25 August 2017

Aseana Properties Limited
(“Aseana” or the “Company”)

Half-Year Results for the Six Months Ended 30 June 2017

Aseana Properties Limited (LSE: ASPL), a property developer investing in Malaysia and Vietnam, listed on the Main Market of the London Stock Exchange, announces its unaudited half-year results for the six-month period ended 30 June 2017.

Operational highlights:

- SENI Mont’ Kiara (“SENI”) achieved approximately 99% sales to date.
- The last unit of the Tiffani project was sold in July 2017.
- A plot of land (“D2 land”) at International Healthcare Park (“IHP”) was sold for approximately US$5.5 million. The transaction was completed in June 2017.
- A conditional sale agreement was entered into to dispose of another plot of land (“D3 land”) at IHP for approximately US$7.7 million. All conditions have been met and the transaction is expected to complete by end Q3 2017.
- The operation of City International Hospital (“CIH”) has shown steady improvement for the past twelve months, with outpatient and inpatient volumes increasing by 71% and 66% respectively compared to same period in 2016.

Financial highlights:

- Revenue of US$9.4 million for the six-month period ended 30 June 2017 (H1 2016: US$3.9 million)
- Loss before tax for the six-month period ended 30 June 2017 of US$3.3 million (H1 2016: profit of US$29.2 million)
- Loss after tax for the six-month period ended 30 June 2017 of US$3.6 million (H1 2016: profit of US$28.9 million)
- Consolidated comprehensive expense of US$0.5 million for the six-month period ended 30 June 2017 (H1 2016: income of US$33.5 million)
- Net asset value of US$135.0 million at 30 June 2017 (31 December 2016 (audited): US$143.4 million) or US$0.637 per share* (31 December 2016 (audited): US$0.676 per share)
- Realisable net asset value of US$181.7 million at 30 June 2017 (31 December 2016 (unaudited): US$190.5 million) or US$0.857 per share* (31 December 2016 (unaudited): US$0.898 per share)
- Net asset value per voting share at 30 June 2017 is equivalent to US$0.680. Realisable net asset value per voting share at 30 June 2017 is equivalent to US$ 0.914.*

* NAV per share and RNAV per share as at 30 June 2017 are calculated based on 212,025,000 issued shares (31 December 2016: 212,025,000 issued shares).

For the purposes of the Disclosure Guidance and Transparency Rules, the Company's total issued share capital comprises 212,025,000 Shares of US$0.05 each, with one voting right per Ordinary Share and 2 Management Shares of US$0.05 each, with one voting right per Management Share. There are 13,334,000 Shares held in treasury. The total number of voting rights in the Company is therefore 198,691,002.

The above figure of 198,691,002 Shares may be used by Shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company, under the Disclosure Guidance and Transparency Rules.

Commenting on the results, Mohammed Azlan Hashim, Chairman of Aseana, said:

"The performance of the Group has been encouraging despite challenges in sectors of the market that the Company is invested in. Looking ahead, the Board together with the Manager remain focused on realising the remaining assets in a controlled, orderly and timely manner. Concerted efforts are in place to ensure that the Group's portfolio progresses in tandem with the growth and recovery of both the economies and property markets in Malaysia and Vietnam."

The Group has also published its Quarterly Investment Update (including updates on projects and RNAV figures) for the period to 30 June 2017, which can be obtained on its website at www.aseanaproperties.com/quarterly.htm.

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Notes to Editors:

London-listed Aseana Properties Limited (LSE: ASPL) is a property developer with investments in Malaysia and Vietnam.

Ireka Development Management Sdn Bhd ("IDM") is the exclusive Development Manager for Aseana. It is a wholly-owned subsidiary of Ireka Corporation Berhad, a company listed on the Bursa Malaysia since 1993, which has over 50 years' experience in construction and property development. IDM is responsible for the day-to-day management of Aseana's property portfolio and the divestment of existing properties.

CHAIRMAN’S STATEMENT

Introduction

I am pleased to report on the half-year results for Aseana Properties Limited (“Aseana”) and its group of companies (the “Group”) for the six months ended 30 June 2017.

The global economy continued to pick up speed in the first half of the year on the back of healthy economic dynamics in both emerging and advanced economies. Commodity prices are bouncing back from the freefall that began about two years ago and is now exhibiting a steadier trend. More robust global demand together with the long awaited cyclical recovery in trade, manufacturing and investment activities have all contributed to the upside developments in the economy. However, political instabilities around the world are still posing downside risks to global economic growth. Political tensions in the Middle East and in the Korean peninsula also have the potential to jeopardise recovery in the regional and world economies.

Meanwhile, 2017 appears to have been positive for Malaysia so far, as the nation’s economic growth remains buoyant despite having faced subdued investor confidence, low commodity prices, political uncertainty and a weak currency. Gross Domestic Product (“GDP”) growth of Malaysia reached 5.7% in the first half of 2017. The country’s economy has received a boost from measures taken by the Government including removal of fuel subsidies, reduction of dependence on oil revenue, rationalising subsidies and the introduction of a Goods and Services Tax. Nevertheless, domestic consumption is still the principal driver of the country’s economic growth. With many medium and long-term infrastructure projects in the pipeline, such as the second phase of the Mass Rapid Transit, the Light Rail Transit link extension project, the East Coast Rail Line, the high-speed rail and the Pan-Borneo Highway, Malaysia’s economic growth rate is expected to be maintained over the coming years.

Vietnam has one of the best performing economies in the Southeast Asia region in recent years. Despite being plagued by an El Nino-induced drought and unfavourable global economic conditions which put a brake on its GDP growth last year, Vietnam’s economy rebounded strongly to reach a growth rate of 6.17% in the second quarter of 2017. This brings total GDP growth to 5.73% for the first six months of the year, in the same period last year it was 5.50%. The State Bank of Vietnam recently reduced the refinancing rate by 25 basis points to 6.25% and lowered the discount rate from 4.50% to 4.25%, in an attempt to balance between boosting economic growth and keeping inflation under control. This move came as a surprise to many as it was the first interest rate reduction by the Vietnamese Government over the past three years.

Results

For the six months ended 30 June 2017, the Group recorded unaudited revenue of US$9.4 million (H1 2016: US$3.9 million), which was mainly attributable to the sale of completed units in SENI Mont’ Kiara and the sale of a 1.23 hectare plot of land at IHP, through the sale of its 100% stake in HLSL5 Limited Liability Company (“HLSL 5”). No revenue was recognised for The RuMa, in accordance with IFRIC 15 – Agreements for Construction of Real Estate which prescribes that revenue be recognised only when the properties are completed and occupancy permits are issued.

The Group recorded an unaudited loss before tax for the period of US$3.3 million (H1 2016: profit of US$29.2 million), predominantly due to operating losses and financing costs of US$3.1 million on City International Hospital and US$1.0 million on Four Points by Sheraton Sandakan Hotel and Harbour Mall Sandakan.

The Group's unaudited loss after tax for the six-months ended 30 June 2017 stood at US$3.6 million (H1 2016: profit of US$28.9 million). The Group's unaudited consolidated comprehensive expense for the period of US$0.5 million (H1 2016: profit of US$33.5 million) has included a foreign currency translation gain of US$3.1 million (H1 2016: gain of US$5.2 million) which was attributable to the strengthening of the Malaysian Ringgit against the US Dollar by 2.9%.

Unaudited net asset value for the Group for the six-months ended 30 June 2017 decreased to US$135.0 million (31 December 2016 (audited): US$143.4 million) largely due to the capital distribution exercise in January 2017. The unaudited net asset value for the Group translates to US$0.637 per share (31 December 2016 (audited): US$0.676 per share). Meanwhile, unaudited realisable net asset value for the Group decreased to US$181.7 million as at 30 June 2017 (31 December 2016 (unaudited): US$190.5 million). This is equivalent to US$0.857 per share (31 December 2016 (unaudited): US$0.898 per share).

Review of Activities and Property Portfolio

Sales status *(based on Sales and Purchase agreements signed)*:

Projects	**% sales as at 15 August 2017**	**% sales as at 31 December 2016**
Tiffani by i-ZEN	100.0%	99.7%
SENI Mont' Kiara		
- Proceeds received	98.0%	97.2%
- Pending completion	1.0%	0.8%
The RuMa Hotel and Residences	55.3%	55.1%

Malaysia

On the back of the ongoing slowdown in luxury property sales, sales at SENI Mont' Kiara and The RuMa have been progressing at a slower pace. To date, sales of properties at SENI Mont' Kiara improved slightly to 98.8% based on sale and purchase agreements signed. In addition, the final remaining unit of the Tiffani project was sold in July 2017.

Similarly, sales at The RuMa improved marginally to 55.5% based on sale and purchase agreements signed, with a further 5.5 % booked with deposits paid. To drive sales performance, the Manager participated in various marketing and promotional events both locally and internationally and is planning further activities throughout the remainder of the year. Construction of the main building is progressing and completion is expected in Q4 2017.

