceeding 50%.

Joint ventures are entities over which the Group has joint control as a result of contractual arrangements, and rights to the net assets of the entities.

Investments in associated companies and joint ventures are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses, if any.

(i) Acquisitions

Investments in associated companies and joint ventures are initially recognised at cost. The cost of an acquisition is measured at the fair value of the assets purchased, equity instruments issued or liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Goodwill on associated companies and joint ventures represents the excess of the cost of acquisition of the associated company or joint venture over the Group's share of the fair value of the identifiable net assets of the associated company or joint venture and is included in the carrying amount of the investments.

(ii) Equity method of accounting

In applying the equity method of accounting, the Group's share of its associated companies' or joint ventures' post-acquisition profits or losses are recognised in profit or loss and its share of post-acquisition other comprehensive income is recognised in other comprehensive income. These post-acquisition movements and distributions received from the associated companies or joint ventures are adjusted against the carrying amount of the investments. When the Group's share of losses in an associated company or joint venture equals to or exceeds its interest in the associated company or joint venture, the Group does not recognise further losses, unless it has legal or constructive obligations to make, or has made payments on behalf of the associated company or joint venture. If the associated company or joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

Unrealised gains on transactions between the Group and its associated companies or joint ventures are eliminated to the extent of the Group's interest in the associated companies or joint ventures. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of associated companies or joint ventures are changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(iii) Disposals

Investments in associated companies or joint ventures are derecognised when the Group loses significant influence or joint control. The difference between the carrying amount of the retained interest at the date when significant influence or joint control is lost, and its fair value and any proceeds on partial disposal, is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries, joint ventures and associated companies" for accounting policy on investments in associated companies and joint ventures in the separate financial statements of the Company.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.4 PLANT AND EQUIPMENT

(a) Measurement

Plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses. The cost of plant and equipment includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

(b) Depreciation

Depreciation on plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives.

	Useful lives
Plant and equipment	3 – 15 years

The residual values, estimated useful lives and depreciation method of plant and equipment are reviewed, and adjusted as appropriate, at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise.

(c) Subsequent expenditure

Subsequent expenditure relating to plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other subsequent expenditure is recognised in profit or loss when incurred.

(d) Disposal

On disposal of an item of plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss.

2.5 INTANGIBLE ASSETS

(a) Goodwill on acquisitions

Goodwill on acquisitions of subsidiaries on or after 1 January 2010 represents the excess of (i) the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over (ii) the fair value of the net identifiable assets acquired.

Goodwill on acquisition of subsidiaries prior to 1 January 2010 and on acquisition of joint ventures and associated companies represents the excess of the cost of the acquisition over the fair value of the Group's share of the net identifiable assets acquired.

Goodwill on subsidiaries and joint ventures is recognised separately as intangible assets and carried at cost less accumulated impairment losses. Goodwill on associated companies is included in the carrying amount of the investments.

Gains and losses on the disposal of subsidiaries, joint ventures and associated companies include the carrying amount of goodwill relating to the entity sold, except for goodwill arising from acquisitions prior to 1 January 2001. Such goodwill was adjusted against retained earnings in the year of acquisition and is not recognised in profit or loss on disposal.

(b) Acquired computer software licenses

Acquired computer software licences are initially capitalised at cost which includes the purchase price (net of any discounts and rebates) and other directly attributable cost of preparing the asset for its intended use. Direct expenditure, which enhances or extends the performance of computer software beyond its specifications and which can be reliably measured, is added to the original cost of the software. Costs associated with maintaining the computer software are recognised as an expense when incurred.

Computer software licences are subsequently carried at cost less accumulated amortisation and accumulated impairment losses. These costs are amortised to profit or loss using the straight-line method over their estimated useful lives of three to ten years.

The amortisation period and amortisation method of intangible assets other than goodwill are reviewed at least at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 BORROWING COSTS

Borrowing costs are recognised in profit or loss using the effective interest method except for those costs that are directly attributable to the acquisition, construction or development of properties and assets under construction. This includes those costs on borrowings acquired specifically for the construction or development of properties and assets under construction, as well as those in relation to general borrowings used to finance the construction or development of properties and assets under construction.

2.7 INVESTMENT PROPERTIES AND PROPERTIES UNDER DEVELOPMENT

Investment properties (including those completed, under redevelopment or under development) for the Group are held for long-term rental yields and/or for capital appreciation and are not occupied substantially by the Group.

Investment properties are initially recognised at cost and subsequently carried at fair value, determined annually by independent valuers on the highest-and-best-use basis. Changes in fair values are recognised in profit or loss.

Where the fair value of the investment property under development cannot be reliably measured, the property is measured at cost until the earlier of the date of construction is completed and the date at which fair value becomes reliably measurable.

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised.

If an investment property becomes substantially owner-occupied, it is reclassified to plant and equipment and its fair value at the date of reclassification becomes its cost for accounting purposes.

On disposal of an investment property, the difference between the net disposal proceeds and the carrying amount is recognised in profit or loss.

2.8 INVESTMENTS IN SUBSIDIARIES, JOINT VENTURES AND ASSOCIATED COMPANIES

Investments in subsidiaries, joint ventures and associated companies are carried at cost less accumulated impairment losses in the Company's balance sheet.

On disposal of investments in subsidiaries, joint ventures and associated companies, the differences between disposal proceeds and the carrying amounts of the investments are recognised in profit or loss.

2.9 IMPAIRMENT OF NON-FINANCIAL ASSETS

(a) Goodwill

Goodwill recognised separately as an intangible asset is tested for impairment annually and whenever there is indication that the goodwill may be impaired.

For the purpose of impairment testing of goodwill, goodwill is allocated to each of the Group's cash-generating-units ("CGU") expected to benefit from synergies arising from the business combination.

An impairment loss is recognised when the carrying amount of a CGU, including the goodwill, exceeds the recoverable amount of the CGU. The recoverable amount of a CGU is the higher of the CGU's fair value less cost to sell and value-in-use.

The total impairment loss of a CGU is allocated first to reduce the carrying amount of goodwill allocated to the CGU and then to the other assets of the CGU pro-rata on the basis of the carrying amount of each asset in the CGU.

An impairment loss on goodwill is recognised as an expense and is not reversed in a subsequent period.

(b) Intangible assets
Plant and equipment
Investments in subsidiaries, joint ventures and associated companies

Intangible assets, plant and equipment and investments in subsidiaries, joint ventures and associated companies are reviewed for impairment whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. If this is the case, recoverable amount is determined for the CGU to which the asset belongs.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 IMPAIRMENT OF NON-FINANCIAL ASSETS (CONTINUED)

(b) Intangible assets
Plant and equipment
Investments in subsidiaries, joint ventures and associated companies (continued)

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount.

The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit and loss unless the asset is carried at revalued amount, in which case, such impairment loss is treated as a revaluation decrease.

An impairment loss for an asset other than goodwill 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. The carrying amount of an asset other than goodwill is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset other than goodwill is recognised in profit or loss, unless the asset is carried at revalued amount, in which case, such reversal is treated as a revaluation increase. However, to the extent that an impairment loss on the same revalued asset was previously recognised in profit or loss, a reversal of that impairment is also recognised in profit or loss.

2.10 FINANCIAL ASSETS

(a) Classification

The Group classifies its financial assets in the following categories: at fair value through profit or loss, loans and receivables and available-for-sale. The classification depends on the nature of the asset and the purpose for which the assets were acquired. Management determines the classification of its financial assets at initial recognition.

(i) Financial assets at fair value through profit or loss

This category has two sub-categories: financial assets held for trading, and those designated at fair value through profit or loss at inception. A financial asset is classified as held for trading if it is acquired principally for the purpose of selling in the short term. Financial assets designated as fair value through profit or loss at inception are those that are managed and their performances are evaluated on a fair value basis. Derivatives are also categorised as held for trading unless they are designated as hedges. Assets in this category are presented as current assets if they are either held for trading or are expected to be realised within 12 months after the balance sheet date.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are presented as current assets, except for those expected to be realised later than 12 months after the balance sheet date which are presented as non-current assets. Loans and receivables are presented as cash and cash equivalents, trade and other receivables and other current assets on the balance sheet.

(iii) Financial assets, available-for-sale

Financial assets, available-for-sale are non-derivatives that are either designated in this category or not classified in any of the other categories. They are presented as non-current assets unless management intends to dispose of the assets within 12 months after the balance sheet date.

(b) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date – the date on which the Group commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. On disposal of a financial asset, the difference between the carrying amount and the sale proceeds is recognised in profit or loss. Any amount in the fair value reserve relating to that asset is transferred to profit or loss.

(c) Initial measurement

Financial assets are initially recognised at fair value plus transaction costs except for financial assets at fair value through profit or loss, which are recognised at fair value. Transaction costs for financial assets at fair value through profit or loss are recognised immediately as expenses.

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.10 FINANCIAL ASSETS (CONTINUED)

(d) Subsequent measurement

Financial assets, both available-for-sale and at fair value through profit or loss are subsequently carried at fair value. Loans and receivables are subsequently carried at amortised cost using the effective interest method.

Changes in the fair values of financial assets at fair value through profit or loss including the effects of currency translation, interest and dividends, are recognised in profit or loss when the changes arise.

Interest and dividend income on financial assets, available-for-sale are recognised separately in profit or loss. Changes in the fair values of available-for-sale equity securities (i.e. non-monetary items) are recognised in other comprehensive income and accumulated in the fair value reserve, together with the related currency translation differences.

(e) Impairment

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or a group of financial assets is impaired and recognises an allowance for impairment when such evidence exists.

(i) Loans and receivables

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy, and default or significant delay in payments are objective evidences that these financial assets are impaired.

The carrying amount of these assets is reduced through the use of an impairment allowance account which is calculated as the difference between the carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. When the asset becomes uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are recognised against the same line item in profit or loss.

The impairment allowance is reduced through profit or loss in a subsequent period when the amount of impairment loss decreases and the related decrease can be objectively measured. The carrying amount of the asset previously impaired is increased to the extent that the new carrying amount does not exceed the amortised cost had no impairment been recognised in prior periods.

(ii) Financial assets, available-for-sale

A significant or prolonged decline in the fair value of an equity security below its cost and the disappearance of an active trading market for the security is considered as an indicator that the available-for-sale financial asset is impaired.

If any evidence of impairment exists, the cumulative loss that was recognised in the fair value reserve is transferred to profit or loss. The cumulative loss is measured as the difference between the acquisition cost (net of any principal repayments and amortisation) and the current fair value, less any impairment loss previously recognised as an expense. The impairment losses recognised as an expense on equity securities are not reversed through profit or loss.

2.11 FINANCIAL GUARANTEES

The Company has issued corporate guarantees to banks for borrowings of its subsidiaries, where the Company is required to reimburse the banks if the subsidiaries fail to make principal or interest payments when due in accordance with the terms of their borrowings. Such contracts are classified as financial liabilities or as insurance contracts.

(a) Financial guarantees classified as financial liabilities

Financial guarantees are initially recognised at their fair values plus transaction costs in the Company's balance sheet.

Financial guarantees are subsequently amortised to profit or loss over the period of the subsidiaries' borrowings, unless it is probable that the Company will reimburse the bank for an amount higher than the unamortised amount. In this case, the financial guarantees shall be carried at the expected amount payable to the bank in the Company's balance sheet.

When financial guarantees are terminated before their original expiry date, the carrying amount of the financial guarantees is transferred to the profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.11 FINANCIAL GUARANTEES (CONTINUED)

(b) Financial guarantees classified as insurance contracts

These financial guarantees are accounted for as insurance contracts. Provision is recognised based on the Company's estimate of the ultimate cost of settling all claims incurred but unpaid at the end of the reporting period. The provision is assessed by reviewing individual claims and tested for adequacy by comparing the amount recognised and the amount that would be required to settle the guarantee contract.

Intragroup transactions are eliminated on consolidation.

2.12 BORROWINGS

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

Borrowings which are due to be settled within 12 months after the balance sheet date are presented as current borrowings even though the original term was for a period longer than 12 months and an agreement to refinance, or to reschedule payments, on a long-term basis is completed after the balance sheet date and before the financial statements are authorised for issue. Other borrowings due to be settled more than 12 months after the balance sheet date are presented as non-current borrowings in the balance sheet.

2.13 TRADE AND OTHER PAYABLES

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). Otherwise, they are presented as non-current liabilities.

Trade and other payables are initially recognised at fair value and subsequently carried at amortised cost using the effective interest method.

2.14 FAIR VALUE ESTIMATION

The fair values of financial instruments traded in active markets are based on quoted market prices at the balance sheet date. The quoted market prices used for financial assets are the current bid prices; the appropriate quoted market prices for financial liabilities are the current asking prices.

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. Where appropriate, quoted market prices or dealer quotes for similar instruments are used. Valuation techniques, such as discounted cash flows analyses, are also used to determine the fair values of the financial instruments.

The fair values of currency forwards are determined using actively quoted forward exchange rates. The fair values of interest rate swaps are calculated as the present value of the estimated future cash flows discounted at actively quoted interest rates.

The fair values of financial liabilities carried at amortised cost are estimated by discounting the future contractual cash flows at the current market interest rates that are available to the Group for similar financial liabilities.

The fair values of the current financial assets and liabilities carried at amortised cost approximate their carrying amounts.

2.15 PROVISIONS

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made.

2.16 LEASES

(a) When the Group is the lessee:

Operating leases

Leases where substantially all the risks and rewards incidental to ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are recognised in profit or loss on a straight-line basis over the period of the lease.

When an operating lease is terminated before the lease period has expired, any payment required to be made to the lessor by way of penalty is recognised as an expense in the financial year in which termination takes place.

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.16 LEASES (CONTINUED)

(b) When the Group is the lessor:

Operating leases

Leases of investment properties where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to lessees) is recognised in profit or loss on a straight-line basis over the lease term.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income.

2.17 INCOME TAXES

Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

A deferred income tax liability is recognised on temporary differences arising on investments in subsidiaries, associated companies and joint ventures, except where the Group is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised.

Deferred income tax is measured:

(i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date; and

(ii) based on the tax consequence that will follow from the manner in which the Group expects, at the balance sheet date, to recover or settle the carrying amounts of its assets and liabilities, except for investment properties. Investment property measured at fair value is presumed to be recovered entirely through sale.

Current and deferred income taxes are recognised as income or expenses in profit or loss, except to the extent that the tax arises from a business combination or a transaction which is recognised directly in equity. Deferred tax arising from a business combination is adjusted against goodwill on acquisition.

2.18 EMPLOYEE COMPENSATION

(a) Defined contribution plans

Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into separate entities such as the Central Provident Fund on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The Group's contributions are recognised as employee compensation expense when they are due.

(b) Employee leave entitlements

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

(c) Share-based compensation

The Company operates the following share-based compensation plans: Mapletree Share Appreciation Rights Plan ("MSA Plan"), Mapletree Performance Share Units Plan ("Mapletree PSU Plan"), Mapletree Restricted Share Units Plan ("Mapletree RSU Plan") and Mapletree NED Restricted Share Units Plan ("Mapletree NED RSU Plan").

Equity-settled share-based compensation is measured at fair value at the date of grant, whereas cash-settled share-based compensation is measured at current fair value at each balance sheet date. In estimating the fair value of the compensation cost at grant date, market-based performance conditions are taken into account. The compensation cost is charged to profit or loss on a basis that fairly reflects the manner in which the benefits will accrue to the employees under the respective plans over the vesting period.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.18 EMPLOYEE COMPENSATION (CONTINUED)

(c) Share-based compensation (continued)

For equity-settled share-based compensation, any change in fair value of the compensation cost at each balance sheet date, arising from a change in the estimate of the number of rights/units that are expected to become exercisable on the vesting date, is recognised in profit or loss, with a corresponding adjustment to the share compensation reserve over the remaining vesting period. For cash-settled share-based compensation, any change in fair value of the compensation cost, arising from the re-measurement of liability at each balance sheet date, is recognised in profit or loss, with a corresponding adjustment to the liability over the remaining vesting period.

