GLOSSARY
术语汇编

1Q, 2Q, 3Q, 4Q **一季度，二季度，三季度，四季度**	Period for 1 January to 31 March, 1 April to 30 June, 1 July to 30 September, and 1 October to 31 December, respectively 分别为1月1日至3月31日，4月1日至6月30日，7月1日至9月30日，和10月1日至12月31日的季度
2012 Code **企业监管守则**	Code of Corporate Governance 2012 2012企业监管守则
A	
AGM **常年大会**	Annual general meeting of the Company 公司的常年大会
Annual Report **年度报告**	Tuan Sing annual report 传慎年度报告
ASEAN **亚细安**	Association of Southeast Asian Nations 东南亚国家联盟或东盟
B	
Board **董事会**	The Board of Directors of the Company currently in office 当前的公司董事会
BCA Green Mark Scheme **建设局绿色标志计划**	An initiative of BCA to promote sustainability in the built environment and raise environmental awareness among developers, designers and builders 建设局的一项倡议，旨在促进建筑环境的可持续发展，提高开发商，建筑师和承包商的环保意识
Building Construction Authority or **BCA of Singapore** **新加坡建设局**	A statutory board under the Ministry of National Development of Singapore. The primary role of BCA is to develop and regulate Singapore's building and construction industry 新加坡国家发展部的一个法定机构。它的主要职责是发展和监管新加坡的建筑行业
C	
Capitalisation Method of Valuation **资本化估值法**	A valuation approach with capitalisation calculations based on the core market yield approach 基于核心市场收益率的市值估价法
Cash equivalents **现金等价物**	Short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value 短期、流动性强、易于转换为已知金额现金、价值变动风险小的投资
Cash flow hedge **现金流量套期**	A hedge on the exposure to variability in cash flows that (i) is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and (ii) could affect profit or loss 指对现金流量变动风险进行的套期，该类现金流量变动 (i)源于已确认资产或负债(如浮动利率债务的全部或部分未来利息支付)或高发生率的预期交易 (ii)足以影响企业的损益
Cash-generating units **现金产生单位**	The smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets 可产生现金流入的并持续使用的最小可辨认资产组合；基本上其现金流入不取决于其他资产或者资产组
CEO **首席执行长**	Chief Executive Officer 首席执行长
Certificate of Statutory Completion or **CSC** **法定完工证书**	A certificate issued by BCA confirming that the building works on a construction project have been completed in accordance with the provisions of the relevant Act & Regulations 新加坡建设局发出的证书确认建筑工程已按照相关法令及规例完成
CFO **首席财务长**	Chief Financial Officer 首席财务长
Companies Act or **Act** **公司法**	The Singapore Companies Act, Chapter 50, as amended or modified from time to time 新加坡公司法，第50章，及其修订或增删版
Company or **Tuan Sing** **公司或传慎**	Tuan Sing Holdings Limited (Registration No 196900130M) 传慎控股(公司注册号：196900130M)

GLOSSARY
术语汇编

Comparison Method of Valuation
比较估值法

This method of valuation provides an indication of market value by comparing the subject property with identical or similar properties for which price information is available
这种市值评估法乃通过比较相同的物业或类似属性获得的价格信息来完成

Construction Quality Assessment System or **CONQUAS**
施工质量评估体系

A standard assessment system on the quality of building projects by the BCA
新加坡建设局拟定的建筑工程项目施工质量评估标准系统

Contingent liabilities
或有负债

Possible obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise
指过去的交易或事项形成的潜在义务，其存在须通过未来不确定事项的发生或不发生予以证实，且非企业主体所能控制

D

Derivative instrument
衍生工具

A financial instrument or contract with another party (counterparty) that is structured to meet any of a variety of financial objectives, including those related to fluctuations in interest rates, currency exchange rates or commodity prices. Forwards and swaps are the most common derivative instruments the Group employs
一种金融工具或根据事先约定的事项进行支付的双边合约，其合约价格取决于或派生于原生金融工具的价格及其变化包括有关波动利率、货币汇率或商品的价格。远期合同和掉期交易是集团目前最常用的衍生工具