The general business sentiment in Sabah has improved with increased tourist arrivals during the first four months of 2017. Sabah welcomed 1.2 million international and Malaysian tourists from January to April 2017, of which 140,473 were tourists from China. In a positive development, the United States of America has recently lifted its adverse travel advice for its citizens travelling to the east coast of Sabah, despite advisory notices from several other foreign governments remaining in place. This should bode well for the performance of FPSS in the coming months. Occupancy at FPSS for the first six months of the year stood at 40.9% and occupancy at HMS improved to 68.8% to date. More new tenants are being signed up at the mall following the opening of the cinema in July 2016 which has brought about an increase in footfall to the mall.

Vietnam

CIH has been performing consistently for the past one year. As at 13 August 2017, CIH had registered 6,410 in-patient days (13 August 2016: 3,862), equivalent to a daily average of 26 in-patient days (13 August 2016: 17), with an average revenue per in-patient day of US$390.9 (13 August 2016: US$511.1). Outpatients visits as at 13 August 2017 had reached 31,079 visits (13 August 2016: 18,224), equivalent to an average of 161 outpatients daily (13 August 2016: 101), which generated average revenue per visit of US$75.1 (13 August 2016: US$91.7). CIH commenced offering ophthalmology services at the end of 2016 and is expected to introduce angiographic intervention services by end of 2017 which will further boost patient volumes.

During the year to date, Aseana's 72.39% owned subsidiary, Hoa Lam-Shangri-la Healthcare Limited Liability Company ("HLSL"), completed the sale of a plot of 1.23 hectares of land at IHP, through the sale of its 100 per cent stake in HLSL 5 Limited Liability Company ("HLSL 5") to Tien Phat Consultancy Investment Company Limited, for a total consideration of US$5.4 million.

In addition, HLSL has entered into a conditional sale agreement with Tri Hanh Consultancy Company Limited to dispose of HLSL's 100 per cent stake in HLSL 6 Limited Liability Company ("HLSL 6") for a total consideration of US$7.73 million. HLSL6 holds a 1.19 hectares plot of land at IHP. All conditions precedents have been met and the transaction is expected to be completed by end of Q3 2017.

Divestment Investment Policy

Since receiving shareholder approval to commence the divestment of the Company's assets in June 2015, the Board of Directors has been actively engaged with the Company's Development Manager to dispose of the Company's assets in an orderly process, with the aim of completing the disposals by June 2018, and provided an update to the market on progress in July 2017.

Since June 2015, Aseana has divested a total of US$188.4m of assets, and project debt has fallen from the peak of US$229.4m as at 31 December 2013 to US$82.8m as at 30 June 2017. Furthermore, significant progress has been made in both readying the Company's remaining assets for sale, including reducing the operating losses at the City International Hospital in Ho Chi Minh City and the Harbour Mall Sandakan and Four Points Sheraton Sandakan Hotel in Sandakan, East Malaysia, and marketing the assets to prospective buyers.

The Group's borrowings as at 30 June 2017 stood at $82.779 million, of which $38.534 million will be due within the next 12 months. These debt obligations will be met through further divestment of the portfolio and refinancing.

During the divestment period, the Directors have been reducing the costs of operating the Company wherever possible including a 25% reduction in the Directors' fees for the period from July 2017 to June 2018. In addition, in order to ready the Company for the discontinuation vote to be proposed to Shareholders at the June 2018 AGM, the Company and the Development Manager have reduced the notice period for termination of the Management Agreement from 12 months to 3 months.

The Board and the Development Manager are continuing to use their best efforts to dispose of all the remaining assets of the Company by June 2018. However, if it becomes likely that the Company will not be able to meet this stated target, a separate announcement will be made by the Company by Q1 2018 in respect of its plans beyond June 2018.

MOHAMMED AZLAN HASHIM
Chairman
25 August 2017

DEVELOPMENT MANAGER'S REVIEW

Malaysia Economic Update

The Malaysian economy appears to be on the right track as it continued its steady growth momentum in the first half of the year, after having been affected on multiple fronts last year. The nation's economy remained resilient despite global commodity price impact and financial market volatility, owing to a diversified production and export base, responsive macroeconomic policies and strong balance sheet position. Malaysia's Gross Domestic Product ("GDP") for the second quarter of 2017 and the first half of 2017 grew at 5.8% and 5.7% respectively. Domestic consumption remained as the key growth driver in sustaining the economy. Meanwhile, the Malaysian Ringgit has rallied alongside other major Asian currencies, advancing against the United States Dollar during the period under review. The Ringgit strengthened against the US Dollar in the first half of the year, reflecting the positive impact of the central bank of Malaysia, Bank Negara Malaysia's ("BNM") onshore Ringgit market stabilisation measures as well as inflows of portfolio investments. Having said that, the weak performance of the Ringgit in the past year has given Malaysia an edge in its exports, with export turnover growing at the fastest rate, to a seven-year high of 33.0% for the month of May.

BNM maintained the Overnight Policy Rate ("OPR"), at 3.0%, during its recent Monetary Policy Committee meeting held in July 2017. The key benchmark interest rate was earlier kept unchanged until July 2016, when BNM cut the rate for the first time in over seven years by 25-basis-point. The decision was supportive of the nation's economic activity with the stabilising Ringgit, easing inflation risk and positive economic growth outlook. Headline inflation is expected to moderate in the second half of the year due to the waning effect of global cost factors. Meanwhile, core inflation is expected to remain contained as a result of more robust domestic demand.

Businesses in general are still optimistic about the Malaysian economy as the Business Condition Index ("BCI") is above the demarcation level of 100-point threshold of optimism. BCI in the second quarter of 2017 gained 1.4 points to register at 114.1 points. The oddity of the second quarter BCI is that despite the current and domestic related indices showing an improvement as compared to the previous quarter, the expected and export-oriented indices worsened during the same period, with signs showing slowing demand. This shows that, although businesses are pessimistic about the near-term prospect for export demand, they are upbeat about current developments particularly in the domestic market. Similarly, consumers remained cautious despite an increase in the Consumer Sentiments Index ("CSI") in the second quarter of the year. Although CSI picked up by 4.1 points quarter-on-quarter, the index remains below the demarcation level of 100 points. Consumers have taken a step back in their spending habits, notwithstanding the improved employment outlook.

Investment plays a pivotal role in Malaysia's GDP growth and provides impetus for the expansion of the country's capacity for future growth. In tandem with the nation's commitment to open trade and liberalisation, the Malaysian Government has entered into bilateral commitments with countries such as China, Saudi Arabia, India and France, to boost trade and Foreign Direct Investments ("FDIs"). These bilateral ties are expected to further improve growth and development of the country, which will eventually improve income levels for all Malaysians. The various multilateral platforms include a RM144 billion investment by China in Malaysia, Saudi Arabia's Aramco's RM31 billion investment in Petronas' Refinery and Petrochemical Integrated Development in Johor as well as a RM159 billion investment and economic cooperation deals with India. Malaysia's FDI reached RM25.3 million for the first half of 2017.

Overview of Property Market in Klang Valley, Malaysia

Offices

- 13 new office buildings were completed in Q2 2017, increasing the total supply of office space in the Klang Valley by 1.40 million sq.ft. to 117.18 million sq.ft. Overall occupancy rate dropped marginally to 78.0% (Q1 2016: 79.0%).

- Market rentals and prices remained stable while rental yield stayed between 5.5% and 8.0%.

- En-bloc transactions during the quarter: (i) Wisma Selangor Dredging (Prime B 4 blocks, 5 to 20 storeys) was sold at a price of RM480 million (US$112 million) or RM1,323 psf (US$308 psf).

- 7.01 million sq.ft. office space is expected to be completed in 2018. Office sector is expected to remain sluggish as a result of current economic conditions and oversupply in office space.

Retail

- Market prices and market rentals for retail centres in Klang Valley were generally stable in Q2 2017.

- Average occupancy rate in Klang Valley decreased by 0.5% to 79.0% in Q2 2017 (Q4 2016: 79.5%).

Residential

- 20 projects with 8,717 units of condominium in Klang Valley were completed in Q2 2017.

- 23 projects with 13,133 units were launched in Q2 2017.

- Market prices and market rental rates for condominiums were generally stable in Q2 2017 with some higher-grade condominiums recorded reductions in market rentals.

- Selected new launches: (i) The Luxe (300 units), launched in April 2017 with an average price of RM1,350 psf (US$4314 psf) achieved 70% take-up rate; (ii) D'rapport – Kennington & Auston (412 units), launched in April 2017 with an average price of RM1,300 psf (US$303 psf) is 30% sold.

Hospitality

- In Q2 2017, the average daily room rate for hotels in selected competitive set to Four Points by Sheraton Sandakan ("FPSS") (inclusive of FPSS) increased by 3.2% to RM187 per room per night compared to Q1 2016.

- Average occupancy rate for hotels in selected competitive set to FPSS (inclusive of

FPSS) decreased by 1.5% to 34.6% in Q2 2017 compared to the same period in 2016.

