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## **PRESS RELEASE**

### **KEPPEL LAND LIMITED UNAUDITED RESULTS FOR THE QUARTER ENDED 31 MARCH 2008**

**23 April 2008**

The Directors of Keppel Land Limited advise the following results of the Company and of the Group for the quarter ended 31 March 2008.

These figures have not been audited.

Presentation materials are available at [www.kepcorp.com](http://www.kepcorp.com) and [www.keppelland.com.sg](http://www.keppelland.com.sg)

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**1 UNAUDITED RESULTS FOR THE QUARTER ENDED 31 MARCH 2008**

The Directors of Keppel Land Limited announce the following unaudited results of the Group for the quarter ended 31 March 2008:

**1 (a) GROUP PROFIT AND LOSS ACCOUNT  
for the Quarter Ended 31 March 2008**

	First Quarter Ended 31.03.08 \$'000	First Quarter Ended 31.03.07 \$'000	+ / (-) %
<b>Sales</b>	<b>273,084</b>	295,416	(7.6)
<b>Cost of sales</b>	<b>(184,306)</b>	(223,381)	(17.5)
<b>Gross profit</b>	<b>88,778</b>	72,035	23.2
Distribution costs	(1,560)	(4,104)	(62.0)
Administrative and other expenses (Note 1)	<b>(16,148)</b>	(12,942)	24.8
<b>Operating profit</b>	<b>71,070</b>	54,989	29.2
Interest and investment income	10,868	13,705	(20.7)
Finance costs (Note 2)	<b>(12,096)</b>	(21,463)	(43.6)
Share of results of associated companies (Note 3)	<b>13,116</b>	36,567	(64.1)
<b>Profit before taxation</b>	<b>82,958</b>	83,798	(1.0)
Taxation	<b>(14,469)</b>	(13,502)	7.2
<b>Profit after taxation</b>	<b>68,489</b>	70,296	(2.6)
Attributable to:			
<b>Shareholders of the Company</b>	<b>60,285</b>	62,467	(3.5)
Minority interests	<b>8,204</b>	7,829	4.8
	<b>68,489</b>	70,296	(2.6)
Basic earnings per share (cents)	8.4	8.7	.
Diluted earnings per share (cents)	8.3	8.6	.
Operating profit margin	26.0%	18.6%	.
Annualised return on equity	10.4%	15.6%	.
Profit before taxation is arrived at after charging / (crediting) the following:			
Write-back of provisions for property held for sale	<b>(23,144)</b>	(9,757)	.
Depreciation	1,775	2,379	.
Cost of share-based payments	606	431	.
Foreign exchange gain	<b>(1,919)</b>	(2,031)	.
(Write-back of)/allowance for doubtful debts	<b>(23)</b>	525	.
Fair value loss from revaluation of interest rate hedging instruments	-	3,030	.
Employee emoluments	<b>18,886</b>	16,502	.

**Notes**

- The increase in administrative and other expenses was due mainly to higher staff costs.
- Finance costs were lower primarily on account of lower interest rates and proceeds received from the restructuring of the Group's interest in One Raffles Quay Pte Ltd to K-REIT Asia which were utilised to repay the Group's loans.
- Marina Bay Residences contributed to the higher profit from associated companies in 1Q2007.