Discounted Cash Flow Method of Valuation
现金流量折现估值法

The discounted cash flow method of valuation uses free cash flow forecast during the useful life and discounts such cash flow using a discount rate so as to arrive at the net present value of the property which is the value of the property
现金流量折现法的估价是使用在有效使用期内产生的预估自由现金流量，并对其进行折现后，得出的现值估算

Dividend payout ratio
股息支付率

The ratio shows the percentage of earnings paid to shareholders as dividends. It provides an indication of how much money a company is returning to shareholders versus how much money it is keeping on hand to reinvest in growth, pay off debt or add to cash reserves to maintain optimal capital structure
股息支付率是指净收益中股利所占的百分比重。它反映公司在综合考量资金需求、借贷风险后的最佳资本结构并进而决定的股利分配政策

Dividend yield
股息收益率

The ratio indicates how much a company pays out in dividend each year relative to its share price. In the absence of any capital gains, the dividend yield is effectively the return on investment
股息收益率是股息与股票价格之间的百分比率。在无资本收益时，股息率即等于投资收益率

Directors
董事

The directors of the Company
公司董事

E

Earnings per share or **EPS**
每股净利

The portion of profits earned for each ordinary share. Earnings per share serves as an indicator of a company's profitability and is calculated based on net profit attributable to equity holders of the Company divided by the weighted average number of ordinary shares in issue during the year
指每个普通股所赚取的税后利润。每股净利是测定公司盈利的指标，其计算基于可归属股东税后净利除以年内已发行普通股的加权均数

Effective tax rate
有效税率

Income tax expense as a percentage of profit before tax. Does not represent cash paid for income tax in the current accounting period
所得税费用占总税前利润的百分比。并不代表在本期以现金实际缴付的所得税

Enterprise Risk Management or **ERM**
企业风险管理
A structured and disciplined approach aligning strategy, processes, people, technology and knowledge with the purpose of evaluating and managing risks
以有系统和严格编制的方式，串联策略，流程，人员，技术和知识以便有效评估和管理风险

Entity at risk
在险实体
As defined in the Listing Manual under Rule 904(2)
根据上市手册第904(2)条的定义

Equity
权益
Essentially the amount of money that has been put into the business by the owners of the business, and all retained earnings and reserves
本质上包括企业投资人投入的原始资本，以及所有未分配利润和储备

Executive Director
执行董事
The director of the Company who performs an executive, managerial and administrative function
有执行，管理及行政职能的公司董事

F

Fair value hedge
公允价值套期
A hedge on the exposure to changes in fair value of a recognised asset or liability or an unrecognised firm commitment, or an identified portion of such an asset, liability or firm commitment, that is attributable to a particular risk and could affect profit or loss
指对已确认资产或负债、尚未确认的确定承诺，或该资产、负债或确定承诺中可辨认的一部分的公允价值变动风险影响损益而进行的套期

Financial Statements
财务报表
Audited financial statements of Tuan Sing Group
传慎集团财政年度经审计的财务报表

Foreign currencies
外币
Currencies other than the respective functional currency of the entity
功能性货币以外的货币均为外币

Forward contracts
远期合约
Fixed price contracts for purchase or sale of a specified quantity of a commodity, security, currency or other financial instrument with delivery and settlement at a specified future date
合约双方同意在未来日期按照固定价格购买或出售指定数量的商品，证券，货币或其他金融产品，承诺以当前约定的条款在未来进行交付和结算的合约

Free cash flow
自由现金流
Operating cash flow + investing cash flow
经营性活动和投资性活动产生的现金流量总和

Functional currency
功能性货币
The currency of the primary economic environment in which the entity operates
企业经营环境中所使用的货币为功能性货币