- Sabah welcomed 1.20 million international and Malaysian tourists in the first 4 months of 2017, an increase of 11.3% compared to same period in 2016. Tourist arrivals from China, Taiwan and South Korea were the highest in first 4 months of 2017, an increase of 19.4%, 19.9% and 49.2% respectively compared to the same period in 2016.

Source: Bank Negara Malaysia website, Jones Lang Wootton Q2 report, MIER, various publications
Exchange rate – 30 June 2017: US$1:RM4.2937

Vietnam Economic Update

The Vietnamese economy has seen positive changes and gradually gained momentum as a result of the underlying fundamentals of growth, encompassing domestic demand and manufacturing industry. Robust second quarter GDP growth at 6.17%, has led the Vietnamese economy back from a disappointing first quarter performance to average growth of 5.73% in the first six months of the year. Main economic indicators have shown encouraging progress with strong pickup in exports, foreign investment and agriculture production, all of which will provide the opportunity for speedier growth in the remaining quarters of the year. Furthermore, in a bid to spur economic growth, the State Bank of Vietnam has made a surprise move by reducing its interest rate for the first time in three years, by 0.25% to 6.25% and at the same time cut deposit rates from 4.50% to 4.25%. While it may be true that these rate cuts may help to support economic growth, the move also raises credit risk in a nation still struggling with a relatively high debt load. Nevertheless, both Fitch Ratings and Moody's Investors Service have revised the outlook on Vietnam's ratings from stable to positive, and affirmed the Vietnamese Government's issuer ratings at "BB-" and "B1" respectively, on the back of the country's steady economic growth performance.

In the meantime, Vietnam's average Consumer Price Index ("CPI") for the first half of 2017 increased by 4.15% as compared the same period last year. The reason for the increase was a hike in healthcare and education services as well as an indirect consequence of the minimum wage increase. However, the food prices index showed a declining trend for the fourth consecutive month, which weighed significantly on CPI movements in the second quarter of 2017. Notwithstanding the overall increase in the country's inflation rate, subdued food and oil prices will likely keep a lid on the Vietnamese inflation.

Vietnam remains as one of the most attractive locations for foreign investment in South East Asia due to its favourable demographics, location, free trade deals and highly competitive wages. During the period under review, Vietnam attracted US$19.2 billion in foreign direct investment ("FDI"), a surge of 54.8% against the same period last year. Furthermore, FDI disbursement reached US$7.7 billion, an increase of 6.5% as compared to the same period last year. In the six-month period, Vietnam's manufacturing and processing sector received the largest FDI capital at US$9.5 billion, accounting for 49.3% of total FDI, followed by electricity, gas and air conditioning supply at US$5.3 billion, whereas real estate was in the fifth position with a total investment capital of US$0.7 million.

As opposed to a trade surplus recorded during the same period last year, Vietnam witnessed a trade deficit of US$2.7 billion in the first half of 2017. Total export turnover reached US$97.8 billion, an increase of 18.9% year-on-year, while total import turnover reached US$100.5 billion, up by 24.1% over the same period last year. A large trade deficit in the first six months of the year supports an optimistic outlook for Vietnamese trade, with firms utilising imported items for the production of export goods, which are moving forward at a fast pace. For this reason, trade deficit may not be a daunting condition if imports are properly channelled into manufacturing.

Vietnam was recently ranked seventh on a list from the United Nations World Tourism Organisation of the Top 20 fastest-growing travel destinations in the world. Flexible visa restrictions and new air routes have helped to boost foreign arrivals to Vietnam, underpinning the growth of the country's tourism industry. In mid-May, the Vietnamese Government announced that it was extending a policy of visa-free travel which was originally scheduled to end on 30 June, by 12 months, for five European countries- Germany, France, Italy, Spain and the United Kingdom. Foreign arrivals in the first half of 2017 surged to approximately 6.2 million representing an increase of 30.2% as compared to 2016. The increase in the number of tourist arrivals helped push tourism revenues up by 27.0% year-on-year, reaching earnings of roughly US$11.2 billion. In tandem with the encouraging results, the Vietnamese Government is working hard to orientate Vietnam's tourism industry towards becoming the nation's key economic contributor by implementing various methods such as the establishment of tourism development funds or offering easier immigration procedures.

Overview of Property Market in Vietnam

Offices

- One Grade A and three Grade C office buildings were completed and one Grade C office building was temporarily closed in Q2 2017. The total supply increased by 0.04 mil sq m to 1.64 mil sq m.
- Overall occupancy rate decreased by 1% q-o-q to 96% in Q2 2017.
- Average rental rates increased by 4% q-o-q and 5% y-o-y in Q2 2017 at US$28 psm per month.

Retail

- Retail stock increased by 3% q-o-q and 13% y-o-y due to the openings of one shopping centre (Vincom Plaza Saigonres, Binh Thanh), one departmental store and one supermarket.
- Average rental rate in Q2 2017 decreased by 2% q-o-q to US$52 psm per month, while average occupancy was stable at 94%.

Residential

- Four new apartment projects (2,202 units) and seven new phases of existing apartment projects (2,508 units) were launched in Q2 2017. Asking price for the newly launched Grade B apartments was US$1,820 psm and Grade C apartments' prices were between US$1,145 psm to US$820 psm.
- Apartments' transaction volume was registered at 11,694 units, an increase of 33% q-o-q and 67% y-o-y.
- One villa and townhouse mixed project (22 units) and seven townhouse projects (367 units) were launched in Q2 2017. Five new projects with 459 land plots and new phases of two existing land plot projects with 68 land plots were launched in Q2 2017.
- Villa/townhouse market's absorption rates increased by 3% q-o-q to 37% while the absorption rate for land plot increased by 6% q-o-q to 50%.
- Korean Lotte Group has signed a contract with Ho Chi Minh City People's Committee in July 2017 to develop the 74,000 sq m Eco-Smart City in Thu Thiem district with total investment capital of US$884 million. The project will incorporate a shopping mall, offices, hotels, services residences and apartments. In 2015 Lotte Group has paid

US$89.6 million deposit on land use fees for the project.

Hospitality

- One four-star hotel with 251 rooms and one three-star hotel with 96 rooms were opened in Q2 2017. Overall, the hotel stock was up by 2% q-o-q and 7% y-o-y.
- Average occupancy rate was at 65%, a decrease of 3% q-o-q but increased by 1% y-o-y in Q2 2017, while average room rate decreased by 3% q-o-q and 7% y-o-y at US$78 per room per night.
- Three serviced apartment projects with 121 rooms were opened in Q2 2017. Average occupancy decreased by 2% q-o-q to 85%.

Source: General Statistics Office of Vietnam, Savills, CBRE, various publications
Exchange rate – 30 June 2017: US$1:VND22,735

LAI VOON HON
President / Chief Executive Officer
Ireka Development Management Sdn. Bhd.
Development Manager
25 August 2017

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

PROPERTY PORTFOLIO AS AT 30 JUNE 2017

Project	Type	Effective Ownership	Approximate Gross Floor Area (sq m)	Approximate Land Area (sq m)	Remarks
Completed projects					
Tiffani by i-ZEN Kuala Lumpur, Malaysia	Luxury condominiums	100.0%	81,000	15,000	Construction completion in August 2009
SENI Mont' Kiara Kuala Lumpur, Malaysia	Luxury condominiums	100.0%	225,000	36,000	Phase 1: Completed in April 2011 Phase 2: Completed in October 2011
Sandakan Harbour Square Sandakan, Sabah, Malaysia	Retail lots, hotel and retail mall	100.0%	126,000	48,000	Retail lots: Completed in 2009 Retail mall: Completed in March 2012 Hotel: Completed in May 2012
Phase 1: City International Hospital, International Healthcare Park, Ho Chi Minh City, Vietnam	Private general hospital	72.39%*	48,000	25,000	Completed in March 2013
Project under development					
The RuMa Hotel and Residences Kuala Lumpur, Malaysia	Luxury residential tower and boutique hotel	70.0%	40,000	4,000	Fourth quarter of 2017
Undeveloped projects					
Other developments in International Healthcare Park, Ho Chi Minh City, Vietnam (formerly International Hi-Tech Healthcare Park)	Commercial and residential development with healthcare theme	72.39%*	972,000	351,000	n/a
Kota Kinabalu Seafront resort & residences Kota Kinabalu, Sabah, Malaysia	(i) Boutique resort hotel and resort villas (ii) Resort homes	100.0% 80.0%	n/a	327,000	n/a
Divested project					
1 Mont' Kiara by i-ZEN Kuala Lumpur, Malaysia	Office suites, office tower and retail mall	100.0%	96,000	14,000	Completed in November 2010
Waterside Estates Ho Chi Minh City, Vietnam	Villa and high-rise apartments	55.0%	94,000	57,000	n/a
Kuala Lumpur Sentral Office Towers & Hotel Kuala Lumpur, Malaysia	Office towers and a business hotel	40.0%	107,000	8,000	Office towers: Completed in December 2012 Hotel: Completed in January 2013
Aloft Kuala Lumpur Sentral Hotel Kuala Lumpur, Malaysia	Business-class hotel (a Starwood Hotel)	100.0%	28,000	5,000	Completed in January 2013
Listed equity investment in Nam Long Investment Corporation, an established developer in Ho Chi Minh City, Vietnam	Listed equity investment	6.9%	n/a	n/a	Effective ownership as at FY2015 before full disposal in November 2016