When an equity-settled share-based compensation award is modified to become a cash-settled award, this is accounted for as a repurchase of an equity interest. Any excess over the fair value at the date of the grant is treated as a deduction from equity, provided the deduction is not greater than the fair value of the equity instruments when measured at the modification date. Until the liability is settled, it is re-measured at each reporting date with changes in fair value recognised in profit or loss.

The performance condition for the MSA Plan was achieved as of 31 March 2013 and the MSA Rights will be cash-settled. At each reporting date, the Company revises its estimates of the number of MSA Rights that are expected to be cash-settled and recognises the impact of the revision of the estimate in profit or loss, with a corresponding adjustment to liability.

The compensation cost for the Mapletree PSU Plan and Mapletree RSU Plan is measured based on the latest estimate of the number of units that will be awarded based on non-market vesting conditions at each balance sheet date. Any increase or decrease in compensation cost over the previous estimate is recognised in profit or loss, with a corresponding adjustment to share compensation reserve or liability for equity-settled units and cash-settled units respectively.

The compensation cost for the Mapletree NED RSU Plan is based on the number of units awarded at the date of grant. Any increase or decrease in compensation cost over the previous estimate is recognised in profit or loss, with a corresponding adjustment to share compensation reserve or liability for equity-settled units and cash-settled units respectively.

Where the terms of the share-based compensation plans are modified, the expense that is not yet recognised for the award is recognised over the remaining vesting period as if the terms had not been modified. Additional expense is recognised for any increase in the total fair value of the rights/units due to the modification, as measured at the date of the modification.

2.19 CURRENCY TRANSLATION

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The financial statements are presented in Singapore Dollars, which is the functional currency of the Company.

(b) Transactions and balances

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates at the dates of the transactions. Currency translation differences from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the balance sheet date are recognised in profit or loss. However, in the consolidated financial statements, currency translation differences arising from borrowings in foreign currencies and other currency instruments designated and qualifying as net investment in foreign operations, are recognised in other comprehensive income and accumulated in the currency translation reserve.

When a foreign operation is disposed of or any loan forming part of the net investment of the foreign operation is repaid, a proportionate share of the accumulated currency translation differences is reclassified to profit or loss, as part of the gain or loss on disposal.

Non-monetary items measured at fair values in foreign currencies are translated using the exchange rates at the date when the fair values are determined.

(c) Translation of Group entities' financial statements

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) Assets and liabilities are translated at the closing exchange rates at the reporting date.

Notes to the Financial Statements

For the financial year ended 31 March 2015

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.19 CURRENCY TRANSLATION (CONTINUED)

(c) Translation of Group entities' financial statements (continued)

(ii) Income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and

(iii) All resulting currency translation differences are recognised in other comprehensive income and accumulated in the currency translation reserve. These currency translation differences are reclassified to profit or loss on disposal or partial disposal of the entity giving rise to such reserve.

2.20 SEGMENT REPORTING

Operating segments are reported in a manner consistent with the internal reporting provided to the Executive Management Committee whose members are responsible for allocating resources and assessing performance of the operating segments.

2.21 CASH AND CASH EQUIVALENTS

For the purpose of presentation in the consolidated cash flow statement, cash and cash equivalents include cash on hand, deposits with financial institutions and bank overdrafts. Bank overdrafts are presented as current borrowings on the balance sheet.

2.22 SHARE CAPITAL AND PERPETUAL SECURITIES

Ordinary shares, perpetual securities and redeemable preference shares are classified as equity when there is no contractual obligation to deliver cash or other financial assets to another person or entity or to exchange financial assets or liabilities with another person or entity that are potentially unfavourable to the issuer.

Incremental costs directly attributable to the issue of new ordinary or redeemable preference shares or perpetual securities are shown in equity as a deduction, net of tax, from proceeds. The proceeds received net of any directly attributable transactions costs are credited to share capital or perpetual securities.

2.23 DIVIDENDS

Dividends to the Company's shareholder are recognised when the dividends are approved for payment.

2.24 DERIVATIVE FINANCIAL INSTRUMENTS AND HEDGING ACTIVITIES

The Group holds derivative financial instruments such as interest rate swaps, currency forwards and cross currency interest rate swaps to hedge its interest rate and foreign currency risk exposures.

A derivative financial instrument is initially recognised at its fair value on the date the contract is entered into and is subsequently carried at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Group designates each hedge as either: (a) cash flow hedge; or (b) net investment hedge.

Fair value changes on derivatives that are not designated or do not qualify for hedge accounting are recognised in profit or loss when the changes arise.

The Group documents at the inception of the transaction the relationship between the hedging instruments and hedged items, as well as its risk management objective and strategies for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives designated as hedging instruments are highly effective in offsetting changes in fair value or cash flows of the hedged items.

The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than 12 months and as a current asset or liability if the remaining expected life of the hedged item is less than 12 months.

(a) Cash flow hedge

(i) Interest rate swaps

The Group has entered into interest rate swaps that are cash flow hedges for the Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates.

The fair value changes on the effective portion of interest rate swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the fair value reserve and reclassified to profit or loss when the hedged interest expense on the borrowings is recognised in profit or loss. The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.24 DERIVATIVE FINANCIAL INSTRUMENTS AND HEDGING ACTIVITIES (CONTINUED)

(a) Cash flow hedge (continued)

(ii) Currency forwards

The Group has entered into currency forwards that qualify as cash flow hedges against highly probable forecasted transactions in foreign currencies. The fair value changes on the effective portion of the currency forwards designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and transferred to either the cost of a hedged non-monetary asset upon acquisition or profit or loss when the hedged forecast transactions are recognised.

The fair value changes on the ineffective portion of currency forwards are recognised immediately in profit or loss. When a forecasted transaction is no longer expected to occur, the gains and losses that were previously recognised in other comprehensive income are reclassified to profit or loss immediately.

(b) Net investment hedge

The Group has derivative financial instruments/borrowings that qualify as net investment hedges of foreign operations. These hedging instruments are accounted for similarly to cash flow hedges. The currency translation differences on the hedging instruments relating to the effective portion of the hedge are recognised in other comprehensive income in the consolidated financial statements, accumulated in the foreign currency translation reserve and reclassified to profit or loss as part of the gain or loss on disposal of the foreign operation. The currency translation differences relating to the ineffective portion of the hedge are recognised immediately in profit or loss.

(c) Derivatives that are not designated or do not qualify for hedge accounting

Fair value changes on these derivatives are recognised in profit or loss when the changes arise.

2.25 GOVERNMENT GRANTS

Grants from the government are recognised as receivables at their fair value where there is a reasonable assurance that the grants will be received and the Group will comply with all attached conditions.

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income.

Government grants relating to assets are deducted against the carrying amount of the assets.

2.26 CRITICAL ACCOUNTING ESTIMATES, ASSUMPTIONS AND JUDGEMENTS

(a) Fair value of investment properties and properties under development

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Investment properties and properties under development are stated at fair value based on valuation performed by independent professional valuers. The fair values are based on highest-and-best-use basis.

The valuers have considered valuation techniques including the direct comparison method, capitalisation approach, residual method, and/or discounted cash flows, where appropriate.

The fair values of investment properties and properties under development amount to approximately $23.0 billion (2014: $20.8 billion) and $1.9 billion (2014: $1.4 billion) respectively.

(b) Impairment of financial assets, available-for-sale

Management reviews its financial assets for objective evidence of impairment annually. Significant or prolonged declines in the fair value of the security below its cost and the disappearance of an active trading market for the security are considered objective evidence that a financial asset is impaired. In determining this, Management evaluates, among other factors, the duration and extent to which the fair value of a financial asset is less than its cost, the financial health of and the near-term business outlook of the issuer of the instrument, including factors such as industry and sector performance, changes in technology and operating and financing cash flow.

If the assumptions in relation to the health of and the near-term business outlook of the issuer do not hold, this will impact the fair value determined in the current financial year and a material impairment adjustment will be made. The fair value recognised in the reserve amounts to approximately $48 million (2014: $39 million).

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3. REVENUE

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Rental income from investment properties	**1,271,819**	1,205,358	–	–
Service income				
– Third parties	**175,865**	165,113	–	–
– Subsidiaries	–	–	**120,858**	123,262
Fees from management services	**71,903**	47,648	–	–
Car parking fees	**40,206**	39,111	–	–
Dividend income from third parties	**3,076**	4,383	–	–
Dividend income from subsidiaries	–	–	**577,990**	502,881
Interest income from loan to an unrelated party	**1,815**	182	–	–
Other operating income	**69,239**	60,108	**87**	171
	1,633,923	1,521,903	**698,935**	626,314

4. OTHER GAINS – NET

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Revaluation gain on investment properties and properties under development	**1,083,858**	940,151	–	–
Corporate restructuring (deficit)/surplus on disposal of subsidiaries (Note 36)	**(4,310)**	14,678	–	–
Loss on disposal of subsidiary and joint venture – net	**(4,716)**	–	–	–
Currency exchange gain – net	**77,604**	18,165	–	–
Changes in fair value of derivative financial instruments	**(94,368)**	(1,930)	–	–
Amortisation of financial guarantee contracts	–	–	**3,327**	9,689
	1,058,068	971,064	**3,327**	9,689

5. EMPLOYEE COMPENSATION

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Wages and salaries	**160,196**	147,125	**89,844**	79,400
Employer's contribution to defined contribution plans including Central Provident Fund ("CPF")	**12,549**	10,180	**7,849**	7,077
Share-based expenses				
– equity-settled	–	2,564	–	2,564
– cash-settled	**16,148**	15,878	**16,148**	15,878
	188,893	175,747	**113,841**	104,919

Employee headcount was 1,804 (2014: 1,684) as at the financial year end.

6. FINANCE (COST)/INCOME – NET

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Financing fees	**(1,759)**	(2,281)	–	–
Interest expense				
– bank borrowings	**(116,191)**	(103,611)	–	–
– derivative hedging instruments	**(15,578)**	(32,315)	–	–
– medium term notes	**(37,889)**	(41,144)	–	–
	(169,658)	(177,070)	–	–
Interest income				
– subsidiaries	–	–	**1,239**	3,095
– short-term bank deposits	**2,501**	4,273	–	–
– others	**1,565**	448	–	–
	4,066	4,721	**1,239**	3,095
	(167,351)	(174,630)	**1,239**	3,095

7. INCOME TAX EXPENSE/(CREDIT)

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Tax expense/(credit) attributable to profit is made up of:				
Current income tax				
– Singapore	**73,727**	58,179	**2,296**	(8,305)
– Foreign	**21,045**	19,443	–	3
	94,772	77,622	**2,296**	(8,302)
Deferred income tax	**42,083**	33,739	**(192)**	(1,728)
Withholding tax	**14,084**	9,863	–	–
	150,939	121,224	**2,104**	(10,030)
Under/(Over) provision in preceding financial years				
– Current income tax	**3,527**	(1,906)	**5,062**	–
– Deferred income tax	**125**	(6,757)	–	1,905
	154,591	112,561	**7,166**	(8,125)

7. INCOME TAX EXPENSE/(CREDIT) (CONTINUED)

The income tax expense/(credit) on profit differs from the amount that would arise using the Singapore standard rate of income tax due to the following:

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Profit before income tax	**1,981,547**	1,865,138	**567,426**	514,521
Tax calculated at a tax rate of 17% (2014: 17%)	**336,863**	317,074	**96,462**	87,469
Effects of:				
– Singapore statutory stepped income exemption	**(2,454)**	(1,325)	**(46)**	(56)
– Revaluation gain on investment properties and properties under development not subject to tax	**(163,100)**	(147,492)	**–**	–
– Income not subject to tax	**(11,370)**	(15,816)	**(98,838)**	(97,918)
– Expenses not deductible for tax purposes	**34,783**	20,345	**4,526**	475
– Unrecognised tax benefits	**4,966**	1,767	**–**	–
– Tax losses not allowed for carry forward	**85**	321	**–**	–
– Tax calculated on share of profit of associated companies and joint ventures	**(2,485)**	(5,748)	**–**	–
– Different tax rates in other countries	**929**	833	**–**	–
– Utilisation of previously unrecognised tax losses	**–**	(1,643)	**–**	–
– Income from REITs not subject to tax	**(45,343)**	(46,168)	**–**	–
– Others	**(1,935)**	(924)	**–**	–
Tax charge/(credit)	**150,939**	121,224	**2,104**	(10,030)

(a) Tax credit of $4,253,000 (2014: tax charge of $2,023,000) relating to fair value changes and reclassification adjustments on cash flow hedges has been included in other comprehensive income.

(b) Tax credit of $5,228,000 (2014: $5,228,000) relating to perpetual securities distribution has been recognised directly in equity.

8. CASH AND CASH EQUIVALENTS

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Cash at bank and on hand	**551,745**	385,205	**13,195**	3,443
Short-term bank deposits	**200,234**	331,751	**–**	–
	751,979	716,956	**13,195**	3,443

Short-term bank deposits of the Group at the balance sheet date had an average maturity of 45 days (2014: 43 days) from the end of the financial year. The effective interest rates at balance sheet date ranged from 0.16% to 4.30% (2014: 0.14% to 4.90%) per annum and the interest rates are re-priced upon maturity.

Acquisition and disposal of subsidiaries

Please refer to Note 36 for the effects of acquisitions and disposals of subsidiaries on the cash flows of the Group.

9. TRADE AND OTHER RECEIVABLES

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Current				
Trade receivables:				
– subsidiaries	**–**	–	**8,773**	8,370
– associated companies	**22,084**	21,691	**–**	–
– non-related parties	**13,319**	19,813	**–**	–
	35,403	41,504	**8,773**	8,370
Less: Allowance for impairment of non-related parties receivables	**(149)**	(43)	**–**	–
Trade receivables – net	**35,254**	41,461	**8,773**	8,370
Deposits placed with a subsidiary	**–**	–	**387,894**	170,996
Interest receivables:				
– subsidiaries	**–**	–	**481**	259
– non-related parties	**1,009**	240	**–**	–
	1,009	240	**481**	259
Dividend receivable	**141**	807	**635,100**	506,205
Goods and Service Tax (GST) receivable – net	**–**	4,641	**169**	294
Non-trade receivables due from subsidiaries	**–**	–	**410,077**	523,708
Sundry debtors	**59,880**	53,537	**–**	–
Accrued revenue	**44,129**	42,037	**17,157**	4,388
Staff loans and advances	**–**	6	**–**	–
	104,150	101,028	**1,062,503**	1,034,595
	140,413	142,729	**1,459,651**	1,214,220
Non-current				
Loan to an associated company	**30,085**	35,035	**–**	–
Loan to a non-related party	**42,069**	13,509	**–**	–
Loans to subsidiaries	**–**	–	**1,874,565**	1,812,044
Non-trade receivables due from subsidiaries	**–**	–	**126,866**	–
	72,154	48,544	**2,001,431**	1,812,044
	212,567	191,273	**3,461,082**	3,026,264

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9. TRADE AND OTHER RECEIVABLES (CONTINUED)

Current

(a) Deposits placed with a subsidiary mature within six months (2014: six months) from the end of the financial year. The effective interest rates on the deposits at balance sheet date ranged from 0.36% to 0.65% (2014: 0.31% to 0.40%) per annum. The interest rates are re-priced upon maturity.

(b) Non-trade receivables from subsidiaries are unsecured, interest-free and repayable on demand.

Non-current

(a) The loan to an associated company is unsecured and has no fixed terms of repayment, although repayment is not expected within the next 12 months. The effective interest rate on the loan at balance sheet date is 2.26% (2014: 2.26%) per annum.