FY
财政年度
Financial year ended 31 December
截至12月31日的财政年度

G

Gearing
本债比
Gearing is defined as the ratio of borrowings to equity. A high gearing would signify borrowings are high in relation to equity capital
指公司债务与股本的比例。高本债比意味着借款相对高予权益资本

GHG
豪华酒店
Grand Hotel Group
豪华酒店集团

Goodwill
商誉
Premium paid for acquisition of a business. It is calculated as the sum of consideration transferred less the fair value of net assets acquired (net assets are identified tangible and intangible assets, less liabilities assumed)
在企业合并时支付的溢价。它的计算方式为收购被并企业投资成本减去其净资产的公允价值 (净资产是指被标识的有形和无形资产减去承担的负债)

GLOSSARY
术语汇编

GRI
全球报告倡议组织
Global Reporting Initiative is an international independent standards organization that develops and disseminates globally applicable "Sustainability Reporting Guidelines" for voluntary adoption by organisation
全球报告倡议组织是为了促进全球可持续发展报告的发展而成立的一个国际组织,其主要任务是制定和推广《可持续发展报告指南》

Gross Floor Area or **GFA**
建筑总面积
All covered floor areas of a building, except otherwise exempted. This is used for, *inter alia*, plot ratio control and development charge
建筑物的所有被覆盖的地板面积,除非另有豁免。通常用于控制地积比率和发展费用。

GulTech
高德
Gul Technologies Singapore Pte. Ltd. and its subsidiaries
高科技新加坡有限公司及其子公司

H

Hedge
套期保值
A risk management tool designed to offset changes in fair value or cash flows
为抵消公允价值或现金流量的波动而设计的风险管理工具

Hypak
Hypak Sdn. Berhad
Hypak 私人有限公司

I

Income Method of Valuation
收入估值法
The Income Method of valuation is by converting net rental income, on fully leased basis, to be generated by a property during its useful life to a single current capital value
收入估值法通过在完全租赁的基础上将净租金收入资本化以得出物业的市价。

INT FRS
财务报告准则的解释
Interpretations of FRS
财务报告准则的释文

Interested person
关联人士
As defined in the Listing Manual under Rule 904(4)
根据上市手册第904(4)条的定义

Interested person transaction or **IPT**
关联人士交易
A transaction between an entity at risk and an interested person whether or not in the ordinary course of business, and whether or not entered into directly or indirectly
在险实体(即公司)与利害关联方之间所进行的直接或间接的并不限于正常业务的交易

Interest rate swap
利率掉期
Interest rate swap is an agreement under which two counterparties agree to exchange on type of interest rate cash flow for another. In a typical arrangement, one party will periodically pay a fixed amount of interest, in exchange for which that party will receive variable payments computed using a published index
指两个主体之间签订的协议，约定在规定时期内的一系列时点上按照事先敲定的规则交换一笔现金流。通常情况下，一方提供固定利息以换取另一方支付根据浮动利率换算的现金

ISO31000
风险管理国际标准
Family of standards relating to risk management as codified by the International Organization for Standardization. ISO 31000:2009 provides principles and generic guidelines on risks management
国际标准化组织编制的标准化认证程序之一。 ISO 31000提供风险管理原则和实施指南

L

Listing Manual
上市手册
The listing manual of the SGX-ST, as amended, modified or supplemented from time to time
新加坡交易所上市手册，及其修订或增删版

M

Market capitalisation
市值
The total dollar value of all outstanding shares. It is computed as the number of shares in issue multiplies the current market price. Capitalisation is a measure of corporate size
所有流通股的总市场价值。其计算方式为股票的发行数量乘以当前的市场价格。市值用以衡量企业规模