**1(b)(i) BALANCE SHEETS as at 31 March 2008**

	<b>Group</b>		<b>Company</b>	
	<b>31.03.08</b>	<b>31.12.07</b>	<b>31.03.08</b>	<b>31.12.07</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Share capital</b>	<b>1,186,514</b>	<b>1,185,341</b>	<b>1,186,514</b>	<b>1,185,341</b>
<b>Reserves</b>	<b>1,144,323</b>	<b>1,105,890</b>	<b>430,415</b>	<b>423,713</b>
<b>Share capital and reserves</b>	<b>2,330,837</b>	<b>2,291,231</b>	<b>1,616,929</b>	<b>1,609,054</b>
<b>Minority interests</b>	<b>349,201</b>	<b>352,460</b>	<b>-</b>	<b>-</b>
<b>Total equity</b>	<b>2,680,038</b>	<b>2,643,691</b>	<b>1,616,929</b>	<b>1,609,054</b>
<b>Long-term borrowings</b>	<b>1,499,117</b>	<b>1,955,914</b>	<b>834,975</b>	<b>833,488</b>
	<b>4,179,155</b>	<b>4,599,605</b>	<b>2,451,904</b>	<b>2,442,542</b>
<b>Represented by:</b>				
<b>Fixed assets</b>	<b>143,045</b>	<b>148,417</b>	<b>56</b>	<b>57</b>
<b>Investment properties</b>	<b>1,365,501</b>	<b>1,378,315</b>	<b>-</b>	<b>-</b>
<b>Properties held for development</b>	<b>163,812</b>	<b>172,657</b>	<b>-</b>	<b>-</b>
<b>Investments</b>				
Subsidiary companies	-	-	<b>1,108,284</b>	<b>1,108,282</b>
Associated companies	<b>673,605</b>	<b>665,412</b>	<b>125,320</b>	<b>125,320</b>
Long-term investments	<b>56,551</b>	<b>56,949</b>	<b>4,677</b>	<b>4,677</b>
	<b>730,156</b>	<b>722,361</b>	<b>1,238,281</b>	<b>1,238,279</b>
<b>Current assets</b>				
Properties held for sale	<b>1,199,630</b>	<b>1,421,669</b>	<b>-</b>	<b>-</b>
Stocks	<b>3,539</b>	<b>3,550</b>	<b>-</b>	<b>-</b>
Debtors	<b>467,656</b>	<b>196,317</b>	<b>637</b>	<b>1,007</b>
Amounts owing by holding and related parties	<b>889,007</b>	<b>884,679</b>	<b>1,831,134</b>	<b>1,871,370</b>
Fixed deposits, bank balances and cash	<b>584,902</b>	<b>1,187,305</b>	<b>6,914</b>	<b>10,980</b>
	<b>3,144,734</b>	<b>3,693,520</b>	<b>1,838,685</b>	<b>1,883,357</b>
<b>Less:</b>				
<b>Current liabilities</b>				
Creditors	<b>788,653</b>	<b>862,698</b>	<b>14,094</b>	<b>12,417</b>
Net tax provision	<b>122,354</b>	<b>121,606</b>	<b>3,556</b>	<b>3,556</b>
Short-term borrowings	<b>241,787</b>	<b>318,862</b>	<b>130,000</b>	<b>192,250</b>
Amounts owing to holding and related parties	<b>86,643</b>	<b>81,811</b>	<b>466,721</b>	<b>460,181</b>
	<b>1,239,437</b>	<b>1,384,977</b>	<b>614,371</b>	<b>668,404</b>
<b>Net current assets</b>	<b>1,905,297</b>	<b>2,308,543</b>	<b>1,224,314</b>	<b>1,214,953</b>
<b>Deferred taxation</b>	<b>(128,656)</b>	<b>(130,688)</b>	<b>(10,747)</b>	<b>(10,747)</b>
	<b>4,179,155</b>	<b>4,599,605</b>	<b>2,451,904</b>	<b>2,442,542</b>
<b>Group net debt (\$'000)</b>	<b>1,156,002</b>	<b>1,087,471</b>		
<b>Group net debt/equity ratio (times)</b>	<b>0.43</b>	<b>0.41</b>		
<b>Net tangible assets per share (\$)</b>	<b>3.23</b>	<b>3.18</b>		

**Review of Financial Position**

The Group's net tangible assets per share increased to \$3.23 from \$3.18 as at 31 December 2007. Net debt/equity ratio was 0.43 at end-March 2008 compared with 0.41 at end-December 2007.