(b) The loan to a non-related party is secured, bears interest at 7% per annum plus a variable component based on the gross profit of the borrower and is repayable in full in January 2020.

(c) The loans to and non-trade receivables due from subsidiaries are unsecured, interest-free and have no fixed terms of repayment, although repayments are not expected within the next 12 months.

10. OTHER ASSETS

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Current				
Deposits	**24,405**	10,294	**537**	574
Prepayments	**110,283**	20,611	**507**	826
	134,688	30,905	**1,044**	1,400
Non-current				
Deposits	**10,206**	3,129	–	–
Prepayments	**1,452**	1,378	–	–
	11,658	4,507	–	–
	146,346	35,412	**1,044**	1,400

During the financial year, the Group had acquired six plots of land in the People's Republic of China for approximately RMB321,000,000 (S$72,000,000), pending receipt of their respective land certificates from the China land authorities as at 31 March 2015. Accordingly, the consideration paid prior to year end was classified as prepayments as at 31 March 2015.

11. FINANCIAL ASSETS, AVAILABLE-FOR-SALE

	The Group	
	2015 **$'000**	2014 $'000
Beginning of financial year	**137,195**	141,313
Additions	**4,502**	1,250
Fair value gains/(losses) recognised in other comprehensive income	**8,546**	(5,368)
End of financial year	**150,243**	137,195
Quoted equity securities – Singapore and Hong Kong SAR	**76,296**	63,584
Unquoted equity securities	**73,947**	73,611
	150,243	137,195

12. INVESTMENTS IN ASSOCIATED COMPANIES

	The Group	
	2015 **$'000**	2014 (restated) $'000
Unquoted equity and preference shares, at cost	**694,728**	435,659
Loans to associated companies	**90,564**	35,798
Share of post-acquisition reserves	**59,360**	78,920
	844,652	550,377

The loans to associated companies are considered as part of the Group's investment in associates, are unsecured, interest-free and have no fixed terms of repayment, although repayment is not expected within the next 12 months.

Details of associated companies' information are provided in Note 34. The Group's investments in associated companies and share of results represent less than 5% of the Group's consolidated net assets and net profit.

The following amount represents the aggregate amount of the Group's share in the net (loss)/profit and total comprehensive (loss)/income of associated companies and their carrying amount:

	The Group	
	2015 **$'000**	2014 (restated) $'000
Net (loss)/profit	**(46,340)**	17,728
Other comprehensive income, net of tax	**30,499**	14,959
Total comprehensive (loss)/income	**(15,841)**	32,687
Carrying value	**844,652**	550,377

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13. INVESTMENTS IN JOINT VENTURES

	The Group	
	2015 **$'000**	2014 $'000
Unquoted equity shares, at cost	**82,642**	54,587
Loan to a joint venture	**24,125**	22,214
Share of post-acquisition reserves	**(29,048)**	(5,866)
	77,719	70,935

The loan to a joint venture is considered as part of the Group's investment in the joint venture, is unsecured, bears interest ranging from 2.03% to 2.19% (2014: 2.19% to 2.57%) per annum and is repayable in full in April 2016 (2014: April 2016).

Details of joint ventures' information are provided in Note 34. The Group's investments in joint ventures and share of results represent less than 5% of the Group's consolidated net assets and net profit.

The following amount represents the aggregate amount of the Group's share in the net profit and total comprehensive income of joint ventures and their carrying amount:

	The Group	
	2015 **$'000**	2014 (restated) $'000
Net profit	**2,213**	1,445
Other comprehensive income/(loss), net of tax	**295**	(1,395)
Total comprehensive income	**2,508**	50
Carrying value	**77,719**	70,935

14. INVESTMENTS IN SUBSIDIARIES

	The Company	
	2015 **$'000**	2014 $'000
Unquoted equity shares, at cost	**1,288,262**	1,288,262
Unquoted redeemable convertible preference shares, at cost	**1,094,200**	1,094,200
	2,382,462	2,382,462
Financial guarantees	**115,941**	115,941
Less: Accumulated impairment losses	**(498,895)**	(498,895)
	1,999,508	1,999,508

Details of significant subsidiaries and summarised financial information of subsidiaries with material non-controlling interests are provided in Note 34 and Note 35 respectively.

15. INVESTMENT PROPERTIES

	The Group	
	2015 **$'000**	2014 (restated) $'000
Completed investment properties		
Balance at beginning of financial year	**20,477,998**	19,264,392
Additions	**581,870**	101,755
Acquisition of a subsidiary (Note 36)	**86,953**	64,638
Disposal of subsidiaries (Note 36)	**(216,533)**	–
Transfer from properties under development	**171,172**	389,254
Transfer to investment properties under redevelopment	**(35,000)**	(257,396)
Revaluation gain recognised in income statement	**906,689**	896,518
Currency translation differences	**480,775**	18,837
Completed properties, at valuation	**22,453,924**	20,477,998
Investment properties under redevelopment		
Balance at beginning of financial year	**304,092**	30,379
Additions	**148,526**	5,214
Transfer from completed investment properties	**35,000**	257,396
Revaluation gain recognised in income statement	**59,660**	11,103
Redevelopment properties, at valuation	**547,278**	304,092
Total investment properties	**23,001,202**	20,782,090

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15. INVESTMENT PROPERTIES (CONTINUED)

(a) The following amounts are recognised in income statement:

	The Group	
	2015	2014 (restated)
	$'000	$'000
Rental income	**1,271,819**	1,205,358
Direct operating expenses arising from investment properties that generated rental income	**(316,418)**	(328,630)

(b) Certain investment properties of the Group, amounting to $1,336,800,000 (2014: $1,363,607,000) are mortgaged to secure bank loans (Note 21).

(c) The fair value hierarchy, valuation process, techniques and inputs used to determine the fair values of investment properties and properties under development (Note 16) are disclosed in Note 28.

(d) As at 31 March 2015, the fair values of the investment properties and properties under development (Note 16) have been determined by independent professional valuers. These valuers have appropriate professional qualifications and experience in the location and category of the properties being valued. It is the intention of the Group to hold the investment properties and properties under development (Note 16) on a long-term basis.

16. PROPERTIES UNDER DEVELOPMENT

	The Group	
	2015	2014 (restated)
	$'000	$'000
Balance at beginning of financial year	**1,443,336**	560,063
Disposal of a subsidiary (Note 36)	**–**	(28,118)
Additions	**436,362**	1,260,014
Transfer to investment properties	**(171,172)**	(389,254)
Revaluation gain taken to income statement	**117,509**	32,530
Currency translation differences	**121,382**	8,101
Balance at end of financial year	**1,947,417**	1,443,336

During the financial year, finance costs capitalised as part of cost of properties under development amounted to $3,264,000 (2014: $1,041,000).

17. PLANT AND EQUIPMENT

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Cost				
Beginning of financial year	**28,246**	26,874	**16,134**	14,814
Additions	**2,786**	2,151	**1,072**	1,320
Acquisition of a subsidiary (Note 36)	**12**	68	–	–
Write-offs/Disposals	**(176)**	(861)	**(11)**	–
Disposal of subsidiaries (Note 36)	**(12)**	(60)	–	–
Currency translation differences	**353**	74	–	–
End of financial year	**31,209**	28,246	**17,195**	16,134
Accumulated depreciation				
Beginning of financial year	**17,970**	14,481	**8,824**	6,397
Depreciation	**4,030**	4,332	**2,175**	2,427
Write-offs/Disposals	**(155)**	(861)	**(5)**	–
Disposal of subsidiaries (Note 36)	**(12)**	(14)	–	–
Currency translation differences	**230**	32	–	–
End of financial year	**22,063**	17,970	**10,994**	8,824
Net book value				
End of financial year	**9,146**	10,276	**6,201**	7,310

18. INTANGIBLE ASSETS

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Software Licence				
Beginning of financial year	**9,588**	9,153	**8,250**	7,659
Additions	**913**	1,677	**924**	1,660
Amortisation	**(1,435)**	(1,242)	**(1,267)**	(1,069)
End of financial year	**9,066**	9,588	**7,907**	8,250
Goodwill				
Beginning/End of financial year	**8,327**	8,327	–	–
Total intangible assets	**17,393**	17,915	**7,907**	8,250

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19. TRADE AND OTHER PAYABLES

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Trade payables:				
– related parties	**87**	692	**–**	–
– non-related parties	**25,119**	15,614	**749**	4
	25,206	16,306	**749**	4
Non-trade payables:				
– subsidiaries	**–**	–	**8,483**	5,962
– non-related parties	**30,175**	36,091	**–**	–
	30,175	36,091	**8,483**	5,962
Provision for Corporate and Staff Social Responsibility ("CSSR")	**5,433**	4,131	**5,433**	4,131
Financial guarantees	**–**	–	**10,490**	13,817
Accrued capital expenditure	**79,959**	28,915	**–**	–
Accrued operating expenses	**303,451**	283,027	**98,220**	95,132
Accrued share-based compensation expenses (Note 23)	**40,109**	63,636	**40,109**	63,636
Accrued retention sum	**25,038**	15,629	**–**	–
Interest payable	**32,316**	24,332	**–**	–
Goods and Services Tax (GST) payable – net	**11,299**	–	**–**	–
Rental received in advance	**49,279**	41,792	**–**	–
Tenancy deposits	**338,654**	323,570	**–**	–
Property tax payable	**4,505**	8,914	**–**	–
Other deposits	**5,331**	4,806	**24**	47
Other payables	**260**	5,243	**–**	–
Deferred revenue	**2,500**	2,500	**–**	–
	898,134	806,495	**154,276**	176,763
Total	**953,515**	858,892	**163,508**	182,729
Less: Non-current portion	**(283,832)**	(275,869)	**(65,497)**	(73,081)
Current portion	**669,683**	583,023	**98,011**	109,648

(a) The non-trade payables due to subsidiaries and non-related parties are unsecured, interest-free and repayable on demand.

(b) Provision for CSSR relates to the Group's CSSR commitments under its published Mapletree Shaping & Sharing Programme that strives to make social impact by empowering individuals and enriching communities through education, health, environmental and arts related causes. During the financial year, the Group committed $2,000,000 (2014: $2,000,000) as a provision for the Group's CSSR programme.

(c) Included in non-current payables are accruals relating to four employee compensation schemes, one scheme being compensation that is deferred and payable over a period of time, and the other three schemes being share-based compensation that will vest over certain qualifying periods based on duration of employees' services rendered after achieving certain performance targets (Note 23).

20. DERIVATIVE FINANCIAL INSTRUMENTS

			The Group	
	Maturity	Contract notional amount $'000	Fair value Assets $'000	Liabilities $'000
2015				
Cash flow hedges:				
– Interest rate swaps	December 2015 – March 2018	3,244,089	9,464	(6,891)
– Currency forwards	April 2015 – October 2015	7,213	–	(259)
– Cross currency swaps	September 2021 – March 2022	175,000	–	(14,106)
			9,464	(21,256)
Net investment hedges:				
– Currency forwards	April 2015 – October 2016	635,554	126	(51,659)
– Cross currency swaps	March 2023	51,435	–	(640)
			126	(52,299)
Non-hedging instruments:				
– Interest rate swaps	April 2015 – July 2021	981,525	1,789	(5,956)
– Currency forwards	April 2015 – May 2021	1,418,535	15,005	(37,374)
– Cross currency swaps	March 2016 – March 2023	557,704	1,600	(62,195)
			18,394	(105,525)
Represented by:				
Current position			4,032	(64,332)
Non-current position			23,952	(114,748)
			27,984	**(179,080)**
2014 (restated)				
Cash flow hedges:				
– Interest rate swaps	April 2014 – March 2017	3,635,991	8,470	(4,163)
Net investment hedges:				
– Currency forwards	April 2014 – August 2016	605,493	1,406	(874)
Non-hedging instruments:				
– Interest rate cap	March 2015 – March 2017	168,440	31	(1,289)
– Interest rate swaps	June 2014 – January 2021	750,657	2,454	(3,459)
– Currency forwards	April 2014 – July 2018	1,082,487	20,815	(3,214)
– Cross currency swaps	May 2014 – July 2022	381,084	–	(12,582)
			23,300	(20,544)
Represented by:				
Current portion			24,697	(14,228)
Non-current portion			8,479	(11,353)
			33,176	(25,581)

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20. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

Period when the cash flows on cash flow hedges are expected to occur or affect income statement

Interest rate swaps

Interest rate swaps are entered to hedge floating monthly and quarterly interest payments on borrowings that will mature in December 2015 to March 2018 (2014: April 2014 to March 2017). Fair value gains and losses on the interest rate swaps recognised in other comprehensive income are reclassified to income statement as part of interest expense over the period of the borrowings.

Cross currency swaps

Cross currency swaps are transacted to hedge semi-annual foreign currency interest payments on borrowings that will mature in September 2021 to March 2022 and foreign currency principal payments at maturity of the borrowings. Fair value changes on the cross currency swaps recognised in the hedging reserve are reclassified to the income statement as part of finance expense and exchange differences over the period of the borrowings.

21. BORROWINGS

	The Group	
	2015 **$'000**	2014 (restated) $'000
Current		
– Bank loans (secured)	**153,938**	152,787
– Bank loans (unsecured)	**1,113,927**	811,048
– Medium term notes (unsecured)	–	70,000
	1,267,865	1,033,835
Non-current		
– Bank loans (secured)	**344,985**	449,080
– Bank loans (unsecured)	**5,169,425**	4,670,182
– Medium term notes (unsecured)	**1,521,999**	897,918
– Loan from a non-controlling interest of a subsidiary (unsecured)	**28,034**	26,865
	7,064,443	6,044,045
	8,332,308	7,077,880

(a) The current (secured) bank loans of $153,938,000 (2014: $152,787,000) are secured by mortgages over certain investment properties (Note 15) and are repayable in December 2015 (2014: between April 2014 and February 2015). The effective interest rates at the balance sheet date ranged from 1.91% to 2.02% (2014: 0.44% to 4.41%) per annum and the interest rates are re-priced every one to three months (2014: one to twelve months).

(b) The current (unsecured) bank loans of $1,113,927,000 (2014: $811,048,000) are repayable between April 2015 and March 2016 (2014: August 2014 and March 2015). The effective interest rate at the balance sheet date ranged from 0.63% to 5.44% (2014: 1.07% to 1.73%) per annum and the interest rate is re-priced every one to six months (2014: one to six months).

21. BORROWINGS (CONTINUED)

(c) The current medium term notes issued by the respective subsidiaries pursuant to their Medium Term Note Programme were fully repaid during the financial year. The effective interest rate at the balance sheet date is Nil (2014: 3.30% to 3.75%) per annum and the interest rates are re-priced at Nil (2014: every six months).

(d) The non-current (secured) bank loans of $344,985,000 (2014: $449,080,000) are secured by mortgages over certain investment properties (Note 15) and are repayable between 2016 and 2024 (2014: 2016 and 2019). The effective interest rates at the balance sheet date ranged from 0.24% to 8.8% (2014: 0.28% to 8.95%) per annum and the interest rates are re-priced at every quarter (2014: one to twelve months).

(e) The non-current (unsecured) bank loans of $5,169,425,000 (2014: $4,670,182,000) are repayable between 2016 and 2023 (2014: 2014 and 2021). The effective interest rate at the balance sheet date ranged from 0.55% to 5.53% (2014: 0.50% to 4.34%) per annum and the interest rate is re-priced at every one to twelve months (2014: one to twelve months).

(f) The non-current medium term notes issued by the respective subsidiaries pursuant to their Medium Term Note Programme are repayable between 2018 and 2023 (2014: 2018 and 2022). The effective interest rates at the balance sheet date ranged from 0.4% to 4.45% (2014: 0.92% to 4.45%) and the interest rates are re-priced at every three to six months (2014: six months).