*Shareholding as at 30 June 2017

n/a: Not available / not applicable

SIX MONTHS ENDED 30 JUNE 2017

Continuing activities	Notes	Unaudited Six months ended 30 June 2017 US$'000	Unaudited Six months ended 30 June 2016 US$'000 Restated*	Audited Year ended 31 December 2016 US$'000
Revenue	3	**9,379**	108,162	112,535
Cost of sales	5	**(7,242)**	(71,021)	(77,547)
Gross profit		**2,137**	37,141	34,988
Other income		**6,202**	14,971	21,963
Administrative expenses		**(537)**	(798)	(1,466)
Foreign exchange gain/(loss)	6	**1,233**	(577)	(5,051)
Management fees		**(1,534)**	(1,409)	(3,331)
Marketing expenses		**(170)**	(79)	(99)
Other operating expenses		**(8,288)**	(14,604)	(21,625)
Operating (loss)/profit		**(957)**	34,645	25,379
Finance income		**52**	274	401
Finance costs		**(2,377)**	(5,763)	(9,616)
Net finance costs		**(2,325)**	(5,489)	(9,215)
Net (loss)/profit before taxation		**(3,282)**	29,156	16,164
Taxation	7	**(271)**	(227)	(686)
Loss/(profit) for the period/year		**(3,553)**	28,929	15,478
Other comprehensive income/(expense), net of tax				
Items that are or may be reclassified subsequently to profit or loss				
Foreign currency translation differences for foreign operations		**3,082**	5,191	(2,534)
Fair value adjustment in relation to available-for-sale investments		**-**	(604)	(2,441)
Total other comprehensive income/(expense) for the period/year		**3,082**	4,587	(4,975)
Total comprehensive (loss)/income for the period/year		**(471)**	33,516	10,503
(Loss)/profit attributable to:				
Equity Holders of the parent		**(1,418)**	30,829	18,856
Non-controlling interests		**(2,135)**	(1,900)	(3,378)
Total		**(3,553)**	28,929	15,478
Total comprehensive (loss)/income attributable to:				
Equity holders of the parent		**1,689**	35,330	13,674
Non-controlling interests		**(2,160)**	(1,814)	(3,171)
Total		**(471)**	33,516	10,503
(Loss)/earnings per share Basic and diluted (US cents)	8	**(0.67)**	14.54	8.89

***See Note 14**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2017

	Notes	Unaudited As at 30 June 2017 US$'000	Unaudited As at 30 June 2016 US$'000	Audited As at 31 December 2016 US$'000
Non-current assets				
Property, plant and equipment		**701**	806	743
Available-for-sale investments		**-**	7,853	-
Intangible assets		**5,602**	7,123	7,081
Deferred tax assets		**2,059**	1,435	1,623
Total non-current assets		**8,362**	17,217	9,447
Current assets				
Inventories		**255,759**	261,522	244,959
Trade and other receivables		**11,429**	13,101	11,571
Prepayments		**381**	591	1,093
Current tax assets		**814**	1,234	660
Cash and cash equivalents		**18,006**	124,076	26,650
Total current assets		**286,389**	400,524	284,933
TOTAL ASSETS		**294,751**	417,741	294,380
Equity				
Share capital		**10,601**	10,601	10,601
Share premium		**208,925**	218,926	218,926
Capital redemption reserve		**1,899**	1,899	1,899
Translation reserve		**(26,036)**	(21,296)	(29,142)
Fair value reserve		**-**	1,837	-
Accumulated losses		**(60,350)**	(46,949)	(58,922)
Shareholders' equity		**135,039**	165,018	143,362
Non-controlling interests		**(3,141)**	209	(1,148)
Total equity		**131,898**	165,227	142,214
Non-current liabilities				
Loans and borrowings	9	**44,245**	54,363	46,405
Medium term notes	10	**-**	10,989	-
Total non-current liabilities		**44,245**	65,352	46,405
Current liabilities				
Trade and other payables		**64,604**	48,003	53,880
Amount due to non-controlling interests		**12,984**	13,234	12,573
Loans and borrowings	9	**10,814**	8,549	10,807
Medium term notes	10	**27,720**	115,142	26,343
Current tax liabilities		**2,486**	2,234	2,158
Total current liabilities		**118,608**	187,162	105,761
Total liabilities		**162,853**	252,514	152,166
TOTAL EQUITY AND LIABILITIES		**294,751**	417,741	294,380

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2017 - UNAUDITED

	Redeemable Ordinary Shares US$'000	Management Shares US$'000	Share Premium US$'000	Capital Redemption Reserve US$'000	Translation Reserve US$'000	Fair Value Reserve US$'000	Accumulated Losses US$'000	Total Equity Attributable to Equity Holders of the Parent US$'000	Non-Controlling Interests US$'000	Total Equity US$'000
1 January 2017	10,601	- *	218,926	1,899	(29,142)	-	(58,922)	143,362	(1,148)	142,214
Purchase of own shares	-	-	(10,001)	-	-	-	-	(10,001)	-	(10,001)
Changes in ownership interests in subsidiaries	-	-	-	-	-	-	(10)	(10)	10	-
Non-controlling interests contribution	-	-	-	-	-	-	-	-	158	158
Loss for the period	-	-	-	-	-	-	(1,418)	(1,418)	(2,136)	(3,554)
Total other comprehensive income	-	-	-	-	3,106	-	-	3,106	(25)	3,081
Total comprehensive loss	-	-	-	-	3,106	-	(1,418)	1,688	(2,161)	(473)
Shareholders' equity at 30 June 2017	**10,601**	**- ***	**208,925**	**1,899**	**(26,036)**	**-**	**(60,350)**	**135,039**	**(3,141)**	**131,898**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2016 - UNAUDITED

	Share Capital US$'000	Share Premium US$'000	Capital Redemption Reserve US$'000	Translation Reserve US$'000	Fair Value Reserve US$'000	Accumulated Losses US$'000	Total Equity Attributable to Equity Holders of the Parent US$'000	Non- Controlling Interests US$'000	Total Equity US$'000
1 January 2016	10,601	218,926	1,899	(26,401)	2,441	(77,301)	130,165	1,433	131,598
Changes in ownership interests in subsidiaries	-	-	-	-	-	(477)	(477)	477	-
Non-controlling interests contribution	-	-	-	-	-	-	-	113	113
Profit for the period	-	-	-	-	-	30,829	30,829	(1,900)	28,929
Total other comprehensive income	-	-	-	5,105	(604)	-	4,501	86	4,587
Total comprehensive profit	-	-	-	5,105	(604)	30,829	35,330	(1,814)	33,516
Shareholders' equity at 30 June 2016	**10,601**	**218,926**	**1,899**	**(21,296)**	**1,837**	**(46,949)**	**165,018**	**209**	**165,227**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2016 - AUDITED

	Redeemable Ordinary Shares US$'000	Management Shares US$'000	Share Premium US$'000	Capital Redemption Reserve US$'000	Translation Reserve US$'000	Fair Value Reserve US$'000	Accumulated Losses US$'000	Total Equity Attributable to Equity Holders of the Parent US$'000	Non-Controlling Interests US$'000	Total Equity US$'000
At 1 January 2016	10,601	-	218,926	1,899	(26,401)	2,441	(77,301)	130,165	1,433	131,598
Changes in ownership interests in subsidiaries	-	-	-	-	-	-	(477)	(477)	477	-
Non-controlling interests contribution	-	-	-	-	-	-	-	-	113	113
Profit for the year	-	-	-	-	-	-	18,856	18,856	(3,378)	15,478
Total other comprehensive expense	-	-	-	-	(2,741)	(2,441)	-	(5,182)	207	(4,975)
Total comprehensive profit	-	-	-	-	(2,741)	(2,441)	18,856	13,674	(3,171)	10,503
Shareholders' equity at 31 December 2016	10,601	-*	218,926	1,899	(29,142)	-	(58,922)	143,362	(1,148)	142,214