Multicurrency Medium Term Note ("MTN") Programme
多种货币中期票据计划

A programme set up by corporations for issuing debt notes with maturity periods usually between 3 to10 years. Information memorandum would normally include the business of the issuer, financial disclosure, its risks, arrangements between the issuer, arranger, dealer, and trustee, etc. Under such programme, an issuer is usually allowed to issue different notes of different durations and at different interest rates. It offers an effective and flexible debt instruments fund raising mechanism
中期票据是指由法人发行，期限通常在3-10年之间的债务票据。募集说明书需披露的信息通常包括发行机构主营业务，财务状况，风险，以及发行机构与协调人，承销商，交易商，和受托人等之间签署的协议。在该计划下，发行机构可以多次发行不同期限和利率的票据。这提供一种有效灵活的债务市场筹款机制。

N

Net asset value per share
每股资产值

Net asset value per share is calculated based on shareholders' funds over the number of shares issued excluding treasury shares (if any)
每股净资产值的计算为股东资金除以发行股份数，不包括库存股(如有)

Nuri
佳通控股

Nuri Holdings (S) Pte Ltd
佳通控股(新加坡)私人有限公司

P

Pan-West
泛西

Pan-West (Private) Limited and its subsidiaries
泛西(私人)有限公司及其子公司

Price to book ratio or **P/B ratio**
市净率

Price to book ratio compares market value to the book value of net assets. It is determined by dividing share price by net asset value per share
即账面价值比率，指每股市价相对于每股账面净资产值的比例。它由股价除以每股净资产值而得出

Price to earnings ratio or **P/E ratio**
市盈率

Price to earnings ratio shows the multiple of earnings at which a share sells. It is determined by dividing share price by earnings per share
即股价收益比率，指股票的价格和每股收益的比例。它由股价除以每股盈利而得出

Proxy
代理人

A person authorised in writing by a shareholder to represent the shareholder and vote on his behalf at a shareholders' meeting
取得股东书面授权以代表股东在股东大会议决的人

R

Residual Land Value Method
土地剩余价值法

The residual land value of a property under construction is the property's estimated gross value when completed less the estimated total development costs and the developer's profit
土地的剩余价值由在建物业建完后的总估值中扣除总开发成本和开发商利润而得。

S

Scrip Dividend Scheme
以股代息计划

Tuan Sing Scrip Dividend Scheme which was adopted on 18 December 2009
指传慎于2009年12月18日以来实施的以股代息方案

Senior Management
高级管理人员

Collectively the Executive Directors, the CEO, CFO and other key management personnel
指包括执行董事，首席执行长，首席财务长和其他主要管理人员的团队

SGXNET
新交所资讯网

The internet-based submission system of SGX-ST that allows users to submit corporate announcements securely to the market
新交所设立的安保互联网平台，可让用户向市场发布公司公告

Share
公司股

Ordinary shares in the capital of the Company
公司的普通股

GLOSSARY
术语汇编

Shareholders' funds
股东资金
The aggregate amount of issued share capital, foreign currency translation reserve, revaluation reserve, other capital reserves and revenue reserve attributable to equity holders of a company
指可归因于公司股本持有人(扣除少数股东权益)的总金额，包括股本金，外币换算储备，重估储备、其他资本储备和未分配利润

Singapore Exchange or **SGX-ST**
新加坡交易所或新交所
Singapore Exchange Securities Trading Limited
新加坡证券交易所有限公司或新交所

Singapore financial reporting standards or **FRS**
新加坡财务报告准则
Financial reporting standards and interpretations adopted by the Accounting Standards Council, Singapore
新加坡会计准则理事会采纳的财务报告准则和释文

SP Corp
佳和
SP Corporation Limited and its subsidiaries
佳和有限公司及其子公司

Stabilised Earnings Method of Valuation
稳定收益估值法
A valuation method based upon the total discounted cash flow to be generated by the property before it reaches its potential trading performance, which could reasonably be achieved by an efficient operator and upon which a potential purchaser would calculate an offer
一种基于由高效运营商经营物业使其合理达标（并使潜在买家合理出价）所需的年数中所产生折现金流的估价法。