(g) The non-current loan from a non-controlling interest of a subsidiary is unsecured, interest-free and has no fixed terms of repayment, although repayment is not expected within the next 12 months.

22. DEFERRED INCOME TAXES

Movement in the deferred income tax account is as follows:

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Beginning of financial year	**200,086**	166,775	**1,273**	1,096
Tax charged/(credited) to:				
– income statement	**42,208**	26,982	**(192)**	177
– other comprehensive (loss)/income	**(4,253)**	2,023	**–**	–
– equity	**(5,228)**	(5,228)	**–**	–
Acquisition of a subsidiary	**–**	8,211	**–**	–
Disposal of a subsidiary	**(1,222)**	–	**–**	–
Currency translation differences	**9,857**	1,323	**–**	–
End of financial year	**241,448**	200,086	**1,081**	1,273

Deferred income tax assets are recognised for tax losses carried forward to the extent that realisation of the related tax benefits through future taxable profits is probable. The Group had unutilised tax losses of approximately $44,266,000 (2014: $44,374,000) at the balance sheet date which can be carried forward and used to offset against future taxable income, subject to meeting certain statutory requirements by those companies with unrecognised tax losses and capital allowances in their respective countries of incorporation.

Deferred income tax liabilities have not been recognised for withholding and other taxes that would be payable on the unremitted earnings of $22,666,000 (2014: $18,207,000) of overseas subsidiary companies as the timing of the reversal of the temporary differences arising from such amounts can be controlled and it is probable that such temporary differences will not reverse in the foreseeable future.

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22. DEFERRED INCOME TAXES (CONTINUED)

The movement in the deferred income tax assets and liabilities (prior to offsetting of balances within the same tax jurisdiction) during the financial year is as follows:

	The Group			
	Accelerated tax depreciation $'000	Accrued revenue $'000	Revaluation gains $'000	Total $'000
Deferred income tax liabilities				
At 1 April 2014 (restated)	66,963	476	146,306	213,745
Charged/(credited) to income statement	5,780	(105)	29,788	35,463
Disposal of a subsidiary	–	–	(1,222)	(1,222)
Others	2,178	22	4,257	6,457
At 31 March 2015	**74,921**	**393**	**179,129**	**254,443**
At 1 April 2013 (restated)	49,127	413	120,793	170,333
Charged to income statement	20,111	9	16,290	36,410
Acquisition of a subsidiary	–	–	8,211	8,211
Others	(2,275)	54	1,012	(1,209)
At 31 March 2014 (restated)	66,963	476	146,306	213,745

	Fair value changes – net $'000	Perpetual securities $'000	Provisions $'000	Total $'000
Deferred income tax assets				
At 1 April 2014 (restated)	1,037	(3,135)	(11,561)	(13,659)
Charged/(credited) to:				
– income statement	–	–	6,745	6,745
– other comprehensive loss	(4,253)	–	–	(4,253)
– equity	–	(5,228)	–	(5,228)
Others	–	3,842	(442)	3,400
At 31 March 2015	**(3,216)**	**(4,521)**	**(5,258)**	**(12,995)**
At 1 April 2013 (restated)	(986)	(945)	(1,627)	(3,558)
Charged/(credited) to:				
– income statement	–	–	(9,428)	(9,428)
– other comprehensive income	2,023	–	–	2,023
– equity	–	(5,228)	–	(5,228)
Others	–	3,038	(506)	2,532
At 31 March 2014 (restated)	1,037	(3,135)	(11,561)	(13,659)

22. DEFERRED INCOME TAXES (CONTINUED)

	The Company
	Accelerated tax depreciation $'000
Deferred income tax liabilities	
At 1 April 2014	2,044
Credited to income statement	(218)
At 31 March 2015	**1,826**
At 1 April 2013	1,742
Charged to income statement	302
At 31 March 2014	2,044

	Provisions $'000
Deferred income tax assets	
At 1 April 2014	(771)
Charged to income statement	26
At 31 March 2015	**(745)**
At 1 April 2013	(646)
Credited to income statement	(125)
At 31 March 2014	(771)

23. SHARE CAPITAL OF MAPLETREE INVESTMENTS PTE LTD

Issued and fully paid Ordinary Shares and Series A redeemable preference shares ("RPS")

	Issued share capital	
	No. of shares '000	**Amount $'000**
2015 and 2014		
Balance at beginning and end of financial year		
– Ordinary share capital, with no par value	1,524,307	1,524,307
– Series A redeemable preference shares, with no par value	16	1,570,000
	1,524,323	**3,094,307**

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23. SHARE CAPITAL OF MAPLETREE INVESTMENTS PTE LTD (CONTINUED)

Issued and fully paid Series A redeemable preference shares ("RPS") (continued)

The Series A redeemable preference shares ("RPS") confer upon the holders the following rights:

(a) Dividends

The right to receive out of the distributable profits of the Company a non-cumulative preferential dividend at a rate of 1% per annum on the redemption amount (being the value of the Series A RPS). The preferential dividend shall:

(i) be declared by the Directors at any time and from time to time and payable at such time as the Directors shall determine; and

(ii) be paid in priority to any dividend or distribution in favour of holders of any other classes of shares in the Company.

(b) Voting

The right to attend and vote at general meetings of the Company only upon the happening of any of the following events:

(i) during such year as the preferential dividend or any part thereof remains in arrears and unpaid for more than 12 months;

(ii) upon any resolution which varies or abrogates the rights attached to the preference shares; and

(iii) upon any resolution for the winding up of the Company.

In addition, written approval of 75% of the RPS holders has to be obtained prior to:

(i) variation or abrogation of rights to RPS holders;

(ii) altering RPS through e.g. repurchase, cancellation, reduction, subdivision, reclassification or consolidation;

(iii) issue of equity or debt convertible into equity ranking pari passu or in priority to RPS; or

(iv) declaration or payment of dividends or other distribution of profits or by issuance of ordinary shares through capitalisation of profits or reserves.

(c) Redemption

The Company has the rights to redeem all or any part of the RPS issued and fully paid at any time. Each RPS will be redeemed for the amount paid up thereon plus any arrears and accrual of dividends payable on the RPS to the redemption date.

Share-Based Compensation Plans

The Company currently operates the following share-based compensation plans: MSA Plan, Mapletree PSU Plan, Mapletree RSU Plan and Mapletree NED RSU Plan (collectively referred to as the "Share-based Compensation Plans"). The Executive Resource and Compensation Committee ("ERCC") of the Company has been designated as the Committee responsible for the administration of the Share-based Compensation Plans.

Mapletree Share Appreciation Rights Plan

The MSA Plan for employees and non-executive directors was adopted by the Board of Directors and shareholder of the Company on 4 January 2008 and are restricted to employees and non-executive directors of the Group. For the financial years ended 31 March 2008 and 31 March 2009, MSA Rights were granted to certain employees and non-executive directors of the Group. Participants of the MSA Plan were granted MSA Rights at a grant value which was determined by the ERCC using the fair value of the ordinary shares in the capital of the Company ("Company Shares"). Participants may exercise the MSA Rights commencing on or after a realisable event and expiring on the tenth (10th) anniversary of such grant.

Upon exercise of the MSA Rights, the Company shall procure that the participant is paid for each MSA Right in respect of which the grant is exercised, an amount equal to the excess of the market value of one unit share over the grant value of the MSA Rights. If the ERCC is of the opinion that the market value as determined is not representative of the value of a unit share, the market value will be determined at such price as deemed to be reasonable by the ERCC. The ERCC has the absolute discretion to determine if the payment will be made wholly or partly in the form of the Company Shares or in cash.

Following a review of the MSA Plan by the ERCC in 2009, the Company ceased to grant MSA Rights under the MSA Plan from the financial year ended 31 March 2010. The terms of the MSA Rights granted in the financial years ended 31 March 2008 and 31 March 2009 were also modified to include the addition of a performance condition which is tested for achievement at pre-determined dates.

23. SHARE CAPITAL OF MAPLETREE INVESTMENTS PTE LTD (CONTINUED)

Share-Based Compensation Plans (continued)

Mapletree Share Appreciation Rights Plan (continued)

The performance condition added as part of the modifications was achieved as of 31 March 2013.

The number of MSA Rights outstanding under the MSA Plan at the end of the financial year is summarised below:

	2015 '000	2014 '000
Beginning of financial year	**52,103**	79,193
Forfeited/cancelled	**(571)**	(692)
Released	**(25,956)**	(26,398)
End of financial year	**25,576**	52,103

The MSA Rights released during the financial year of 25,955,520 (2014: 26,397,767) were cash-settled. The number of MSA Rights awarded and outstanding of 25,576,453 (2014: 52,102,560) are to be cash-settled and are measured at their current fair value at the balance sheet date.

Mapletree Performance Share Units Plan and Mapletree Restricted Share Units Plan

The Mapletree PSU Plan and the Mapletree RSU Plan (collectively referred to as the "Plans") for employees (including executive director) were approved and adopted by the Board of Directors and shareholder of the Company on 4 November 2009. The first grant of award under the Plans was made in January 2010. The duration of each share plan is 10 years commencing 4 November 2009.

Under the Plans, awards are granted to eligible participants. Eligible participants of the Plans include selected employees of the Company, its subsidiaries and its associated companies, including executive director.

A Performance Share Unit ("PSU") or Restricted Share Unit ("RSU") granted under the Plans represents a right to receive cash or cash equivalents, fully-paid Company Shares, or combinations thereof, as calculated in accordance with the Plans, provided certain performance conditions and service conditions are met.

Under the Mapletree PSU Plan, awards granted to eligible participants vest immediately upon completion of the performance achievement periods. Awards are released once the ERCC is satisfied that the performance conditions have been achieved.

Under the Mapletree RSU Plan, awards granted to eligible participants vest only after a further period of service beyond the performance target completion date. Awards under the Mapletree RSU Plan differ from awards granted under the Mapletree PSU Plan in that an extended vesting period is imposed beyond the performance target completion date. Awards are released only upon the completion of the extended period of service.

The number of PSU outstanding under the Mapletree PSU Plan at the end of the financial year is summarised below:

	2015 '000	2014 '000
Beginning of financial year	**12,050**	10,125
Initial award granted	**3,243**	1,977
Additional award granted for over-achievement of performance targets	**64**	–
Forfeited/cancelled	**(293)**	(52)
Released	**(2,206)**	–
End of financial year	**12,858**	12,050

The final number of units to be released will depend on the achievement of pre-determined targets over a five-year performance period. No units will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more units than the initial award could be released up to a maximum of 200% of the initial award.

The PSU released during the financial year of 2,205,539 (2014: Nil) were cash-settled.

The number of PSU awarded and outstanding of 12,858,093 (2014: 12,049,540) are to be cash-settled. The final number of units to be released in respect of 12,858,093 (2014: 12,049,540) of outstanding PSU has not been determined.

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For the financial year ended 31 March 2015

23. SHARE CAPITAL OF MAPLETREE INVESTMENTS PTE LTD (CONTINUED)

Share-Based Compensation Plans (continued)

Mapletree Performance Share Units Plan and Mapletree Restricted Share Units Plan (continued)

The number of RSU outstanding under the Mapletree RSU Plan at the end of the financial year is summarised below:

	2015 '000	2014 '000
Beginning of financial year	**8,219**	9,080
Initial award granted	**2,979**	3,507
Additional award granted for over-achievement of performance targets	**414**	269
Forfeited/cancelled	**(459)**	(315)
Released	**(4,331)**	(4,322)
End of financial year	**6,822**	8,219

The RSU released during the financial year of 4,331,001 (2014: 4,322,420) were cash-settled.

The number of RSU awarded and outstanding of 6,821,819 (2014: 8,219,078) are to be cash-settled. The final number of units to be released in respect of 2,979,435 (2014: 3,506,650) of outstanding RSU has not been determined.

The final number of units to be released will depend on the achievement of pre-determined targets over a one-year performance period and the release will be over a vesting period of three years. No units will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more units than the initial award could be released up to a maximum of 150% of the initial award.

PSU and RSU units that are expected to be cash-settled are measured at their current fair values at the balance sheet date. The fair value is measured based on the share price of $3.00 (2014: $2.56) at the balance sheet date.

Mapletree NED Restricted Share Units Plan

The Mapletree NED RSU Plan was approved and adopted by the Board of Directors and shareholder of the Company on 4 November 2009 and is restricted to non-executive directors ("NED") of the Company and its subsidiaries. The first grant of award was made in June 2010. The duration of the Mapletree NED RSU Plan is 10 years commencing 4 November 2009.

Under the Mapletree NED RSU Plan, awards are granted to eligible non-executive directors of the Company. A NED Restricted Share Unit ("NED RSU") granted under the Mapletree NED RSU Plan represents a right to receive cash or cash equivalents, fully-paid Company Shares, or combinations thereof, as calculated in accordance with the Mapletree NED RSU Plan. Grants of Mapletree NED RSU made to a non-executive director shall form part of the director's remuneration.

Under the Mapletree NED RSU Plan, awards granted to eligible non-executive directors shall vest at the date of grant. The right to receive cash or cash equivalents, fully-paid Company Shares, or combinations thereof, is exercisable at the discretion of the non-executive directors at the annual pre-determined exercise period, until the date falling on the fifth (5th) anniversary of date of grant of each award.

The number of NED RSU outstanding under the Mapletree NED RSU Plan at the end of the financial year is summarised below:

	2015 '000	2014 '000
Beginning of financial year	**146**	118
Granted	**44**	45
Exercised	**(27)**	(17)
End of financial year	**163**	146

The NED RSU exercised during the year of 27,342 (2014: 17,164) were cash-settled.

The number of units awarded, vested and outstanding of 163,470 (2014: 146,121) are to be cash-settled. The fair value of the cash-settled award of NED RSU at the balance sheet date is determined based on the net asset value (excluding perpetual securities) per share of the Group at the balance sheet date, up to a maximum of 200% of the initial net asset value per share of the Group at the respective grant dates.

24. PERPETUAL SECURITIES

The Group has issued the following perpetual securities:

(a) Mapletree Treasury Services Limited

In July 2012, Mapletree Treasury Services Limited ("MTSL"), a wholly-owned subsidiary, issued perpetual securities with an aggregate principal amount of $600,000,000. Incremental cost incurred amounting to $8,484,000 was recognised in equity as a deduction from proceeds.

Such perpetual securities are guaranteed by the Company and bear distributions at a rate of 5.125% per annum, payable semi-annually. Subject to the relevant terms and conditions in the offering circular, MTSL may elect to defer making distribution on the perpetual securities, and is not subject to any limits as to the number of times a distribution can be deferred.

(b) Mapletree Logistics Trust

In March 2012, Mapletree Logistics Trust ("MLT"), a non-wholly subsidiary of the Group, issued perpetual securities with an aggregate principal amount of $350,000,000. Incremental cost incurred amounting to $5,990,000 was recognised in equity as a deduction from proceeds. These perpetual securities have no fixed redemption date and redemption is at the discretion of MLT.

Such perpetual securities bear distributions at a rate of 5.375% per annum, payable semi-annually and will be non-cumulative.

In terms of distribution payments or in the event of winding-up of MLT, these perpetual securities rank pari passu with the holders of preferred units (if any) and rank ahead of the unitholders of MLT, but junior to the claims of all other present and future creditors of MLT. MLT shall not declare distribution or pay any distributions to the unitholders, or make redemption, unless MLT declare or pay any distributions to the holders of the perpetual securities.

The Group is considered to have no contractual obligations to repay its principal or to pay any distributions and the perpetual securities of MTSL and MLT do not meet the definition for classification as a financial liability under FRS 32 Financial Instruments: Disclosure and Presentation. Both instruments are presented within equity, and distributions are treated as dividends.