CONSOLIDATED STATEMENT OF CASH FLOWS
SIX MONTHS ENDED 30 JUNE 2017

	Unaudited Six months ended 30 June 2017 US$'000	Unaudited Six months ended 30 June 2016 US$'000 Restated*	Audited Year ended 31 December 2016 US$'000
Cash Flows from Operating Activities			
Net (loss)/profit before taxation	**(3,282)**	29,156	16,164
Finance income	**(52)**	(274)	(401)
Finance costs	**2,377**	5,763	9,616
Unrealised foreign exchange (gain)/loss	**(1,261)**	596	4,939
Write down/Impairment of goodwill	**1,479**	110	152
Depreciation of property, plant and equipment	**43**	51	98
Gain on disposal of available-for-sale investments	**-**	(493)	(2,285)
Gain on disposal of property, plant and equipment	**-**	(5)	(5)
Operating (loss)/profit before changes in working capital	**(696)**	34,904	(28,278)
Changes in working capital:			
(Increase)/decrease in inventories	**(7,874)**	60,525	55,303
Decrease in trade and other receivables and prepayments	**383**	2,724	6,103
Increase in trade and other payables	**10,302**	10,324	15,426
Cash generated from operations	**2,115**	108,477	105,110
Interest paid	**(2,377)**	(5,763)	(9,616)
Tax paid	**(455)**	(10)	(318)
Net cash (used in) /from operating activities	**(717)**	102,704	(95,176)
Cash Flows From Investing Activities			
Proceeds from disposal of available-for-sale Investments (iii)	**893**	2,040	8,955
Proceeds from disposal of property, plant and equipment	**-**	5	5
Finance income received	**52**	274	401
Net cash from investing activities	**945**	2,319	9,361

* see Note 14

CONSOLIDATED STATEMENT OF CASH FLOWS (CONT'D)
SIX MONTHS ENDED 30 JUNE 2017

	Unaudited Six months ended 30 June 2017 US$'000	Unaudited Six months ended 30 June 2016 US$'000 Restated*	Audited Year ended 31 December 2016 US$'000
Cash Flows From Financing Activities			
Advances from non-controlling interests	**205**	2,875	2,819
Issuance of ordinary shares of subsidiaries to non-controlling interests (ii)	**158**	113	113
Payment of finance lease liabilities	**(3)**	-	-
Purchase of own shares	**(10,001)**	-	-
Repayment of loans and borrowings	**(216)**	(7,882)	(104,880)
Drawdown of loans and borrowings	**176**	262	1,571
Increase in pledged deposits placed in licensed banks	**(183)**	(689)	(698)
Net cash used in financing activities	**(9,864)**	(5,321)	(101,075)
Net changes in cash and cash equivalents during the period/year	**(9,636)**	99,702	3,462
Effect of changes in exchange rates	**506**	227	(155)
Cash and cash equivalents at the beginning of the period/year (i)	**16,639**	13,332	13,332
Cash and cash equivalents at the end of the period/year (i)	**7,509**	113,261	16,639

(i) Cash and Cash Equivalents
Cash and cash equivalents included in the consolidated statement of cash flows comprise the following consolidated statement of financial position amounts:

Cash and bank balances	**5,940**	9,560	14,858
Short term bank deposits	**12,066**	114,516	11,792
	18,006	124,076	26,650
Less: Deposits pledged	**(10,497)**	(10,815)	(10,011)
Cash and cash equivalents	**7,509**	113,261	16,639

(ii) During the financial period/year, US$158,000 (30 June 2016: US$113,000; 31 December 2016: US$113,000) of ordinary shares of subsidiaries were issued to non-controlling shareholders, of which US$158,000 (30 June 2016: US$113,000; 31 December 2016: US$113,000) was satisfied via cash consideration

(iii) In 2016, the Group disposed the entire balance representing 9,784,653 shares in Nam Long for a consideration of US$9,848,000 of which US$8,955,000 was received. During the financial period ,the balance consideration recoverable of US$ 893,000 was received.

* see Note 14

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2017

1 GENERAL INFORMATION

The principal activities of the Group are development of upscale residential and hospitality projects, sale of development land and operation of hotel, mall and hospital in Malaysia and Vietnam.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of Preparation

The interim condensed consolidated financial statements for the six months ended 30 June 2017 has been prepared in accordance with IAS 34, Interim Financial Reporting.

The interim condensed consolidated financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2016 which has been prepared in accordance with IFRS.

Taxes on income in the interim period are accrued using the tax rate that would be applicable to expected total annual earnings.

The interim results have not been audited nor reviewed and do not constitute statutory financial statements.

The preparation of financial statements in conformity with IFRS requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of expenses during the reporting period. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those estimates.

The accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2016 as described in those annual financial statements.

The interim report and financial statements were approved by the Board of Directors on 24 August 2017.

3 SEGMENTAL INFORMATION

The Group's assets and business activities are managed by Ireka Development Management Sdn. Bhd. ("IDM") as the Development Manager under a management agreement dated 27 March 2007.

Segmental information represents the level at which financial information is reported to the Executive Management of IDM, being the chief operating decision maker as defined in IFRS 8. The Executive Management consists of the Chief Executive Officer, the Chief Financial Officer, Chief Operating Officer and Chief Investment Officer of IDM. The management determines the operating segments based on reports reviewed and used by the Executive Management for strategic decision making and resource allocation. For management purposes, the Group is organised into project units.

The Group's reportable operating segments are as follows:
(i) Investment Holding Companies – investing activities;
(ii) Ireka Land Sdn. Bhd. – develops Tiffani ("Tiffani") by i-ZEN;
(iii) ICSD Ventures Sdn. Bhd. – owns and operates Harbour Mall Sandakan ("HMS") and Four Points by Sheraton Sandakan Hotel ("FPSS");
(iv) Amatir Resources Sdn. Bhd. – develops SENI Mont' Kiara ("SENI");
(v) Iringan Flora Sdn. Bhd. – owns and operates Aloft Kuala Lumpur Sentral Hotel ("AKLS"); sold in June 2016;
(vi) Urban DNA Sdn. Bhd.– develops The RuMa Hotel and Residences ("The Ruma"); and
(vii) Hoa Lam-Shangri-La Healthcare Group – master developer of International Healthcare Park ("IHP"); owns and operates the City International Hospital ("CIH").

Other non-reportable segments comprise the Group's other development projects. None of these segments meets any of the quantitative thresholds for determining reportable segments in 2017 and 2016.

Information regarding the operations of each reportable segment is included below. The Executive Management monitors the operating results of each segment for the purpose of performance assessments and making decisions on resource allocation. Performance is based on segment gross profit/(loss) and profit/(loss) before taxation, which the Executive Management believes are the most relevant in evaluating the results relative to other entities in the industry. Segment assets presented inclusive of inter-segment balances and inter-segment pricing is determined on an arm's length basis.

The Group's revenue generating development projects are in Malaysia and Vietnam.

Operating Segments – ended 30 June 2017 - Unaudited

	Investment Holding Companies US$'000	Ireka Land Sdn. Bhd. US$'000	ICSD Ventures Sdn. Bhd. US$'000	Amatir Resources Sdn. Bhd. US$'000	Urban DNA Sdn. Bhd. US$'000	Hoa Lam-Shangri-La Healthcare Group US$'000	Total US$'000
Segment (loss)/profit before taxation	**226**	**(141)**	**(961)**	**273**	**(676)**	**(1,947)**	**(3,226)**
Included in the measure of segment profit/(loss) are:							
Revenue	**-**	**-**	**-**	**4,002**	**-**	**5,377**	**9,379**
Revenue from hotel operations	**-**	**-**	**1,777**	**-**	**-**	**-**	**1,777**
Revenue from mall operations	**-**	**-**	**667**	**-**	**-**	**-**	**667**
Revenue from hospital operations	**-**	**-**	**-**	**-**	**-**	**3,503**	**3,503**
Cost of acquisition written down #	**-**	**-**	**-**	**(807)**	**-**	**-**	**(807)**
Impairment of goodwill	**-**	**-**	**-**	**(44)**	**-**	**(1,435)**	**(1,479)**
Marketing expenses	**-**	**-**	**-**	**(6)**	**(164)**	**-**	**(170)**
Expenses from hotel operations	**-**	**-**	**(1,917)**	**-**	**-**	**-**	**(1,917)**
Expenses from mall operations	**-**	**-**	**(782)**	**-**	**-**	**-**	**(782)**
Expenses from hospital operations	**-**	**-**	**-**	**-**	**-**	**4,869**	**4,869**
Depreciation of property, plant and equipment	**-**	**-**	**-**	**-**	**-**	**(43)**	**(43)**
Finance costs	**-**	**-**	**(729)**	**-**	**-**	**(1,648)**	**(2,377)**
Finance income	**8**	**1**	**2**	**8**	**13**	**20**	**52**

Segment assets	**1,202**	**1,910**	**79,310**	**16,393**	**82,016**	**94,988**	**275,819**
Included in the measure of segment assets are:							
Addition to non-current assets other than financial instruments and deferred tax assets	-	-	-	-	-	-	-

Cost of acquisition relates to the fair value adjustment in relation to the inventories upon the acquisition of certain subsidiaries of the Group. The cost of acquisition written down is charged to profit or loss as part of cost of sales upon the sales of these inventories.