**1(b)(ii) GROUP'S BORROWINGS AND DEBT SECURITIES****Amount Repayable in One Year or Less, or on Demand**

As at 31.03.08		As at 31.12.07	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
-	241,787	5,880	312,982

**Amount Repayable after One Year**

As at 31.03.08		As at 31.12.07	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
285,096	1,214,021	290,830	1,665,084

In addition to funds from internal sources and related companies, the Group obtained its funds from the capital market through its US\$800 Million Medium Term Note Programme and the convertible bond issue of \$300 million, and banks either on a bilateral or on a syndicated basis. At end-March 2008, about 23% of the Group's borrowings was on fixed interest rate basis. For the quarter ended 31 March 2008, the Group's cost of funds was 3.2%.

**Details of Any Collateral**

Certain subsidiaries of the Company pledged their assets in order to obtain loans from financial institutions. The net book value of properties and other assets mortgaged to financial institutions amounted to \$685 million (31.12.07: \$682 million).

**1(c) CONSOLIDATED CASHFLOW STATEMENT  
for the Quarter Ended 31 March 2008**

	First Quarter Ended 31.03.08 \$'000	First Quarter Ended 31.03.07 \$'000
<b>Operating Activities:</b>		
Operating profit	71,070	54,989
Adjustments for:		
Depreciation of fixed assets	1,775	2,379
Write-back of provision for properties held for sale	(23,144)	(9,757)
(Write-back of)/allowance for doubtful debts	(23)	525
Cost of share-based payments	606	431
<b>Operating cashflows before changes in working capital</b>	<b>50,284</b>	<b>48,567</b>
(Increase)/decrease in debtors	(3,695)	8,644
Increase in work-in-progress	(34,296)	(22,014)
Decrease in consumable stocks	11	305
Development expenditures	(119,530)	(181,508)
Proceeds from progress billings	111,810	179,991
Decrease in creditors	(78,968)	(18,780)
<b>Cashflows (used in)/ from operations</b>	<b>(74,384)</b>	<b>15,205</b>
Interest received	10,868	13,705
Interest paid	(12,096)	(21,463)
Income taxes paid	(9,386)	(30,039)
<b>Net cashflows used in operating activities</b>	<b>(84,998)</b>	<b>(22,592)</b>
<b>Investing Activities:</b>		
Purchase of fixed assets	(2,306)	(1,213)
Expenditure on investment properties	(1,738)	(2,201)
Expenditure on development properties	(1,965)	(39)
Investment in investee company	-	(3,214)
Investment in associated company	(7,391)	(13,005)
Redemption of shares by an associated company	961	-
<b>Net cashflows used in investing activities</b>	<b>(12,439)</b>	<b>(19,672)</b>
<b>Financing Activities:</b>		
Proceeds from issuance of shares by Company	1,173	434
Net loan repayments	(520,796)	(210,172)
Loan from related companies	1,253	512,138
Loan to associated companies	(749)	(315,499)
Dividends received from associated companies	7,020	21,029
Advances from/(to) minority interests of certain subsidiaries	16,146	(27,653)
Contribution from minority shareholders	-	4,357
Dividends paid to minority shareholders	(53)	-
<b>Net cashflows used in financing activities</b>	<b>(496,006)</b>	<b>(15,366)</b>

**1(c) CONSOLIDATED CASHFLOW STATEMENT  
for the Quarter Ended 31 March 2008**

	First Quarter Ended 31.03.08 \$'000	First Quarter Ended 31.03.07 \$'000
<b>Net decrease in cash and cash equivalents</b>	<b>(593,443)</b>	<b>(57,630)</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>1,187,305</b>	<b>580,951</b>
Exchange adjustments	<b>(8,960)</b>	<b>1,621</b>
<b>Cash and cash equivalents at end of year of the period</b>	<b>584,902</b>	<b>524,942</b>
<b>Represented By:</b>		
<b>Cash and cash equivalents</b>		
Fixed deposits, bank balances and cash	<b>577,230</b>	<b>516,690</b>
Deposits with related companies	<b>7,672</b>	<b>8,252</b>
	<b>584,902</b>	<b>524,942</b>

**Review of Cash Flows for 1Q2008****(i) Net Cash Used in Operating Activities**

The Group's net cash used in operating activities was \$85.0 million compared with \$22.6 million in the corresponding quarter last year. There was an increased cash flow from operating activities of \$50.3 million because of the higher profit made in the current quarter. In addition, lower development expenditures were incurred in the current quarter as compared with last year. Offsetting these inflows were lower progress billings received from the development projects, and higher payments to creditors.