25. CONTINGENT LIABILITIES

Details and estimates of maximum amounts of contingent liabilities, excluding those relating to associated companies and joint ventures are as follows:

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Unsecured bankers' guarantees given in respect of operations	**6,354**	2,990	**4,840**	454

26. COMMITMENTS

(a) Capital commitments

	The Group	
	2015	2014 (restated)
	$'000	$'000
Development expenditure contracted for	**1,081,640**	830,969
Commitment in respect of equity participation in associated companies	**868,389**	826,370
Commitment in respect of equity participation in joint venture companies	**–**	10,215
Commitment in respect of equity participation in available-for-sale financial assets	**908**	1,501

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26. COMMITMENTS (CONTINUED)

(b) Operating lease commitments – where the Group is a lessor

The Group leases out office and retail spaces under non-cancellable operating lease agreements. The leases have escalation clauses and renewal rights.

The future minimum lease payments receivable under non-cancellable operating leases contracted for at the balance sheet date but not recognised as receivables, are as follows:

	The Group	
	2015 **$'000**	2014 (restated) $'000
Not later than one year	**1,372,932**	1,284,861
Later than one year but not later than five years	**2,488,858**	2,304,066
Later than five years	**1,488,909**	1,471,264
	5,350,699	5,060,191

Some of the operating leases are subject to revision of lease rentals at periodic intervals. For the purposes of the above disclosure, the prevailing lease rentals are used.

(c) Operating lease commitments – where the Group is a lessee

The Group leases land and office spaces under non-cancellable operating lease agreements.

The future minimum lease payables under non-cancellable operating leases contracted for at the balance sheet date but not recognised as liabilities are:

	The Group	
	2015 **$'000**	2014 (restated) $'000
Not later than one year	**5,835**	7,306
Between one and five years	**13,071**	15,960
Later than five years	**42,177**	43,836
	61,083	67,102

27. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks. The Group uses different methods to measure and manage various types of risks to which it is exposed. These include monitoring levels of exposure to foreign exchange, price, interest rate, credit and liquidity risk.

Risk management is carried out under policies approved by the Board of Directors. The Board of Directors provides general principles for overall risk management, covering areas such as foreign exchange risk, interest rate risk, credit risk and liquidity risk. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and Group's activities. The Audit and Risk Committee, assisted by the risk management department and/or internal auditors, also evaluates the effectiveness of the system associated with the financial risk management programmes.

(a) Market risk

(i) Foreign exchange risk

The Group is exposed to exchange rate risk on its foreign currency denominated assets and investments. This currency exposure is, where practicable and appropriate, managed through borrowing in the same currencies in which the assets and/or investments are denominated as well as currency forwards, currency call/put options, and cross currency swap contracts.

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(i) Foreign exchange risk (continued)

In relation to its overseas investments in foreign subsidiaries whose net assets are exposed to currency translation risks and which are held for long-term investment purpose, the differences arising from such translation are recorded under the foreign currency translation reserve. These translation differences are reviewed and monitored on a regular basis and managed primarily through currency forwards, cross currency interest rate swaps or borrowings denominated in the relevant currencies.

Foreign exchange exposures in transactional currencies other than functional currencies of the operating entities are kept to an acceptable level.

The Group's currency exposure is as follows:

	SGD $'000	USD $'000	RMB $'000	HKD $'000	JPY $'000	MYR $'000	Others $'000	Total $'000
2015								
Financial assets								
Cash and cash equivalents	245,915	47,536	218,525	96,458	53,363	40,899	49,283	751,979
Financial assets, available-for-sale	71,121	68,743	–	5,176	5,203	–	–	150,243
Trade and other receivables (including intercompany balances)	7,620,847	2,555,759	1,229,811	820,338	315,267	171,030	76,447	12,789,499
Deposits	979	26	7,505	11,262	3,451	2,505	8,883	34,611
	7,938,862	2,672,064	1,455,841	933,234	377,284	214,434	134,613	13,726,332
Financial liabilities								
Borrowings	3,534,668	571,814	300,987	2,368,872	1,265,938	123,310	166,719	8,332,308
Trade and other payables (including intercompany balances)	8,039,985	2,484,157	1,283,552	935,558	353,170	121,119	130,580	13,348,121
	11,574,653	3,055,971	1,584,539	3,304,430	1,619,108	244,429	297,299	21,680,429
Net financial liabilities	(3,635,791)	(383,907)	(128,698)	(2,371,196)	(1,241,824)	(29,995)	(162,686)	(7,954,097)
Net financial liabilities denominated in the respective entities' functional currencies	2,916,628	690,850	235,983	2,427,623	1,286,282	174,087	124,092	
Notional amount of currency forwards and cross currency swaps	175,000	(883,443)	(218,939)	(160,346)	(53,178)	(137,727)	–	
Currency exposures on financial (liabilities)/assets	**(544,163)**	**(576,500)**	**(111,654)**	**(103,919)**	**(8,720)**	**6,365**	**(38,594)**	

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27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(i) Foreign exchange risk (continued)

	SGD $'000	USD $'000	RMB $'000	HKD $'000	JPY $'000	MYR $'000	Others $'000	Total $'000
2014 (restated)								
Financial assets								
Cash and cash equivalents	354,903	49,261	93,404	80,848	82,071	8,626	47,843	716,956
Financial assets, available-for-sale	63,453	68,062	–	132	5,548	–	–	137,195
Trade and other receivables (including intercompany balances)	6,959,915	1,680,551	243,400	925,562	685,605	1,596	54,275	10,550,904
Deposits	1,101	54	665	4,019	462	3,468	3,654	13,423
	7,379,372	1,797,928	337,469	1,010,561	773,686	13,690	105,772	11,418,478
Financial liabilities								
Borrowings	3,444,669	70,887	–	2,073,189	1,383,564	54,475	51,096	7,077,880
Trade and other payables (including intercompany balances)	7,667,347	1,494,983	279,560	1,002,483	736,498	8,228	207,711	11,396,810
	11,112,016	1,565,870	279,560	3,075,672	2,120,062	62,703	258,807	18,474,690
Net financial (liabilities)/assets	(3,732,644)	232,058	57,909	(2,065,111)	(1,346,376)	(49,013)	(153,035)	(7,056,212)
Net financial liabilities denominated in the respective entities' functional currencies	3,495,054	280,759	10,347	2,121,385	1,560,320	52,188	176,201	
Notional amount of currency forwards and cross currency swaps	–	(637,599)	(64,118)	(163,982)	(217,861)	–	(6,754)	
Currency exposures on financial (liabilities)/assets	(237,590)	(124,782)	4,138	(107,708)	(3,917)	3,175	16,412	

As at 31 March 2015 and 2014, the Group's SGD exposure arises mainly from group entities with USD or RMB functional currency and the USD exposure arises mainly from group entities with SGD, RMB or VND functional currency.

The Company's financial assets and liabilities are mainly denominated in SGD.

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(i) Foreign exchange risk (continued)

If the SGD, USD, RMB, HKD and JPY change against the functional currencies of the respective operating entities by 4% (2014: 4%) with all other variables including tax rate being held constant, the effect arising from the Group's net currency exposure will be as follows:

	Increase/(Decrease)	
	2015 Profit after tax $'000	2014 Profit after tax (restated) $'000
The Group		
USD against SGD		
– strengthened	**4,146**	4,115
– weakened	**(4,146)**	(4,115)
RMB against SGD		
– strengthened	**646**	1,706
– weakened	**(646)**	(1,706)
HKD against SGD		
– strengthened	**(3,103)**	(3,463)
– weakened	**3,103**	3,463
JPY against SGD		
– strengthened	**(139)**	20
– weakened	**139**	(20)
MYR against SGD		
– strengthened	**1,674**	599
– weakened	**(1,674)**	(599)

(ii) Price risk

The Group is exposed to equity securities price risk on investments held classified as available-for-sale financial assets. These securities are listed in Singapore and Hong Kong SAR. The Group has policies in place to ensure that the performance of investments held are monitored with respect to the risk relevant to the market in which the investments operate in.

If prices for equity securities listed in Singapore and Hong Kong SAR change by 7% (2014: 9%) with all variables including tax rate being held constant, the effect on fair value reserve will be as follows:

	Increase/(Decrease)	
	2015 Fair value reserve $'000	2014 Fair value reserve $'000
The Group		
Listed in Singapore and Hong Kong SAR		
– increased by 7% (2014: 9%)	**5,341**	5,723
– decreased by 7% (2014: 9%)	**(5,341)**	(5,723)

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27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(iii) Cash flow and fair value interest rate risk

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. As the Group has no significant interest-bearing assets, the Group's income and operating cash flows are substantially independent of changes in market interest rates.

The Group is exposed to interest rate risk on its borrowings. The Group manages the risk by maintaining an appropriate mix of fixed and floating rate interest-bearing liabilities. This is achieved either through fixed rate borrowings or through the use of floating-to-fixed interest rate swaps and/or interest rate caps.

The Group's borrowings at variable rates on which effective hedges have not been entered into, are denominated mainly in JPY, USD and RMB (2014: JPY). If the interest rates increase/decrease by 0.50% (2014: 0.50%) per annum with all other variables including tax rate being held constant, the profit after tax will be lowered by $8,536,000 (2014: $7,246,000) and higher by $8,500,000 (2014: $7,294,000) as a result of higher and lower interest expense on these borrowings respectively. Other comprehensive income would have been higher by $11,870,000 (2014: $9,538,000) and lowered by $12,064,000 (2014: $9,536,000) mainly as a result of higher fair value of interest rate swaps designated as cash flow hedges of variable rate borrowings.

(b) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. The major classes of financial assets of the Group and the Company are bank deposits, trade receivables, loan to an associated company and loan to a non-related party. For trade receivables, the Group adopts the policy of dealing only with customers of appropriate credit history, and obtaining sufficient security where appropriate to mitigate credit risk. For other financial assets, the Group adopts the policy of dealing only with acceptable credit quality counterparties.

The Group has no significant concentrations of credit risk. The Group has policies in place to ensure that services are made to customers with an appropriate credit history. Security in the form of bankers guarantees, insurance bonds (issued by bankers or insurers of acceptable credit quality) or cash security deposits are obtained prior to the commencement of the lease.

The maximum exposure to credit risk for each class of financial instruments is the carrying amount of that class of financial instruments presented on the balance sheet, except as follows:

	The Company	
	2015 **$'000**	2014 $'000
Corporate guarantees provided to banks on subsidiaries' loans	**813,288**	426,810

(i) Financial assets that are neither past due nor impaired

Bank deposits that are neither past due nor impaired are mainly deposits with banks with acceptable credit-ratings assigned by international credit-rating agencies. Trade receivables, loan to an associated company and loan to a non-related party that are neither past due nor impaired are substantially counterparties with a good collection track record with the Group.

(ii) Financial assets that are past due and/or impaired

There are no other classes of financial assets that are past due and/or impaired except for trade receivables.

The age analysis of trade receivables past due but not impaired is as follows:

	The Group	
	2015 **$'000**	2014 (restated) $'000
Past due less than three months	**12,416**	23,888
Past due over three months	**14,134**	10,613
	26,550	34,501

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Credit risk (continued)

(ii) Financial assets that are past due and/or impaired (continued)

The carrying amount of trade receivables individually determined to be impaired and the movement in the related allowance for impairment are as follows:

	The Group	
	2015	2014 (restated)
	$'000	$'000
Gross amount	**151**	47
Less: Allowance for impairment	**149**	(43)
	2	4
Beginning of financial year	**43**	3,171
Allowance made	**147**	15
Allowance utilised	**(23)**	(3,102)
Allowance reversed	**(18)**	(41)
End of financial year	**149**	43

The Group and the Company believes that no additional allowance is necessary in respect of the remaining trade and other receivables as these receivables are mainly arising from tenants with good collection records as well as sufficient security in the form of bankers guarantees, insurance bonds, or cash security deposits as collaterals.

(c) Liquidity risk

The Group adopts prudent liquidity risk management by maintaining sufficient cash and committed bank financing to fund its working capital, its financial obligations and expected committed capital expenditure requirements.

The table below analyses non-derivative financial liabilities of the Group into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying amounts as the impact of discounting is not significant.

	Less than 1 year $'000	Between 1 and 2 years $'000	Between 2 and 5 years $'000	Over 5 years $'000
The Group				
2015				
Trade and other payables	630,492	92,949	145,052	33,247
Borrowings	1,553,610	1,762,023	4,499,712	1,106,924
	2,184,102	**1,854,972**	**4,644,764**	**1,140,171**
2014 (restated)				
Trade and other payables	540,634	133,684	109,099	30,602
Borrowings	1,150,356	2,068,601	3,638,092	663,337
	1,690,990	2,202,285	3,747,191	693,939
The Company				
2015				
Trade and other payables	**98,011**	**19,523**	**36,605**	**9,369**
2014				
Trade and other payables	109,648	39,148	25,298	8,635

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27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk (continued)

The table below analyses the derivative financial instruments of the Group for which contractual maturities are essential for an understanding of the timing of the cash flows into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Less than 1 year $'000	Between 1 and 2 years $'000	Between 2 and 5 years $'000	Over 5 years $'000
The Group				
2015				
Net-settled interest rate swaps and cross currency swaps				
– Net cash outflows	**21,665**	**18,700**	**19,132**	**8,267**
Gross-settled currency forwards and cross currency swaps				
– Receipts	**(1,315,136)**	**(63,288)**	**(96,597)**	**(392,658)**
– Payments	**1,359,445**	**63,909**	**107,368**	**441,920**
2014 (restated)				
Net-settled interest rate cap, swaps and cross currency swaps				
– Net cash outflows	10,538	9,204	7,359	7,245
Gross-settled currency forwards and cross currency swaps				
– Receipts	(940,552)	(115,196)	(88,587)	(294,160)
– Payments	935,192	113,999	85,632	295,204

(d) Capital risk

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise shareholder value.

The Board seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Group is required by the banks to maintain a consolidated tangible net worth of not less than $3,000,000,000.

There were no changes in the Group's approach to capital management during the financial year.

(e) Categories of Financial Assets and Financial Liabilities

The following table sets out the financial instruments as at the balance sheet date:

	The Group		The Company	
	2015 $'000	2014 (restated) $'000	**2015** $'000	2014 $'000
Financial Assets				
At fair value through profit or loss	**27,984**	33,176	–	–
Available-for-sale	**150,243**	137,195	–	–
Loans and receivables (including cash and cash equivalents)	**999,157**	921,652	**3,474,814**	3,030,281
Financial Liabilities				
At fair value through profit or loss	**179,080**	25,581	–	–
At amortised cost	**9,236,544**	7,894,980	**163,508**	182,729

28. FAIR VALUE MEASUREMENTS

(a) Fair value hierarchy

The following table presents assets and liabilities measured at fair value and classified by level of fair value measurement hierarchy:

Level 1: quoted prices (unadjusted) in active markets for identical assets;

Level 2: inputs other than quoted prices included within Level 1 that are observable for the assets or liabilities, 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).

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
The Group				
2015				
Financial Assets				
Derivative financial instruments	–	27,984	–	27,984
Financial assets, available-for-sale				
– Quoted	76,296	–	–	76,296
– Unquoted	–	–	73,947	73,947
	76,296	**27,984**	**73,947**	**178,227**
Financial Liabilities				
Derivative financial instruments	–	**(179,080)**	–	**(179,080)**
Non-Financial Assets				
Completed investment properties	–	–	22,453,924	22,453,924
Investment properties under redevelopment	–	–	547,278	547,278
Properties under development	–	–	1,947,417	1,947,417
	–	–	**24,948,619**	**24,948,619**
2014 (restated)				
Financial Assets				
Derivative financial instruments	–	33,176	–	33,176
Financial assets, available-for-sale				
– Quoted	63,584	–	–	63,584
– Unquoted	–	–	73,611	73,611
	63,584	33,176	73,611	170,371
Financial Liabilities				
Derivative financial instruments	–	(25,581)	–	(25,581)
Non-Financial Assets				
Completed investment properties	–	–	20,477,998	20,477,998
Investment properties under redevelopment	–	–	304,092	304,092
Properties under development	–	–	1,443,336	1,443,336
	–	–	22,225,426	22,225,426

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28. FAIR VALUE MEASUREMENTS (CONTINUED)

(b) Valuation techniques

(i) Financial assets and liabilities at fair value

The fair value of available-for-sale securities traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used for the quoted available-for-sale held by the Group is the current bid price. These instruments are included in Level 1.