Reconciliation of reportable segment revenues, profit or loss, assets and liabilities and other material items

Profit or loss	**US$'000**
Total loss for reportable segments	**(3,226)**
Other non-reportable segments	**(56)**
Depreciation	**-**
Finance costs	**-**
Finance income	**-**
Consolidated loss before taxation	**(3,282)**

Operating Segments – ended 30 June 2016 – Unaudited (Restated)

	Investment Holding Companies US$'000	Ireka Land Sdn. Bhd. US$'000	ICSD Ventures Sdn. Bhd. US$'000	Amatir Resources Sdn. Bhd. US$'000	Iringan Flora Sdn. Bhd. US$'000	Urban DNA Sdn. Bhd. US$'000	Hoa Lam-Shangri-La Healthcare Group US$'000	Total US$'000
Segment (loss)/profit before taxation	(1,061)	209	(2,323)	(76)	37,090	(358)	(4,260)	29,221
Included in the measure of segment (loss)/profit are:								
Revenue	-	1,002	-	2,871	103,878	-	411	108,162
Revenue from hotel operations	-	-	1,570	-	8,954	-	-	10,524
Revenue from mall operations	-	-	470	-	-	-	-	470
Revenue from hospital operations	-	-	-	-	-	-	2,694	2,694
Cost of acquisition writtendown #	-	(81)	-	(690)	-	-	-	(771)
Impairment of goodwill	-	-	-	(37)	-	-	(73)	(110)
Marketing expenses	-	-	-	(1)	-	(78)	-	(79)
Expenses from hotel operations	-	-	(1,873)	-	(5,845)	-	-	(7,718)
Expenses from mall operations	-	-	(630)	-	-	-	-	(630)
Expenses from hospital operations	-	-	-	-	-	-	(5,075)	(5,075)
Depreciation of property, plant and equipment	-	-	(3)	-	(3)	-	(45)	(51)
Finance costs	-	-	(1,905)	-	(2,000)	-	(1,777)	(5,682)
Finance income	45	1	134	3	2	2	23	210

Segment assets	21,589	5,032	94,535	28,957	71,207	59,260	98,725	379,305
Included in the measure of segment assets are:								
Addition to non-current assets other than financial instruments and deferred tax assets	-	-	-	-	-	-	-	-

Cost of acquisition relates to the fair value adjustment in relation to the inventories upon the acquisition of certain subsidiaries of the Group. The cost of acquisition written down is charged to profit or loss as part of cost of sales upon the sales of these inventories.

Reconciliation of reportable segment revenues, profit or loss, assets and liabilities and other material items

Profit or loss	**US$'000**
Total profit for reportable segments	29,221
Other non-reportable segments	(48)
Depreciation	-
Finance costs	(81)
Finance income	64
Consolidated profit before taxation	29,156

Operating Segments – ended 31 December 2016 - Audited

	Investment Holding Companies US$'000	Ireka Land Sdn. Bhd. US$'000	ICSD Ventures Sdn. Bhd. US$'000	Amatir Resources Sdn. Bhd. US$'000	Iringan Flora Sdn. Bhd. US$'000	Urban DNA Sdn. Bhd. US$'000	Hoa Lam-Shangri-La Healthcare Group US$'000	Total US$'000
Segment profit/ (loss) before taxation	**(4,410)**	**135**	**(6,237)**	**515**	**37,223**	**(1,338)**	**(9,359)**	**16,529**
Included in the measure of segment profit/ (loss) are:								
Revenue	**-**	**1,306**	**-**	**6,529**	**104,289**	**-**	**411**	**112,535**
Revenue from hotel operations	**-**	**-**	**3,435**	**-**	**8,762**	**-**	**-**	**12,197**
Revenue from mall operations	**-**	**-**	**1,041**	**-**	**-**	**-**	**-**	**1,041**
Revenue from hospital operations	**-**	**-**	**-**	**-**	**-**	**-**	**5,754**	**5,754**
Impairment of inventory *	**-**	**-**	**(2,408)**	**-**	**-**	**-**	**-**	**(2,408)**
Write down of intangible assets	**-**	**-**	**-**	**(79)**	**-**	**-**	**(73)**	**(152)**
Marketing expenses	**-**	**-**	**-**	**-**	**-**	**(193)**	**-**	**(193)**
Expenses from hotel operations	**-**	**-**	**(3,763)**	**-**	**(5,719)**	**-**	**-**	**(9,482)**
Expenses from mall operations	**-**	**-**	**(1,399)**	**-**	**-**	**-**	**-**	**(1,399)**
Expenses from hospital operations	**-**	**-**	**-**	**-**	**-**	**-**	**(9,039)**	**(9,039)**
Depreciation of property, plant and equipment	**-**	**-**	**(6)**	**-**	**(3)**	**-**	**(89)**	**(98)**
Finance costs	**-**	**-**	**(2,992)**	**-**	**(1,957)**	**-**	**(4,363)**	**(9,312)**
Finance income	**57**	**2**	**258**	**9**	**2**	**7**	**66**	**401**

Segment assets	12,160	1,843	76,174	18,722	-	69,618	97,833	276,350
Included in the measure of segment assets are:								
Addition to non-current assets other than financial instruments and deferred tax assets	-	-	-	-	-	-	-	-

* The amount relates to impairment of FPSS as the recoverable amount, estimated based on its net realisable value, is below its carrying amount

Reconciliation of reportable segment revenues, profit or loss, assets and liabilities and other material items

Profit or loss	**US$'000**
Total profit for reportable segments	16,529
Other non-reportable segments	(61)
Finance income	(304)
Consolidated profit before taxation	16,164

30 June 2017 - Unaudited US$'000	**Revenue**	**Depreciation**	**Finance costs**	**Finance income**	**Segment assets**	**Addition to non-current assets**
Total reportable segment	**9,379**	**(43)**	**(2,377)**	**52**	**275,819**	**-**
Other non-reportable segments	**-**	**-**	**-**	**-**	**18,932**	**-**
Consolidated total	**9,379**	**(43)**	**(2,377)**	**52**	**294,751**	**-**

30 June 2016 – Unaudited US$'000 (Restated)	**Revenue**	**Depreciation**	**Finance costs**	**Finance income**	**Segment assets**	**Addition to non-current assets**
Total reportable segment	108,162	(51)	(5,682)	210	294,778	-
Other non-reportable segments	-	-	(81)	64	122,963	-
Consolidated total	108,162	(51)	(5,763)	274	417,741	-

31 December 2016 - Audited US$'000	**Revenue**	**Depreciation**	**Finance costs**	**Finance income**	**Segment assets**	**Addition to non-current assets**
Total reportable segment	112,535	(98)	(9,312)	401	276,350	-
Other non-reportable segments	-	-	(304)	-	18,030	-
Consolidated total	112,535	(98)	(9,616)	401	294,380	-

Geographical Information – ended 30 June 2017 - Unaudited

	Malaysia US$'000	Vietnam US$'000	Consolidated US$'000
Revenue	**4,002**	**5,377**	**9,379**
Non-current assets	**2,751**	**5,611**	**8,362**

Included in the revenue of the Group for financial period ended 30 June 2017 is proceeds for the sale of a plot of land (D2) at International Healthcare Park.

For the financial period ended 30 June 2017, one customer exceeded 10% of the Group's total revenue as follows:

	US$'000	Segments
Tien Phat Consultancy Investment Company Limited	5,377	Ho Lam Shangri-La Healthcare Group

Geographical Information – ended 30 June 2016 – Unaudited (Restated)

	Malaysia US$'000	Vietnam US$'000	Consolidated US$'000
Revenue	107,751	411	108,162
Non-current assets	2,216	15,001	17,217

For the financial period ended 30 June 2016, no single customer exceeded 10% of the Group's total revenue.

Geographical Information – ended 31 December 2016 - Audited

	Malaysia US$'000	Vietnam US$'000	Consolidated US$'000
Revenue	112,124	411	112,535
Non-current assets	2,359	7,088	9,447

Included in the revenue of the Group for the financial year ended 31 December 2016 is proceeds from the sale of Aloft Kuala Lumpur Sentral Hotel and a plot of land (GD1) at International Healthcare Park.

For the year ended 31 December 2016, one customer exceeded 10% of the Group's total revenue as follows:

	US$'000	Segments
Prosper Group Holdings Limited	104,289	Iringan Flora Sdn Bhd

4 SEASONALITY

The Group's business operations are not materially affected by seasonal factors for the period under review.