**(ii) Net Cash Used in Investing Activities**

The Group's net cash used in investing activities was lower at \$12.4 million compared with \$19.7 million used in the corresponding quarter last year. This was due largely to lower investments in associated companies of \$7.4 million in the current quarter, compared with \$13.0 million incurred in the corresponding quarter last year. Redemption of shares by an associated company in the current quarter brought in a cash inflow of \$1.0 million. In the corresponding quarter last year, the Group spent \$3.2 million in an investee company.

**(iii) Net Cash Used in Financing Activities**

The Group's net cash used in financing activities was \$496.0 million compared with \$15.4 million in the corresponding quarter last year. This was due mainly to higher repayment of loans in the current quarter. In the corresponding quarter last year, the Group granted a loan to an associated company to fund the Phase II of the Marina Bay Financial Centre project.

(iv) Overall, the net decrease in cash and cash equivalents was \$593.4 million, compared with \$57.6 million in the corresponding quarter last year.

**1(d)(i) STATEMENTS OF CHANGES IN EQUITY****GROUP STATEMENT OF CHANGES IN EQUITY**  
for the Quarter Ended 31 March 2008

	Share Capital \$'000	Capital Reserves \$'000	Foreign Currency Translation Account \$'000	Revenue Reserves \$'000	Total \$'000	Minority Interests \$'000	Total Equity \$'000
<b>Balance at 1 January 2008</b>	1,185,341	62,103	(1,324)	1,045,111	2,291,231	352,460	2,643,691
Net fair value change on available-for-sale financial assets	-	(1,219)	-	-	(1,219)	-	(1,219)
Exchange differences on consolidation	-	-	(21,239)	-	(21,239)	(11,410)	(32,649)
Transfer from capital reserves to revenue reserves	-	(13)	-	13	-	-	-
Net (losses)/gain directly recognised in equity	-	(1,232)	(21,239)	13	(22,458)	(11,410)	(33,868)
Net profit for the period	-	-	-	60,285	60,285	8,204	68,489
<b>Total (losses)/gains recognised for the period</b>	-	(1,232)	(21,239)	60,298	37,827	(3,206)	34,621
Issue of shares under the Keppel Land Share Option Scheme	1,173	-	-	-	1,173	-	1,173
Cost of share-based payments	-	606	-	-	606	-	606
Dividend paid	-	-	-	-	-	(53)	(53)
<b>Balance at 31 March 2008</b>	<b>1,186,514</b>	<b>61,477</b>	<b>(22,563)</b>	<b>1,105,409</b>	<b>2,330,837</b>	<b>349,201</b>	<b>2,680,038</b>

**1(d)(i) STATEMENTS OF CHANGES IN EQUITY****GROUP STATEMENT OF CHANGES IN EQUITY**  
for the Quarter Ended 31 March 2007

	Share Capital \$'000	Property Revaluation and Other Capital Reserves \$'000	Foreign Currency Translation Account \$'000	Revenue Reserves \$'000	Total \$'000	Minority Interests \$'000	Total Equity \$'000
<b>Balance at 1 January 2007</b>	1,183,413	310,164	(38,636)	135,993	1,590,934	310,018	1,900,952
Property revaluation reserves transferred to revenue reserves	-	(263,043)	-	263,043	-	-	-
Deferred tax adjustment for investment properties	-	-	-	(88,061)	(88,061)	(18,069)	(106,130)
	1,183,413	47,121	(38,636)	310,975	1,502,873	291,949	1,794,822
Net fair value change on available-for-sale financial assets	-	3,033	-	-	3,033	26	3,059
Exchange differences on consolidation	-	-	2,446	-	2,446	1,068	3,514
Net gains directly recognised in equity	-	3,033	2,446	-	5,479	1,094	6,573
Net profit for the period	-	-	-	62,467	62,467	7,829	70,296
Total gains recognised for the period	-	3,033	2,446	62,467	67,946	8,923	76,869
Issue of shares under the Keppel Land Share Option Scheme	434	-	-	-	434	-	434
Cost of share-based payments	-	431	-	-	431	-	431
Capital contribution	-	-	-	-	-	4,357	4,357
<b>Balance at 31 March 2007</b>	1,183,847	50,585	(36,190)	373,442	1,571,684	305,229	1,876,913