The fair value of financial instruments that are not traded in an active market (e.g. over-the-counter derivatives) is determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. The fair values of interest rate swaps and interest rate caps are calculated as the present value of the estimated future cash flows. The fair value of forward foreign exchange contracts is determined using quoted forward currency rates at the balance sheet date. These investments are classified as Level 2 and comprise derivative financial instruments.

The fair values of available-for-sale unquoted financial assets are classified as Level 3 and are determined using the net asset values of the investee companies.

(ii) Non-financial assets at fair value

Level 3 fair values of the Group's investment properties have been generally derived using the following methods:

- Income capitalisation – Properties are valued by capitalising net rental income after property tax at a rate which reflects the present and potential income growth and over the unexpired lease term.

- Discounted cash flow – Properties are valued by discounting the future net income stream over a period to arrive at a present value.

- Direct comparison – Properties are valued using transacted prices for comparable properties in the vicinity and elsewhere with adjustments made for differences in location, tenure, size, shape, design, layout, age and condition of the buildings, availability of car parking facilities, dates of transactions and the prevailing market conditions.

- Residual value – Investment properties under redevelopment or development are valued, as a starting point using the direct comparison method, income capitalisation method and/or discounted cash flow method to derive the fair value of the property as if the redevelopment was already completed at balance sheet date. Deductions from that fair value, such as estimated construction cost and other costs to completion and estimated profit margin required to hold and develop property to completion are made to reflect the current condition of the property under redevelopment and development.

Fair values of investment properties are determined by external independent valuers. The valuation of significant properties are presented to and discussed with the Audit and Risk Committee as well as the Board of Directors.

(iii) Financial assets and liabilities not carried at fair values

The carrying value of trade and other receivables, other current assets and trade and other payables approximate their fair values. The fair value of financial liabilities is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments. The fair value of borrowings approximates their carrying amounts as the interest rates of such loans are adjusted for changes in relevant market interest rate except for the fixed rate medium term notes of $1,319,036,000 (2014: $967,918,000) whose fair value amounted to $1,358,855,000 (2014: $411,411,000), determined using indicative interest rate of the notes quoted by the Group's bankers.

(c) Level 3 Assets Measured at Fair Value

The movements of non-financial assets classified under Level 3, for Completed Investment Properties and Investment Properties under Redevelopment are presented in Note 15 and for Property under Development in Note 16.

28. FAIR VALUE MEASUREMENTS (CONTINUED)

(c) Level 3 Assets Measured at Fair Value (continued)

The following table presents the valuation techniques and key inputs that were used to determine the fair value of the non-financial assets classified under Level 3 of the fair value hierarchy:

	Valuation techniques	Key unobservable inputs	Relationship of unobservable inputs to fair value
Completed investment properties	Income capitalisation	Capitalisation rate • Singapore: 3.9% – 9.5% (2014: 3.9% – 8.8%) • Others: 4.5% – 12.0% (2014: 4.5% – 12.5%)	The higher the capitalisation rate, the lower the fair value.
	Discounted cash flow	Discount rate • Singapore: 7.0% – 12.0% (2014: 7.3% – 12.0%) • Others: 5.0% – 13.5% (2014: 4.0% – 13.5%)	The higher the discount rate, the lower the fair value.
		Terminal Yield • Singapore: 4.1% – 7.8% (2014: 4.1% – 8.3%) • Others: 5.5% – 11.5% (2014: 5.0% – 11.8%)	The higher the terminal yield, the lower the fair value.
	Direct comparison	Adjusted price • Singapore: Nil (2014: $13,600 – $18,800 psm) • Others: $290 – $359 psm (2014: $240 psm)	The higher the adjusted price rate, the higher the fair value.
Investment properties under redevelopment	Residual value	Gross development valuation • Singapore: $2,426 – $15,453 psm (2014: $7,523 – $16,146 psm)	The higher the gross development valuation, the higher the fair value.
		Development cost • Singapore: $1,642 – $6,081 psm (2014: $3,891 – $6,141 psm)	The higher the development cost, the lower the fair value.

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28. FAIR VALUE MEASUREMENTS (CONTINUED)

(c) Level 3 Assets Measured at Fair Value (continued)

	Valuation techniques	Key unobservable inputs	Relationship of unobservable inputs to fair value
Properties under development	Discounted cash flow	Discount rate • Singapore: 8.0% (2014: 14.0% – 16.0%) • Others: 8.4% – 16.0% (2014: 8.8% – 15.0%)	The higher the discount rate, the lower the fair value.
		Terminal Yield • Singapore: 6.5% (2014: Nil) • Others: 5.3% – 9.0% (2014: 4.8% – 9.0%)	The higher the terminal yield, the lower the fair value.
	Direct comparison	Adjusted price • Others: $50 – $2,415 psm (2014: $49 – $247 psm)	The higher the adjusted price rate, the higher the fair value.
	Residual value	Gross development valuation • Singapore: $7,173 psm (2014: Nil) • Others: $10,825 psm (2014: Nil)	The higher the gross development valuation, the higher the fair value.
		Development cost • Singapore: $2,643 psm (2014: Nil) • Others: $3,767 psm (2014: Nil)	The higher the development cost, the lower the fair value.

29. IMMEDIATE HOLDING AND ULTIMATE HOLDING COMPANIES

The Company's immediate holding company is Fullerton Management Pte Ltd, incorporated in Singapore. The ultimate holding company is Temasek Holdings (Private) Limited, incorporated in Singapore.

30. RELATED PARTY TRANSACTIONS

The following transactions took place between the Group and related parties during the financial year:

(a) Sales and purchases of goods and services

	The Group		The Company	
	2015	2014 (restated)	**2015**	2014
	$'000	$'000	**$'000**	$'000
Sales of goods/services to related corporations	**37,043**	36,400	–	–
Service income from subsidiaries	–	–	**120,858**	120,503
Purchase of goods/services from related corporations	**17,031**	21,886	–	–
Fees from provision of fund management services to associated companies	**69,919**	45,756	–	–
Fees from provision of development management services to a related corporation	**1,984**	2,025	–	–
Dividend income from associated companies	–	156,624	–	–
Dividends income from a joint venture	**26,068**	–	–	–
Acquisition of property from associated company	**34,192**	–	–	–
Interest income received from an associated company and a joint venture	**813**	243	–	–
Dividend income received from subsidiaries	–	–	**577,990**	502,881
Interest income received from subsidiaries	–	–	**1,239**	3,095
Interest expense paid to related corporations	**34,112**	32,977	–	–
Trustee's fees paid/payable to the Trustee	**1,585**	1,561	–	–

30. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Key management personnel compensation

	The Group	
	2015 $'000	2014 $'000
Salaries and other short-term employee benefits	**13,646**	15,348
Post-employment benefits – contribution to CPF	**157**	140
Share-based compensation expenses	**8,185**	10,500
	21,988	25,988

(c) MSA Rights, PSU and RSU granted to key management

The Company ceased to grant MSA Rights under the MSA Plan from the financial year ended 31 March 2010. The outstanding number of MSA as at 31 March 2015 granted by the Company to the key management of the Group was 16,299,600 (2014: 33,357,333).

During the financial year, the Company granted 2,525,181 PSU and 1,344,920 RSU (2014: 1,350,020 PSU and 906,500 RSU) to the key management of the Group. The PSU and RSU were given on the same terms and conditions as those offered to other employees of the Group. The outstanding numbers of PSU and RSU as at 31 March 2015 granted by the Company to the key management of the Group were 9,395,197 and 2,598,154 (2014: 8,135,520 and 2,605,103) respectively.

31. DIVIDENDS

	The Group and the Company	
	2015 $'000	2014 $'000
Final exempt (one-tier) redeemable preference share dividends paid in respect of the previous financial year of $1,000 per redeemable preference share	**15,700**	15,700
Final exempt (one-tier) ordinary share dividend paid in respect of the previous financial year	**40,400**	60,500
Special final exempt (one-tier) ordinary share dividend paid in respect of the previous financial year	**43,900**	23,800
	100,000	100,000

At the Annual General Meeting to be held, the following dividends will be proposed:

- final exempt (one-tier) redeemable preference share dividend of $1,000 (2014: $1,000) per redeemable preference share amounting to $15,700,000 (2014: $15,700,000); and
- final exempt (one-tier) ordinary share dividend of 7.55097 cents (2014: 2.64913 cents) per ordinary share amounting to $115,100,000 (2014: $40,400,000).
- special final exempt (one-tier) ordinary share dividend of Nil cents (2014: 2.88000 cents) per ordinary share amounting to Nil (2014: $43,900,000).

These financial statements do not reflect the above dividends, which will be accounted for in shareholder's equity as an appropriation of retained earnings in the financial year ending 31 March 2016.

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32. OPERATIONAL PROFIT AFTER TAX AND MINORITY INTERESTS

Operational Profit After Tax and Minority Interests ("Operational PATMI") denotes net income derived from the underlying operating activities of the Group including, inter-alia, real estate rental and sales activities, capital management fee income businesses, investments in real estate related assets and/or securities and corporate restructuring surplus or deficit. Any gains or losses on disposal and corporate restructuring surplus or deficit are measured based on the relevant original invested costs ("OIC"). Gains or losses on foreign exchange, fair value adjustments for financial derivatives and financial assets available-for-sale (per FRS 39 Financial Instruments: Recognition and Measurement), unrealised gains or losses, inter-alia, revaluations gains or losses (except for those arising from corporate restructuring), negative goodwill, dilution gain or loss are not included.

	The Group	
	2015	2014 (restated)
	$'000	$'000
Profit Attributable to Equity Holder of the Company	**953,996**	828,620
Profit Attributable to Perpetual Securities Holders		
– Mapletree Treasury Services Pte. Ltd.	**30,750**	30,750
– Mapletree Logistics Trust	**18,813**	18,813
	1,003,559	878,183
After adjusting for:		
Revaluation gain on investment properties and properties under development	**(1,083,858)**	(940,151)
Deferred tax on revaluation gain	**29,788**	16,290
Non-controlling interests' share of revaluation gain	**405,333**	473,506
Net revaluation gain	**(648,737)**	(450,355)
Share of associated companies and joint ventures:		
Net loss/(gain) on revaluation of investment properties and properties under development	**54,785**	(28,028)
Net foreign exchange and financial derivatives gain	**(205)**	(507)
	54,580	(28,535)
Net dilution gain in associated companies	**(206)**	–
Net foreign exchange and financial derivatives loss/(gain)	**17,269**	(6,608)
Adjustments on:		
Share of associated company disposal gain at OIC	**1,233**	–
Corporate restructuring surplus at OIC*	**18,508**	–
Divestment gain at OIC	**21,433**	–
Operational PATMI	**467,639**	392,685

* *Represents cumulative revaluation gains realised.*

33. SEGMENT REPORTING

The operating segments are determined based on the segment reporting reviewed by the Executive Management Committee ("EMC") for strategic and operational decisions making purposes. The EMC comprises the Group Chief Executive Officer, Group Chief Investment Officer, Group Chief Financial Officer, Group General Counsel, Head, Regional Development Management and the Heads of each business unit.

The following summary describes the operations in each of the Group reportable segments:

- Singapore Commercial: developer/owner/manager of assets located in Singapore, which comprise mainly offices, retail properties, residential properties and certain industrial and business park properties which are not under Logistics and Singapore Industrial business units.
- Logistics: developer/owner/manager of logistics properties in Asia.
- Singapore Industrial: developer/owner/manager of industrial properties in Singapore.
- China and India: developer/owner/manager of properties, excluding logistics and properties held by MGCCT, in China and India.
- South East Asia: developer/owner/manager of properties, excluding logistics properties, in markets in Southeast Asia.
- North Asia & New Markets: developer/owner/manager of properties, excluding logistics properties, in markets other than those listed above.
- Others: include corporate departments and consolidation adjustments.

The segment information provided to the EMC for the reportable segments are as follows:

	Singapore Commercial $'000	Logistics $'000	Singapore Industrial $'000	China & India $'000	South East Asia $'000	North Asia & New Markets $'000	Others $'000	Total $'000
2015								
Revenue	546,219	373,119	313,873	61,226	27,224	309,160	3,102	1,633,923
Segmental Results								
Earnings/(Loss) before revaluation gain/(loss), interest and tax	429,686	282,146	230,466	39,211	3,028	241,860	(117,230)	1,109,167
Revaluation gain on investment properties and properties under development	525,738	116,554	197,624	46	4,596	197,834	41,466	1,083,858
Share of profit/(loss) in associated companies and joint ventures	14,429	(3,831)	–	(64,269)	3,932	5,612	–	(44,127)
	969,853	394,869	428,090	(25,012)	11,556	445,306	(75,764)	2,148,898
Finance cost – net								(167,351)
Tax expense								(154,591)
Profit for the year								1,826,956
Segment assets	8,697,373	6,406,776	3,680,391	773,407	689,873	6,747,981	208,008	27,203,809
Segment liabilities	2,027,883	2,601,710	1,206,190	169,041	266,330	2,751,630	785,785	9,808,569
Other segment items:								
Depreciation and amortisation	509	123	32	39	87	113	4,562	5,465

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33. SEGMENT REPORTING (CONTINUED)

	Singapore $'000	South East Asia (excluding Singapore) $'000	Greater China $'000	Rest of Asia $'000	Rest of the World $'000	Total $'000
2015						
Geography information						
Revenue	1,068,871	57,067	361,900	137,607	8,478	1,633,923
Non-current assets	14,058,092	1,087,440	8,769,298	1,842,581	398,125	26,155,536
Total assets	14,406,238	1,167,514	9,298,695	1,920,824	410,538	27,203,809

	Singapore Commercial $'000	Logistics $'000	Singapore Industrial $'000	China & India $'000	South East Asia $'000	North Asia & New Markets $'000	Others $'000	Total $'000
2014 (restated)								
Revenue	524,038	354,674	299,291	44,522	23,202	271,569	4,607	1,521,903
Segmental Results								
Earnings/(loss) before revaluation gain/(loss), interest and tax	396,972	301,919	216,762	31,227	6,071	210,363	(82,870)	1,080,444
Revaluation gain on investment properties and properties under development	383,807	126,086	150,701	–	10,272	269,285	–	940,151
Share of profit/(loss) of associated companies and joint ventures	29,883	(907)	–	(12,647)	2,844	–	–	19,173
	810,662	427,098	367,463	18,580	19,187	479,648	(82,870)	2,039,768
Finance cost – net								(174,630)
Tax expense								(112,561)
Profit for the year								1,752,577
Segment assets	8,007,823	5,527,935	3,438,899	429,072	569,960	5,793,892	237,242	24,004,823
Segment liabilities	2,060,194	2,025,335	1,250,641	22,854	113,551	2,218,491	563,316	8,254,382
Other segment items:								
Depreciation and amortisation	1,131	339	44	528	114	578	2,840	5,574

33. SEGMENT REPORTING (CONTINUED)

	Singapore $'000	South East Asia (excluding Singapore) $'000	Greater China $'000	Rest of Asia $'000	Total $'000
2014 (restated)					
Geography information					
Revenue	1,011,918	46,952	327,691	135,342	1,521,903
Non-current assets	12,190,592	811,216	8,051,532	2,020,314	23,073,654
Total assets	12,749,528	896,822	8,222,211	2,136,262	24,004,823