5 COST OF SALES

	Unaudited Six months ended 30 June 2017 US$'000	Unaudited Six months ended 30 June 2016 US$'000 Restated	Audited Year ended 31 December 2016 US$'000
Direct costs attributable to:			
Completed units	**3,252**	70,720	74,796
Sales of land held for property development	**2,511**	191	191
Impairment of inventory	**-**	-	2,408
Impairment of intangible assets	**1,479**	110	152
	7,242	71,021	77,547

Included in the cost of sales of the Group for the financial period ended 30 June 2017 is expenses related to the sale of a plot of land (D2) at IHP. (30 June 2016 and 31 December 2016: Sale of AKLS and a plot of land (GD1) at the International Healthcare Park)

6 FOREIGN EXCHANGE (LOSS)/GAIN

	Unaudited Six months ended 30 June 2017 US$'000	Unaudited Six months ended 30 June 2016 US$'000	Audited Year ended 31 December 2016 US$'000
Foreign exchange gain/(loss)comprises:			
Realised foreign exchange (loss)/gain	**(28)**	19	(112)
Unrealised foreign exchange gain/(loss)	**1,261**	(596)	(4,939)
	1,233	(577)	(5,051)

7 TAXATION

	Unaudited Six months ended 30 June 2017 US$'000	Unaudited Six months ended 30 June 2016 US$'000	Audited Year ended 31 December 2016 US$'000
Current tax expense	**628**	238	1,058
Deferred tax credit	**(357)**	(11)	(372)
Total tax expense for the period/year	**271**	227	686

The numerical reconciliation between the income tax expense and the product of accounting results multiplied by the applicable tax rate is computed as follows:

	Unaudited Six months ended 30 June 2017 US$'000	**Unaudited Six months ended 30 June 2016 US$'000**	**Audited Year Ended 31 December 2016 US$'000**
Net (loss)/profit before taxation	**(3,277)**	29,156	16,164
Income tax at a rate of 24% (30 June 2016: 24%; 31 December 2016: 24%)	**(786)**	6,997	3,879
Add :			
Tax effect of expenses not deductible in determining taxable profit	**1,552**	2,756	6,854
Current year losses and other tax benefits for which no deferred tax asset was recognised	**1,939**	1,149	2,029
Tax effect of different tax rates in subsidiaries	**634**	837	1,521
Less :			
Tax effect of income not taxable in determining taxable profit	**(3,068)**	(11,512)	(13,841)
Over provision in respect of prior period/year	**-**	-	244
Total tax expense for the period/year	**271**	227	686

The applicable corporate tax rate in Malaysia is 24%.

The Company is treated as a tax resident of Jersey for the purpose of Jersey tax laws and is subject to a tax rate of 0%.

The applicable corporate tax rates in Singapore and Vietnam are 17% and 20% respectively.

A subsidiary of the Group, CIH is granted preferential corporate tax rate of 10% for the results of the hospital operations. The preferential income tax is given by the government of Vietnam due to the subsidiary's involvement in the healthcare industry.

A Goods and Services Tax was introduced in Jersey in May 2008. The Company has been registered as an International Services Entity so it does not have to charge or pay local GST. The cost for this registration is £200 per annum.

The Directors intend to conduct the Group's affairs such that the central management and control is not exercised in the United Kingdom and so that neither the Company nor any of its subsidiaries carries on any trade in the United Kingdom. The Company and its subsidiaries will thus not be residents in the United Kingdom for taxation purposes. On this basis, they will not be liable for United Kingdom taxation on their income and gains other than income derived from a United Kingdom source.

8 (LOSS)/EARNINGS PER SHARE

Basic and diluted (loss)/earnings per ordinary share

The calculation of basic and diluted (loss)/earnings per ordinary share for the period/year ended was based on the (loss)/profit attributable to equity holders of the parent and a weighted average number of ordinary shares outstanding, calculated as below:

	Unaudited Six months ended 30 June 2017 US$'000	**Unaudited Six months ended 30 June 2016 US$'000**	**Audited Year ended 31 December 2016 US$'000**
(Loss)/earnings attributable to equity holders of the parent	**(1,418)**	30,829	18,856
Weighted average number of shares	**212,025**	212,025	212,025
(Loss)/earnings per share			
Basic and diluted (US cents)	**0.67**	14.54	8.89

9 LOANS AND BORROWINGS

	Unaudited As at 30 June 2017 US$'000	**Unaudited As at 30 June 2016 US$'000**	**Audited As at 31 December 2016 US$'000**
Non-current			
Bank loans	**44,245**	54,362	46,405
Finance lease liabilities	**-**	1	-
	44,245	54,363	46,405
Current			
Bank loans	**10,814**	8,545	10,804
Finance lease liabilities	**-**	4	3
	10,814	8,549	10,807
	55,059	62,912	57,212

The effective interest rates on the bank loans and finance lease arrangement for the period ranged from 5.25% to 12.50% (30 June 2016: 5.00% to 12.50%; 31 December 2016: 5.25% to 12.50%) per annum and 2.50% (30 June 2016: 2.50%; 31 December 2016: 2.50%) per annum respectively.

Borrowings are denominated in Malaysian Ringgit, United States Dollars and Vietnamese Dong.

Bank loans are repayable by monthly, quarterly or semi-annually instalments.

Bank loans are secured by land held for property development, work-in-progress, operating assets of the Group, pledged deposits and some by the corporate guarantee of the Company.

Finance lease liabilities are payable as follows:

Unaudited	**Future minimum lease payment 30 June 2017 US$'000**	**Interest 30 June 2017 US$'000**	**Present value of minimum lease payment 30 June 2017 US$'000**
Within one year	-	-	-
Between one and five years	-	-	-
	-	-	-

Unaudited	**Future minimum lease payment 30 June 2016 US$'000**	**Interest 30 June 2016 US$'000**	**Present value of minimum lease payment 30 June 2016 US$'000**
Within one year	5	1	4
Between one and five years	1	-	1
	6	1	5

Audited	**Future minimum lease payment 31 December 2016 US$'000**	**Interest 31 December 2016 US$'000**	**Present value of minimum lease payment 31 December 2016 US$'000**
Within one year	3	-	3
Between one and five years	-	-	-
	3	-	3

10 MEDIUM TERM NOTES

	Unaudited As at 30 June 2017 US$'000	Unaudited As at 30 June 2016 US$'000	Audited As at 31 December 2016 US$'000
Outstanding medium term notes	**27,948**	127,472	26,748
Net transaction costs	**(228)**	(1,341)	(405)
Less:			
Repayment due within twelve months*	**(27,720)**	(115,142)	(26,343)
Repayment due after twelve months	**-**	10,989	-

* Includes net transaction costs in relation to medium term notes due within twelve months US$0.61 million.

The medium term notes ("MTNs") were issued pursuant to a programme with a tenure of ten (10) years from the first issue date of the notes. The MTN were issued by a subsidiary, to fund two development projects known as Sandakan Harbour Square and Aloft Kuala Lumpur Sentral Hotel in Malaysia. US$57.1 million (RM245.0 million) was drawn down in 2011 for Sandakan Harbour Square. US$3.50 million (RM15.0 million) was drawn down in 2012 for Aloft Kuala Lumpur Sentral Hotel and the remaining US$59.2 million (RM254.0 million) in 2013.

In 2016, the Group completed the sale of the AKLS. The net adjusted price for the sale of AKLS, which includes the sale of the entire issued share capital of ASPL M3B Limited and Iringan Flora Sdn. Bhd is approximately US$104.3 million. Proceeds received from the sale of AKLS were used to redeem the MTNs Series 2 and Series 3. Following the completion of the disposal of AKLS, US$91.8 million (RM394.0 million) of MTNs associated with the AKLS (Series 3) and the FPSS (Series 2) was repaid on 19 August 2016. The charges in respect of AKLS was also discharged following the completion of the disposal. Subsequent to the repayment of MTNs Series 2 and Series 3, MTNs Series 1 of US$27.95 million (RM120.0 million) remained. The Group secured a rollover of US$17.5 million (RM75.0 million) on 7 December 2016 to expire on 8 December 2017.

No repayments were made in the current financial period.

The weighted average interest rate of the MTN was 5.93% per annum at the statement of financial position date. The effective interest rates of the MTN and their outstanding amounts are as follows:

	Maturity Dates	Interest rate % per annum	US$'000
Series 1 Tranche FG 003	8 December 2017	5.90	5,823
Series 1 Tranche BG 003	8 December 2017	5.85	4,658
Series 1 Tranche FG 004	8 December 2017	6.00	10,480
Series 1 Tranche BG 004	8 December 2017	5.90	6,987
			27,948

The medium term notes are secured by way of:

(i) bank guarantee from two financial institutions in respect of the BG Tranches;

(ii) financial guarantee insurance policy from Danajamin Nasional Berhad ("Danajamin") in respect to the FG Tranches;

(iii) a first fixed and floating charge over the present and future assets and properties of Silver Sparrow Berhad and ICSD Ventures Sdn. Bhd. by way of a debenture;

(iv) a third party first legal fixed charge over ICSD Ventures Sdn. Bhd.'s assets and land;

(v) a corporate guarantee by Aseana Properties Limited;

(vi) letter of undertaking from Aseana Properties Limited to provide financial and other forms of support to ICSD Ventures Sdn. Bhd. to finance any cost overruns associated with the development of the Sandakan Harbour Square;

(vii) assignment of all its present and future rights, interest and benefits under the ICSD Ventures Sdn. Bhd.'s Put Option Agreements in favor of Danajamin, Malayan Banking Berhad and OCBC Bank (Malaysia) Berhad (collectively as "the guarantors") where once exercised, the sale and purchase of HMS and FPSS shall take place in accordance with the provision of the Put Option Agreement; and the proceeds from HMS and FPSS will be utilised to repay the MTNs;

(viii) assignment over the disbursement account, revenue account, operating account, sale proceed account, debt service reserve account and sinking fund account of Silver Sparrow Berhad; revenue account of ICSD Venture Sdn. Bhd. and escrow account of Ireka Land Sdn. Bhd.;

(ix) assignment of all ICSD Ventures Sdn. Bhd's present and future rights, title, interest and benefits in and under the insurance policies; and

(x) a first legal charge over all the shares of Silver Sparrow Berhad, ICSD Ventures Sdn. Bhd. and any dividends, distributions and entitlements.