T

Temporary Occupation Permit or **TOP**
临时入伙许可证
A certificate issued by the Authority before a newly erected or reconstructed building could be occupied
建设局对新建或重建的建筑物发出的许可证，以便居民入伙。

Tuan Sing or **Company**
传慎或公司
Tuan Sing Holdings Limited (Registration No 196900130M)
传慎控股(公司注册号：196900130M)

Tuan Sing Group or **Group**
传慎集团或集团
Tuan Sing and its subsidiaries and associates
传慎及其子公司和联营公司的总称

U

Urban Redevelopment Authority or **URA**
市区重建局
The national urban planning authority of Singapore; a statutory board under the Ministry of National Development of the Singapore. URA's main responsibility is land-use planning
新加坡城市规划局，为新加坡国家发展部属下的一个法定机构。其主要职责是土地利用规划

Currencies, Units and Others
货币，计量单位和其他

A$ or **AUD** **澳元**	The lawful currency of the Commonwealth of Australia 澳大利亚联邦的法定货币
RMB **人民币**	The lawful currency of the People's Republic of China 中华人民共和国的法定货币
$** or **S$ or **SGD** and **cents** **新元与分**	The lawful currency of the Republic of Singapore 新加坡共和国的法定货币
US$ or **USD** **美元**	The lawful currency of the United States of America 美国的法定货币
M **百万**	Million 百万
% or **per cent** **百分比**	Percentage or per centum 百分比
Sq. ft. **平方英尺**	Square feet or Square foot 平方英尺
Sq. m. **平方米**	Square metres or Square metre 平方米
X **次**	Times 次

Definitions, acronyms, and abbreviations as contained in the Glossary and their translation in Chinese are intended solely to provide a useful and convenient guide to readers. They should therefore not be relied upon as providing a definitive view of the subject matter to which they relate.
术语汇编英文原文以及其相应中文翻译所包含的定义，缩略词和缩写仅供读者参考。它们不代表对所属主题的权威解释。

GLOSSARY
术语汇编

Financial Ratios Definitions

Profitability
盈利

Return on assets 资产回报率	=	Profit after tax 税后利润 Average total assets 年初与年底总资产的平均数字
Return on total equity 总股本回报率	=	Profit 盈利 Average total equity 年初与年底总股本的平均数字
Return on shareholders' funds 股东资金回报率	=	Profit attributable to shareholders 可归属股东净利 Average shareholders' funds 年初与年底股东资金的平均数字

Funding and financial position
资金和财务状况

Gross gearing 毛负债	=	Total borrowings 总借贷 Total equity 总股本
Net gearing 净负债	=	Net borrowings 净借贷 Total equity 总股本
Interest coverage ratio 利息覆盖率	=	Profit before interest and tax 未计利息和税项前的利润 Interest on borrowings 利息支出
Free cash flow 自由现金流	=	Operating cash flow + investing cash flow 经营性活动和投资性活动产生的现金流量总和

Share performance indicators
股份性能指标

Dividend payout ratio 股息支付率	=	Total dividend payout 总派股息 Profit attributable to shareholders (excluding fair value adjustments) 可归属股东净利(不包括公允价值调整)
Dividend per share 每股股息	=	Dividend paid 支付股息 Total number of issued shares at balance sheet date 期末已发行股份总数
Dividend yield 股息收益率	=	Dividend per share 每股股息 Average share price during the year 年内平均股价
Earnings per share 每股收益	=	Profit attributable to shareholders 可归属股东净利 Weighted average number of shares 加权平均股份总数
Market capitalisation 市值	=	Share price x number of shares outstanding 每股股票的价格×发行总股数
Net asset value per share 每股净资产值	=	Equity attributable to owners of the company 可归属股东权益 Total number of issued shares at balance sheet date 期末已发行股份总数
Price/earnings ratio (P/E) 市盈率	=	Share price 股价 Earnings per share 每股收益
Price/book ratio (P/B) 市净率	=	Share price 股价 Net asset value per share 每股资产净值