The accounting policies of the reportable segments are the same as the Group's accounting policies described in Note 2. Segment profit represents the profit earned by each segment without allocation of central administration costs. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP

(a) Associated companies

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %	Cost of investment 2015 $'000	2014 $'000
Directly held by The HarbourFront Pte. Ltd.						
HarbourFront One Pte. Ltd.	Property owner	Singapore	**30**	30	**25,356**	25,356
Directly held by HF (USA), Inc.						
San Francisco Cruise Terminal LLC	Development of properties for investment and sale	United States of America	–	45	–	#
Directly held by Mapletree Jinshajiang Ltd.						
Thrive United Holdings Limited	Development of properties for investment and sale	Hong Kong SAR	**20**	20	**12,658**	12,658
Directly held by Mapletree Capital Management Pte. Ltd.						
CIMB–Mapletree Management Sdn. Bhd.	Fund management and advisory services	Malaysia	**40**	40	**349**	349

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34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(a) Associated companies (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %	Cost of investment 2015 $'000	2014 $'000
Directly or indirectly held by Mapletree PE Pte. Ltd.						
Mapletree China Opportunity Fund II Feeder, L.P.	Investment holding and property owner	Cayman Islands/ People's Republic of China	**36**	36	**217,959**	71,422
NH Assets Pte. Ltd.	Investment holding and property owner	Singapore/ People's Republic of China	**24**	24	**1,463**	1,463
MJLD Pte. Ltd.	Investment holding and property owner	Singapore/ Japan	**38**	–	**5,067**	–
MJOF Pte. Ltd.[1]	Investment holding and property owner	Singapore/ Japan	**36**	100	**50,988**	#
Directly held by Mapletree Overseas Holdings Ltd.						
Mapletree Industrial Fund Ltd.	Investment holding and property owner	Cayman Islands/ Malaysia and People's Republic of China	**40**	40	**30,039**	35,116
Mapletree India China Fund Ltd.	Investment holding and property owner	Cayman Islands/ People's Republic of China	**43**	43	**297,071**	256,596
Directly or indirectly held by Mapletree Dextra Pte. Ltd.						
CMREF 1 Sdn. Bhd.	Property owner	Malaysia	**25**	25	**21,127**	21,127
CMREF 2 Sdn. Bhd.	Property owner	Malaysia	**14**	14	**207**	94
Stable Growth Investment Limited	Investment holding and property owner	Hong Kong SAR	**20**	20	**11,478**	11,478
Calee Asset Co., Limited	Investment holding and property owner	Hong Kong SAR	**20**	–	**20,966**	–
					694,728	435,659

34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(b) Joint ventures

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %	Cost of investment 2015 $'000	2014 $'000
Directly or indirectly held by Mapletree Dextra Pte. Ltd.						
Lot A Sentral Sdn. Bhd.[2]	Property owner	Malaysia	–	55	–	20,475
Indirectly held by Mapletree Overseas Holdings Ltd.						
Tianjin Port Haifeng Bonded Logistics Co., Ltd.	Development of property for investment	People's Republic of China	**49**	49	**61,545**	34,112
Indirectly held by Mapletree SR Holdings Pte Ltd.						
Oakwood R&B (Holdings) Pte. Ltd.[5]	Investment holding	Singapore	**49**	–	**11,021**	–
Oakwood Trademarks Pte. Ltd.[5]	Investment holding	Singapore	**49**	–	**10,076**	–
					82,642	54,587

(c) Subsidiaries

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %	Cost of investment 2015 $'000	2014 $'000
Directly held by the Company						
Bougainvillea Realty Pte. Ltd.	Property owner	Singapore	**100**	100	**175,221**	175,221
Heliconia Realty Pte. Ltd.	Investment holding and property owner	Singapore	**100**	100	**1,240,336**	1,240,336
Mapletree Capital Management Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mapletree Logistics Properties Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mapletree Treasury Services Limited	Finance and treasury centre performing financial and treasury operations and activities for the holding and related companies within the Group	Singapore	**100**	100	**1,000**	1,000

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34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(c) Subsidiaries (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %	Cost of investment 2015 $'000	2014 $'000
Meranti Investments Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mulberry Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mangrove Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mapletree Dextra Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Sienna Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mapletree Developments Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Phoenix Chaoyang Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
The HarbourFront Pte. Ltd.	Investment holding, property owner, and development of properties for investment	Singapore	**100**	100	**956,236**	956,236
Shanghai Mapletree Management Co., Ltd.	Consulting services and real estate management	People's Republic of China	**100**	100	**9,469**	9,469
Mapletree Management Consultancy Pte. Ltd.	Investment holding	Singapore	**100**	100	**100**	100
Mapletree Property Services Pte. Ltd.	Investment holding	Singapore	**100**	100	**100**	100
Kent Assets Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Suffolk Assets Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mapletree PE Pte. Ltd.	Investment holding	Singapore	**100**	100	**#**	#
Mapletree SR Holdings Pte. Ltd.	Investment holding	Singapore	**100**	–	**#**	#
Moonstone Assets Pte. Ltd.	Investment holding	Singapore	**100**	–	**#**	#
					2,382,462	2,382,462

34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(c) Subsidiaries (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %
Directly held by Heliconia Realty Pte. Ltd.				
Mapletree Business City Pte. Ltd.	Property owner	Singapore	**100**	100
Cantonment Realty Pte. Ltd.	Development of properties for sale	Singapore	**100**	100
Vista Real Estate Investments Pte. Ltd.	Property owner	Singapore	**100**	100
Directly held by Mapletree Capital Management Pte. Ltd.				
Mapletree Logistics Trust Management Ltd.	Fund management and advisory services	Singapore	**100**	100
Mapletree Industrial Trust Management Ltd.	Fund management and advisory services	Singapore	**100**	100
Mapletree Commercial Trust Management Ltd.	Fund management and advisory services	Singapore	**100**	100
Mapletree Greater China Commercial Trust Management Ltd.	Fund management and advisory services	Singapore	**100**	100
Mapletree Industrial Fund Management Pte. Ltd.	Fund management and advisory services	Singapore	**100**	100
Mapletree Real Estate Advisors Pte. Ltd.	Fund management and advisory services	Singapore	**100**	100
Mapletree GC Management Pte. Ltd.	Investment holding	Singapore	**100**	100
Mapletree Asset Management Pty Ltd	Fund management and advisory services	Australia	**100**	–
Directly held by The HarbourFront Pte. Ltd.				
HarbourFront Two Pte. Ltd.	Property owner and development of properties for investment	Singapore	**61**	61
HarbourFront Three Pte. Ltd.	Development of properties for sale	Singapore	**61**	61
HarbourFront Four Pte. Ltd.	Development of properties for investment	Singapore	**100**	100
HarbourFront Place Pte. Ltd.	Investment holding	Singapore	**100**	100
HarbourFront Centre Pte. Ltd.	Property owner and development of properties for investment	Singapore	**100**	100
Harbourfront Eight Pte. Ltd.	Investment holding	Singapore	**100**	100
Mapletree Anson Pte. Ltd.	Development of properties for investment	Singapore	**100**	100

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34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(c) Subsidiaries (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %
Directly or indirectly held by Mapletree Dextra Pte. Ltd.				
Mapletree Overseas Holdings Ltd.[3]	Investment holding	Cayman Islands	**100**	100
Mapletree GC Holdings Ltd.[3]	Investment holding	Cayman Islands	**100**	100
Mapletree Regional Holdings Ltd.[3]	Investment holding	Cayman Islands	**100**	100
Mapletree LM Pte. Ltd.	Investment holding	Singapore	**100**	100
Ever-Fortune Trading Centre Joint Stock Company	Property owner	Vietnam	**100**	100
Mapletree Business City (Vietnam) Co., Ltd.	Property owner	Vietnam	**100**	100
Vietsin Commercial Complex Development Joint Stock Company	Development of property for investment	Vietnam	**62**	62
Nguyen Vu Investment Joint Stock Company	Property owner	Vietnam	**100**	100
Sunstone KB (HKSAR) Limited	Development of property for investment	Hong Kong SAR	**100**	100
Arca Technology (Beijing) Co., Ltd.	Property owner	People's Republic of China	**100**	–
Trinity Bliss Sdn. Bhd.	Development of property for investment	Malaysia	**100**	–
Winning Paramount Sdn. Bhd.	Development of property for investment	Malaysia	**100**	–
Mapletree Wellington Pte. Ltd.	Investment holding	Singapore	**100**	100
Directly or indirectly held by Mapletree LM Pte. Ltd.				
Mapletree Japan Office Assets Pte. Ltd. (formerly known as Mapletree Japan Office Fund Pte. Ltd.)	Investment holding	Singapore	**100**	100
Satsuki TMK	Property owner	Japan	**100**	100

34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(c) Subsidiaries (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %
Directly or indirectly held by Mapletree Overseas Holdings Ltd				
Mapletree (Tianjin) Airport Logistics Development Co., Ltd.	Property owner	People's Republic of China	**100**	100
Fengfu Industrial (Chongqing) Co., Ltd.	Property owner	People's Republic of China	**100**	–
Fenghang Logistics Development (Xi'an) Co., Ltd.	Property owner	People's Republic of China	**100**	100
Fengshuo Warehouse Development (Wuxi) Co., Ltd.	Property owner	People's Republic of China	**100**	100
Mapletree Lingang Logistics Warehouse (Shanghai) Co., Ltd.	Property owner	People's Republic of China	^	100
Mapletree Zhu Yuan (Beijing) Logistics Development Co., Ltd.	Property owner	People's Republic of China	–	100
Mapletree Emerald (ZILP) Limited	Property owner	People's Republic of China	^	100
Carrymell (M) Sdn. Bhd.	Property owner	Malaysia	**100**	100
Maypex Ventures Sdn. Bhd.	Property owner	Malaysia	**100**	100
Freesia Investments Ltd [3]	Investment holding	Cayman Islands	**100**	100
Mapletree TY (HKSAR) Limited	Development of properties for investment	Hong Kong SAR	**100**	100
Mapletree Logistics Park Bac Ninh Phase 1 (Vietnam) Co., Ltd.	Property Owner	Vietnam	**100**	100
Mapletree Logistics Park Phase 1 (Vietnam) Co., Ltd.	Property Owner	Vietnam	**100**	100
Mapletree Logistics Park Phase 2 (Vietnam) Co., Ltd.	Property Owner	Vietnam	**100**	100
Indirectly held by Mapletree Developments Pte. Ltd.				
Marina Trust	Property Owner	Singapore	**100**	100

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For the financial year ended 31 March 2015

34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(c) Subsidiaries (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %
Indirectly held by Mapletree SR Holdings Pte. Ltd.				
Labrador Cascades LLC	Property Owner	United States of America	**100**	–
Bryson Noble LLC	Property Owner	United States of America	**100**	–
Indirectly held by Moonstone Assets Pte. Ltd.				
Montague QL Trust	Property Owner	Australia	**100**	–
Directly held by Mapletree Treasury Services Limited				
Mapletree Treasury Services (HKSAR) Private Limited	Finance and treasury centre performing financial and treasury operations and activities for the holding and related companies within the Group	Hong Kong SAR	**100**	100
Directly held by Mapletree Management Consultancy Pte. Ltd.				
Beijing Mapletree Huaxin Management Consultancy Co., Ltd.	Fund management and advisory services	People's Republic of China	**100**	100
Guangzhou Mapletree Huaxin Enterprise Management Consultancy Co., Ltd.	Fund management and advisory services	People's Republic of China	**100**	100
Foshan Mapletree Management Consultancy Co., Ltd.	Fund management and advisory services	People's Republic of China	**100**	–
Mapletree Vietnam Management Consultancy Co., Ltd.	Fund management and advisory services	Vietnam	**100**	100
Mapletree Hong Kong Management Limited	Fund management and advisory services	Hong Kong SAR	**100**	100
Mapletree Malaysia Management Sdn. Bhd.	Fund management and advisory services	Malaysia	**100**	100
Mapletree Investments Japan Kabushiki Kaisha[3]	Fund management and advisory services	Japan	**100**	100
Mapletree Korea Management Co., Ltd.[3]	Management services	South Korea	**100**	100

34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(c) Subsidiaries (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %
Directly held by Mapletree Property Services Pte. Ltd.				
Mapletree Property Management Pte. Ltd.	Commercial and real estate management	Singapore	**100**	100
Mapletree Facilities Services Pte. Ltd.	Commercial and industrial real estate management	Singapore	**100**	100
Mapletree Commercial Property Management Pte. Ltd.	Commercial and real estate management	Singapore	**100**	100
Mapletree Greater China Property Management Limited	Management services	Hong Kong SAR	**100**	100
Mapletree Regional Services Pte. Ltd.	Management services	Singapore	**100**	100
Mapletree Project Management Pte. Ltd.	Management services	Singapore	**100**	100
Mapletree Management Services Japan Kabushiki Kaisha[3]	Management services	Japan	**100**	100
Directly held by Mapletree Management Consultancy Pte. Ltd. and Mapletree Property Services Pte. Ltd.				
Mapletree India Management Services Private Limited	Fund management and advisory services	India	**100**	100
Directly held by Meranti Investments Pte. Ltd., Mangrove Pte. Ltd., Mulberry Pte. Ltd., Mapletree Logistics Properties Pte. Ltd. and Mapletree Logistics Trust Management Ltd.				
Mapletree Logistics Trust – Real Estate Investment Trust[4]	Property owner	Singapore	**40**	40
Directly held by Sienna Pte. Ltd., The HarbourFront Pte. Ltd., HarbourFront Place Pte. Ltd., HarbourFront Eight Pte. Ltd. and Mapletree Commercial Trust Management Ltd.				
Mapletree Commercial Trust – Real Estate Investment Trust[4]	Property owner	Singapore	**38**	39

34. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

(c) Subsidiaries (continued)

Name of companies	Principal activities	Country of incorporation/ place of business	Effective interest held by the Group 2015 %	2014 %
Directly held by Kent Assets Pte. Ltd., Suffolk Assets Pte. Ltd., Mapletree Greater China Commercial Trust Management Ltd. and Mapletree Greater China Property Management Limited				
Mapletree Greater China Commercial Trust – Real Estate Investment Trust[4]	Property owner	Singapore	**33**	33
Directly held by Mapletree Dextra Pte. Ltd. and Mapletree Industrial Management Ltd.				
Mapletree Industrial Trust – Real Estate Investment Trust[4]	Property owner	Singapore	**33**	32

 # Cost of investment is less than $1,000.
^ Disposed to Mapletree Logistics Trust during the financial year.
1 Dilution of the Group's interest in MJOF affected through an issue of additional equity by MJOF during the financial year (Note 36b).
2 Disposed during the financial year.
3 Not required to be audited under the legislations in the country of incorporation.
4 Refer to Note 2.1(a) on the effects of adoption of FRS 110.
5 Joint venture with R&B Realty Group entered during the financial year (Note 36c).

35. SUMMARISED FINANCIAL INFORMATION ON SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS

The Group's subsidiaries with non-controlling interests comprise of the following:

	The Group	
	2015 **$'000**	2014 (restated) $'000
MCT	**1,617,516**	1,489,058
MGCCT	**2,177,758**	1,915,629
MIT	**1,549,541**	1,383,437
MLT	**1,514,823**	1,430,791
Others	**264,386**	246,843
	7,124,024	6,465,758

35. SUMMARISED FINANCIAL INFORMATION ON SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS (CONTINUED)

Set out below are the summarised financial information for each subsidiary that has non-controlling interests which are material to the Group. These are presented before inter-company eliminations.