11 RELATED PARTY TRANSACTIONS

Transactions between the Group with Ireka Corporation Berhad ("ICB") and its group of companies are classified as related party transactions based on ICB's 23.07% shareholding in the Company.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group either directly or indirectly. The key management personnel includes all the Directors of the Group, and certain members of senior management of the Group.

	Unaudited Six months ended 30 June 2017 US$'000	**Unaudited Six months ended 30 June 2016 US$'000**	**Audited Year ended 31 December 2016 US$'000**
ICB Group of Companies			
Accounting and financial reporting services fee charged by an ICB subsidiary	**25**	25	50
Advance payment to the contractors of an ICB subsidiary	**943**	947	1,591
Construction progress claims charged by an ICB subsidiary	**6,751**	4,359	9,960
Acquisition of Tiffani by i-Zen unit by an ICB subsidiary	**-**	508	-
Management contractor services charged by an ICB subsidiary	**-**	55	-
Management fees charged by an ICB subsidiary	**1,534**	1,409	3,331
Marketing commission charged by an ICB subsidiary	**53**	154	248
Project management fees charged by an ICB subsidiary	**-**	31	-
Project staff costs reimbursed to an ICB subsidiary	**-**	70	2
Rental expenses paid on behalf of ICB	**253**	252	493
Secretarial and administrative services fee charged by an ICB subsidiary	**25**	25	50
Key management personnel			
Remuneration of key management personnel – Directors' fees	**135**	159	297
Remuneration of key management personnel – Salaries	**70**	22	123

Transactions between the Group with other significant related parties are as follows:

	Unaudited Six months ended 30 June 2017 US$'000	Unaudited Six months ended 30 June 2016 US$'000	Audited Year ended 31 December 2016 US$'000
Non-controlling interests			
Advances – non-interest bearing	**205**	2,875	2,819

The above transactions have been entered into in the normal course of business and have been established under negotiated terms.

The outstanding amounts due from/ (to) ICB and its group of companies as at 30 June 2017, 30 June 2016 and 31 December 2016 are as follows:

	Note	Unaudited As at 30 June 2017 US$'000	Unaudited As at 30 June 2016 US$'000	Audited As at 31 December 2016 US$'000
Amount due from an ICB subsidiary for advance payment to its contractors	(ii)	**3,993**	2,566	2,903
Amount due to an ICB subsidiary for construction progress claims charged	(i)	**(20)**	(821)	(928)
Amount due from an ICB subsidiary for acquisition of SENI Mont' Kiara units	(i)	**2,012**	1,959	1,760
Amount due from an ICB subsidiary for acquisition of Tiffani by i-Zen unit	(i)	**-**	376	-
Amount due to an ICB subsidiary for management contractor services	(ii)	**-**	(55)	-
Amount due from/(to) an ICB subsidiary for management fees	(ii)	**-**	161	(22)
Amount due to an ICB subsidiary for marketing commissions	(ii)	**(28)**	(28)	(13)
Amount due to ICB subsidiary for project management fees	(ii)	**-**	(32)	-
Amount due to ICB subsidiary for reimbursement of project staff costs	(ii)	**(26)**	(9)	-
Amount due from ICB for rental expenses paid on behalf	(ii)	**328**	1,760	114

(i) These amounts are trade in nature and subject to normal trade terms.
(ii) These amounts are non-trade in nature and are unsecured, interest-free and repayable on demand.

The outstanding amounts due from/ (to) the other significant related parties as at 30 June 2017, 30 June 2016 and 31 December 2016 are as follows:

	Unaudited As at 30 June 2017 US$'000	**Unaudited As at 30 June 2016 US$'000**	**Audited As at 31 December 2016 US$'000**
Non-controlling interests			
Advances – non-interest bearing	**(12,984)**	(13,234)	(12,573)

Transactions between the parent company and its subsidiaries are eliminated in these consolidated financial statements.

12 DIVIDENDS

The Company has not paid or declared any dividends during the financial period ended 30 June 2017.

13 EVENT AFTER THE STATEMENT OF FINANCIAL POSITION DATE

Subsequent to 30 June 2017, following the recent capital calls, Aseana increased its equity interest in Shangri-La Healthcare Investment Pte Ltd ("SHIPL") to 81.58% arising from an issue of new shares in the subsidiary for cash consideration of US$485,896. Consequently, the Company's effective equity interest in Hoa Lam – Shangri-La Healthcare Ltd Liability Co, City International Hospital Co Ltd, Hoa Lam – Shangri-La 3 Ltd Liability Co and Hoa Lam – Shangri-La 6 Ltd Liability Co, subsidiaries of SHIPL, increased to 72.41%.

Subsequent to 30 June 2017, Aseana disposed of a plot of land in International Healthcare Park through disposal of its entire interest in Hoa Lam Shangri-La Limited Liability Co 6 ("HLSL6"). The gross transaction value is approximately US$7,730,401 (VND175 billion). The condition precedent for the completion of the disposal is expected to complete in Quarter 3, 2017 when the shares are transferred to the purchaser.

14 PRIOR PERIOD RESTATEMENT

In the previous financial period, the Group entered into a sale and purchase agreement to dispose of Aloft Kuala Lumpur Sentral Hotel ("AKLS") to Prosper Group Holdings Limited for a net adjusted price of US$104.3 million through disposal of the entire issued share capital of ASPL M3B Limited and Iringan Flora Sdn. Bhd.

As the Group is principally a property developer, the disposal of ASPL M3B Limited and Iringan Flora Sdn. Bhd. represents a disposal of the AKLS. Accordingly, the Group has more appropriately reflected the disposal of ASPL M3B Limited and Iringan Flora Sdn. Bhd. as a disposal of the Group's inventory, thus reflecting the transaction as revenue from sale of the inventory with the relevant costs being recognised as its cost of sales, instead of gain on disposal of a subsidiary which was reflected in the previous period's financial statements.

The cash generated from Operating profit/(loss) before changes in working capital has been adjusted by the gain on disposal of subsidiary of US$36,308,000, this has now been reflected into changes in working capital in net cash from operating activities rather than Operating profit/(loss) before changes in working capital as previously stated. The operating cash flows have been adjusted by the net cash outflows on disposal, which was made up of proceeds received in June 2016 (US$102,003,000), offset by the cash and cash equivalents disposed of (US$550,000), this has been reflected in net cash from operating activities rather than net cash from investing activities as previously stated.

The effects of restatement are disclosed below:

	Unaudited Restated As at 30 June 2016 US$'000	**Unaudited Previously Stated As at 30 June 2016 US$'000**
Consolidated statement of comprehensive income		
Revenue	108,162	3,873
Cost of sales	71,021	3,040
Other income	14,971	51,279
Consolidated statement of cash flows		
Operating profit/(loss) before changes in working capital	34,904	(1,404)
Cash generated from operations (before interest and tax paid)	108,477	7,024
Net cash used in operating activities	102,704	1,251
Net cash from investing activities	2,319	103,772

The comparatives in notes 3 and 5 to the financial statements were restated to reflect the above.

The restatement had no impact on the profit for the financial period/year or the total assets or total equity or net cash flow for any of the periods presented of the Group.

15 INTERIM STATEMENT

Copies of this interim statement are available on the Company's website www.aseanaproperties.com or from the Company's registered office at 12 Castle Street, St. Helier, Jersey, JE2 3RT, Channel Islands.

PRINCIPAL RISKS AND UNCERTAINTIES

The Board has overall responsibility for risk management and internal control. The following have been identified previously as the areas of principal risk and uncertainty facing the Company, and they remain relevant in the second half of the year.

- Economic
- Strategic
- Regulatory
- Law and regulations
- Tax regimes
- Management and control
- Operational
- Financial
- Going concern

For greater detail, please refer to page 16 of the Company's Annual Report for 2016, a copy of which is available on the Company's website www.aseanaproperties.com.

RESPONSIBILITY STATEMENT

The Directors of the Company confirm that to the best of their knowledge that:

a) The condensed consolidated financial statements have been prepared in accordance with IAS 34 (Interim Financial Reporting);
b) The interim management report includes a fair review of the information required by DTR 4.2.7R (indication of important events during the first six months and description of principal risks and uncertainties for the remaining six months of the year); and
c) The interim management report includes a fair review of the information required by DTR 4.2.8R (disclosure of related party transactions and changes therein).

On behalf of the Board

Mohammed Azlan Hashim Director	Christopher Henry Lovell Director

25 August 2017