Summarised balance sheet

	MLT $'000	MCT $'000	MIT $'000	MGCCT $'000
2015				
Assets				
– Current assets	156,485	58,724	88,198	137,760
– Non-current assets	4,631,216	4,204,030	3,427,756	5,350,301
Liabilities				
– Current liabilities	(244,539)	(255,468)	(195,718)	(395,250)
– Non-current liabilities	(1,654,837)	(1,390,259)	(1,008,053)	(1,832,627)
Net assets	**2,888,325**	**2,617,027**	**2,312,183**	**3,260,184**
2014				
Assets				
– Current assets	161,866	74,845	105,013	143,021
– Non-current assets	4,235,119	4,034,783	3,170,040	4,730,069
Liabilities				
– Current liabilities	(299,583)	(400,249)	(412,693)	(101,604)
– Non-current liabilities	(1,365,219)	(1,283,731)	(833,703)	(1,931,783)
Net assets	2,732,183	2,425,648	2,028,657	2,839,703

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35. SUMMARISED FINANCIAL INFORMATION ON SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS (CONTINUED)

Summarised statement of comprehensive income

	MLT $'000	MCT $'000	MIT $'000	MGCCT* $'000
2015				
Revenue	330,114	282,476	313,873	281,144
Profit before income tax	**289,434**	**312,051**	**375,416**	**353,218**
Income tax expense	(29,138)	–	(1,076)	(33,819)
Profit after income tax	**260,296**	**312,051**	**374,340**	**319,399**
Other comprehensive income	72,592	6,428	4,625	237,512
Total comprehensive income	**332,888**	**318,479**	**378,965**	**556,911**
Total comprehensive income allocated to non-controlling interests	504	–	–	–
Dividends paid to non-controlling interests	(860)	–	–	–
2014				
Revenue	310,709	267,176	299,276	267,578
Profit before income tax	329,177	343,283	314,325	417,144
Income tax expense	(17,025)	–	(72)	(30,466)
Profit after income tax	312,152	343,283	314,253	386,678
Other comprehensive income	14,316	5,332	6,056	89,322
Total comprehensive income	326,468	348,615	320,309	476,000
Total comprehensive income allocated to non-controlling interests	647	–	–	–
Dividends paid to non-controlling interests	(726)	–	–	–

* *The 2014 financial information relates to the financial period from 14 February 2013 to 31 March 2014.*

35. SUMMARISED FINANCIAL INFORMATION ON SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS (CONTINUED)

Summarised cash flow statement

	MLT $'000	MCT $'000	MIT $'000	MGCCT $'000
2015				
Cash generated from operations	247,819	203,464	206,766	249,591
Income tax (paid)/refund	(11,608)	33	(1,903)	(26,626)
Net cash generated from operating activities	**236,211**	**203,497**	**204,863**	**222,965**
Net cash used in investing activities	**(246,494)**	**(7,821)**	**(54,462)**	**(5,180)**
Net cash generated from/(used in) financing activities	**84**	**(211,228)**	**(174,183)**	**(229,254)**
Net decrease in cash and cash equivalents	**(10,199)**	**(15,552)**	**(23,782)**	**(11,469)**
Cash and cash equivalents at beginning of financial year	114,278	70,420	95,743	133,213
Effect of currency translation on cash and cash equivalents	2,781	–	–	3,366
Cash and cash equivalents at end of financial year	**106,860**	**54,868**	**71,961**	**125,110**
2014				
Cash generated from operations	218,977	188,070	191,087	200,346
Income tax (paid)/refund	(8,822)	721	(1,070)	(25,774)
Net cash generated from operating activities	210,155	188,791	190,017	174,572
Net cash used in investing activities	(100,277)	(3,677)	(137,858)	(2,033,849)
Net cash (used in)/generated from financing activities	(130,013)	(161,847)	(28,747)	1,988,190
Net (decrease)/increase in cash and cash equivalents	(20,135)	23,267	23,412	128,913
Cash and cash equivalents at beginning of financial year	134,814	47,153	72,331	–
Effect of currency translation on cash and cash equivalents	(401)	–	–	4,300
Cash and cash equivalents at end of financial year	114,278	70,420	95,743	133,213

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36. ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND JOINT VENTURES

(a) Acquisition of subsidiaries

In September 2014, the Group acquired the entire issued share capital of China Core Technology Corporation Limited and its subsidiary, Arca Technology (Beijing) Co., Ltd. ("CCT Group"), at a cash consideration of $84,192,000. The principal activity of CCT Group is that of investment holding, property owner and development of properties for investment. Details of the consideration paid, the assets acquired and liabilities assumed and the effects on the cash flows of the Group, at the acquisition date, are as follows:

	2015 $'000
(i) Purchase consideration	
Cash paid	77,492
Amount payable in cash	6,700
Considerations transferred for the business	**84,192**
(ii) Effects on cash flows of the Group	
Cash paid (as above)	77,492
Less: Cash and cash equivalents in subsidiaries acquired	(3,846)
Cash outflow from acquisition	**73,646**
(iii) Identifiable assets acquired and liabilities assumed, at fair value	
Cash and cash equivalents	3,846
Trade and other receivables	127
Other assets	319
Investment properties	86,953
Plant and equipment	12
Total assets	91,257
Trade and other payables	(7,065)
Total liabilities	(7,065)
Total identifiable net assets purchased	**84,192**

(iv) Revenue and profit contribution

The acquired business contributed revenue of $3,298,000 and net profit of $1,539,000 to the Group from 16 September 2014 to 31 March 2015. Had CCT Group been consolidated from 1 April 2014, consolidated revenue and consolidated profit for the year ended 31 March 2015 would have been $6,111,000 and $2,851,000 respectively.

36. ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND JOINT VENTURES (CONTINUED)

(a) Acquisition of subsidiaries (continued)

During the previous financial year, the Group acquired 100% of equity interest in Nguyen Vu Investment Joint Stock Company ("NIJSC"). The principal activity of NIJSC is that of property owner.

	2014 $'000
(i) Purchase consideration	
Cash paid	45,784
Considerations transferred for the businesses	45,784
(ii) Effects on cash flows of the Group	
Cash paid (as above)	45,784
Less: Cash and cash equivalents in subsidiary acquired	(2,338)
Cash outflow from acquisition	43,446
(iii) Identified assets acquired and liabilities assumed, at fair value	
Cash and cash equivalents	2,338
Trade and other receivables	962
Other assets	4,634
Investment properties	64,638
Property, plant and equipment	68
Total assets	72,640
Trade and other payables	(4,660)
Borrowings	(13,165)
Current income tax liabilities	(820)
Deferred income tax liabilities	(8,211)
Total liabilities	(26,856)
Total identifiable net assets purchased	45,784

(iv) Revenue and profit contribution

The acquired business of NIJSC contributed revenue of $10,133,000 and net profit of $5,533,000 to the Group from 26 April 2013 to 31 March 2014. Had the above business been consolidated from 1 April 2013, consolidated revenue and net profit for the year ended 31 March 2014 would have been $549,294,000 and $875,796,000 respectively.

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For the financial year ended 31 March 2015

36. ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND JOINT VENTURES (CONTINUED)

(b) Corporate restructuring (deficit)/surplus and disposal of subsidiaries

In June 2014, the Group diluted its interest in MJOF Pte. Ltd. ("MJOF"), a wholly-owned subsidiary, from 100% to 36%. The dilution of interest was effected through an issue of additional equity by MJOF. MJOF has been deconsolidated as the Group is deemed to have lost control of MJOF. Accordingly, the 36% interest retained was accounted for as an associate.

In December 2014, the Group disposed of its 100% of its interest held in subsidiary, Mapletree Shunyi (Beijing) (HKSAR) Limited ("MSBL"), at a cash consideration of RMB77,636,000 (S$16,581,000).

The net impact on the income statement arising from corporate restructuring/disposal of subsidiaries are as follows:

	2015 $'000
Loss on dilution of interest in MJOF	(4,310)
Gain on disposal of MSBL	2,533
	(1,777)

The disposed subsidiaries contributed revenue of $16,616,000 and profit before tax of $9,545,000 for the financial year ended 31 March 2014 and revenue of $3,908,000 and profit before tax of $1,743,000 for the financial period from 1 April 2014 to the respective dates of disposal.

The cash flows and the net assets of subsidiaries disposed are provided below:

	MJOF $'000	MSBL $'000	Total $'000
2015			
Cash and cash equivalents	15,735	18	15,753
Trade and other receivables	600	–	600
Investment properties	199,687	16,846	216,533
Derivative financial assets	21	–	21
Other current assets	452	–	452
Total assets	216,495	16,864	233,359
Trade and other payables	(31,477)	(2,816)	(34,293)
Bank borrowings	(114,017)	–	(114,017)
Deferred income tax liabilities	(1,222)	–	(1,222)
Total liabilities	(146,716)	(2,816)	(149,532)
Net assets disposed	**69,779**	**14,048**	**83,827**
Corporate restructuring deficit (Note 4)	(4,310)	–	(4,310)
Gain on disposal of subsidiary	–	2,533	2,533
Cash and cash equivalents disposed	(15,735)	(18)	(15,753)
Cash inflow from disposals	**49,734**	**16,563**	**66,297**

36. ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND JOINT VENTURES (CONTINUED)

(b) Corporate restructuring (deficit)/surplus and disposal of subsidiaries (continued)

During the previous financial year, the Group completed the disposal of its 100% equity interest in subsidiary, MH Assets Limited ("MHAL") and an 80% equity interest in subsidiary, Stable Growth Investment Limited ("SGIL") to an associate, Mapletree China Opportunity Fund II Pte. Ltd. ("MCOF II"). MCOF II is an associate in which the Group has an effective interest of 36.07% as at 31 March 2014. The Group retains a 20% direct equity interest in SGIL as at 31 March 2014.

The disposed subsidiaries contributed loss before tax of $3,554,000 for the financial year ended 31 March 2013 and $745,000 for the financial period from 1 April 2013 to the respective dates of disposal. These subsidiaries did not contribute revenue for the financial year ended 31 March 2013 and for the financial period from 1 April 2013 to the respective dates of disposal.

During the previous financial year, the Group received additional sale consideration of S$1,031,000 arising from completion adjustment for its disposal of Claymore Limited ("Claymore") to Mapletree Greater China Commercial Trust ("MGCCT"), as part of the initial public offering ("IPO") of units in MGCCT on the mainboard of the Singapore Exchange Securities Trading Limited ("SGX-ST") in Singapore on 7 March 2013.

The net impact on the income statement arising from corporate restructuring are as follows:

	2014 $'000
Surplus on disposal of MHAL and SGIL	13,647
Additional sale consideration received for disposal of Claymore	1,031
	14,678

The cash flows and the net assets of subsidiaries disposed are provided below:

	MHAL $'000	**SGIL $'000**	**Total $'000**
2014			
Cash and cash equivalents	–	33,911	33,911
Trade and other receivables	1	34	35
Investments in associated companies	142,124	–	142,124
Properties under development	–	28,118	28,118
Plant and equipment	–	46	46
Total assets	142,125	62,109	204,234
Trade and other payables	(145,489)	(66,612)	(212,101)
Total liabilities	(145,489)	(66,612)	(212,101)
Net liabilities disposed	(3,364)	(4,503)	(7,867)
Equity interest retained as associates	6,074	2,914	8,988
Corporate restructuring surplus	8,343	5,304	13,647
Cash and cash equivalents disposed	–	(33,911)	(33,911)
Cash inflow/(outflow) from subsidiaries	11,053	(30,196)	(19,143)

(c) Acquisition of interests in joint ventures

In April 2014, Mapletree SR Management Pte. Ltd., a wholly-owned subsidiary, completed a joint arrangement with R&B Realty Group, incorporated in the United States of America, to acquire a 49% interest in Oakwood R&B (Holdings) Pte. Ltd. and Oakwood Trademarks Pte. Ltd. These entities manage serviced apartments in Asia under the Oakwood worldwide trademarked brand. The total consideration is approximately US$17,000,000 (S$21,000,000).

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37. NEW ACCOUNTING STANDARDS AND FRS INTERPRETATIONS

Below are the mandatory standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 April 2015 or later periods and which the Group had not early adopted:

- **FRS 103 Business Combinations *(effective for annual periods beginning on or after 1 July 2014)***

  The standard is amended to clarify that an obligation to pay contingent consideration which meets the definition of a financial instrument is classified as a financial liability or as equity, on the basis of the definitions in FRS 32, *Financial Instruments: Presentation*. The standard is further amended to clarify that all non-equity contingent consideration, both financial and non-financial, is measured at fair value at each reporting date, with changes in fair value recognised in profit and loss.

  The standard is also amended to clarify that FRS 103 does not apply to the accounting for the formation of any joint arrangement under FRS 111. The amendment also clarifies that the scope exemption only applies in the financial statements of the joint arrangement itself.

  The Group will apply this amendment for business combinations taking place on/after 1 April 2015.

- **FRS 40 Investment Property *(effective for annual periods beginning on or after 1 July 2014)***

  The standard is amended to clarify that FRS 40 and FRS 103 are not mutually exclusive. The guidance in FRS 40 assists preparers to distinguish between investment property and owner-occupied property. Preparers also need to refer to the guidance in FRS 103 to determine whether the acquisition of an investment property is a business combination.

  The Group will apply this amendment for acquisition of investment property taking place on/after 1 April 2015.

- **FRS 108 Operating Segments *(effective for annual periods beginning on or after 1 July 2014)***

  The standard is amended to require disclosure of the judgements made by Management in aggregating operating segments. This includes a description of the segments which have been aggregated and the economic indicators which have been assessed in determining that the aggregated segments share similar economic characteristics.

  The standard is further amended to require a reconciliation of segment assets to the entity's assets when segment assets are reported.

  This amendment will not result in any changes to the Group's accounting policies but will require more disclosures in the financial statements.

- **FRS 24 Related Party Disclosures *(effective for annual periods beginning on or after 1 July 2014)***

  This standard is amended to include, as a related party, an entity that provides key management personnel services to the reporting entity or to the parent of the reporting entity ("the management entity").

  The reporting entity is not required to disclose the compensation paid by the management entity to the management entity's employees or directors, but it is required to disclose the amounts charged to the reporting entity by the management entity for services provided.

  This amendment will not result in any changes to the Group's accounting policies but will require more disclosures in the financial statements.

- **FRS 113 Fair Value Measurement *(effective for annual periods beginning on or after 1 July 2014)***

  The amendment clarifies that the portfolio exception in FRS 113, which allows an entity to measure the fair value of a group of financial assets and financial liabilities on a net basis, applies to all contracts (including non-financial contracts) within the scope of FRS 39.

  This amendment is not expected to have any significant impact on the financial statements of the Group.

- **FRS 109 Financial Instruments *(effective for annual periods beginning on or after 1 January 2018)***

  This standard replaces the guidance in IAS 39 *Financial Instruments: Recognition and Measurement* that relates to the classification and measurement of financial assets, and establishes three primary measurement categories for financial assets: amortised cost, fair value through other comprehensive income, and fair value through profit and loss.

  The Group is assessing the impact of the standard and will apply the standard from 1 April 2018.

38. EVENTS AFTER BALANCE SHEET DATE

On 27 February 2015, the Group signed an agreement relating to the acquisition of 162 units of serviced apartments in Brisbane, Australia, for a total consideration of approximately AUD56,000,000 (S$59,000,000). The acquisition was completed on 21 April 2015.

On 10 April 2015, the Group signed an agreement relating to the acquisition of 300 units of apartments in Raleigh, North Carolina, the United States of America, for a total consideration of approximately USD44,000,000 (S$61,000,000).

On 8 May 2015, the Group signed an agreement relating to the acquisition of three blocks of office buildings in Sydney, Australia, for a total consideration of approximately AUD225,000,000 (S$238,000,000).

On 8 May 2015, the Group signed an agreement relating to the acquisition of one block of office building in Park Royal, London, United Kingdom, for a total consideration of approximately GBP85,000,000 (S$173,000,000).

39. AUTHORISATION OF FINANCIAL STATEMENTS

These financial statements were authorised for issue in accordance with a resolution of the Board of Directors of Mapletree Investments Pte Ltd on 12 May 2015.