**1(d)(i) STATEMENTS OF CHANGES IN EQUITY****COMPANY STATEMENT OF CHANGES IN EQUITY**  
for the Quarter Ended 31 March 2008 and 31 March 2007

	<u>Share Capital</u> \$'000	<u>Capital Reserves</u> \$'000	<u>Revenue Reserves</u> \$'000	<u>Total</u> \$'000
<b>Balance at 1 January 2008</b>	1,185,341	40,273	383,440	1,609,054
Net profit for the period	-	-	6,096	6,096
Issue of shares under the Keppel Land Share Option Scheme	1,173	-	-	1,173
Cost of share-based payments	-	606	-	606
<b>Balance at 31 March 2008</b>	<b>1,186,514</b>	<b>40,879</b>	<b>389,536</b>	<b>1,616,929</b>
Balance at 1 January 2007	1,183,413	35,367	366,817	1,585,597
Net fair value change on available-for-sale financial assets	-	271	-	271
Net gain directly recognised in equity	-	271	-	271
Net loss for the period	-	-	(3,009)	(3,009)
Total gain/(loss) recognised for the period	-	271	(3,009)	(2,738)
Issue of shares under the Keppel Land Share Option Scheme	434	-	-	434
Cost of share-based payments	-	431	-	431
<b>Balance at 31 March 2007</b>	<b>1,183,847</b>	<b>36,069</b>	<b>363,808</b>	<b>1,583,724</b>

**1(d)(ii) SHARE CAPITAL**

During the quarter ended 31 March 2008, the Company issued 457,500 ordinary shares upon the exercise of options granted under the Keppel Land Share Option Scheme to executive employees. The share capital of the Company as at 31 March 2008 comprised 720,632,581 ordinary shares.

As at 31 March 2008, there were unexercised options for 4,294,000 (31.03.07: 3,596,000) of unissued ordinary shares under the Keppel Land Share Option Scheme and \$300 million convertible bonds which are convertible into 45,801,526 shares at the exercise price of \$6.55 per share.

**2. AUDIT**

The figures have not been audited or reviewed by the Company's auditors.

**3. AUDITORS' REPORT**

Not applicable.

**4. ACCOUNTING POLICIES**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those for the audited financial statements as at 31 December 2007.

**5. CHANGES IN THE ACCOUNTING POLICIES**

There are no changes in accounting policies.

**6. EARNINGS PER ORDINARY SHARE**

	<b>GROUP</b>		
	<b>Quarter Ended 31.03.08</b>	<b>Quarter Ended 31.03.07</b>	<b>+/(-)%</b>
Earnings per ordinary share of the Company for the period based on Group net profit attributable to shareholders:			
(i) On the weighted average number of shares	8.4 cents	8.7 cents	(3.4)
- Weighted average number of shares ('000)	720,535	719,351	0.2
(ii) On a fully diluted basis	8.3 cents	8.6 cents	(3.5)
- Adjusted weighted average number of shares ('000)	728,869	765,257	(4.8)

**7. NET ASSET VALUE**

	GROUP	
	31.03.08	31.12.07
Net asset value per share based on issued share capital at the end of the period (\$)	3.23	3.18

**8. REVIEW OF GROUP PERFORMANCE****1Q2008 vs 1Q2007**

The Group's turnover for 1Q2008 was \$273.1 million compared with \$295.4 million for the corresponding quarter last year. The decrease was due largely to the completion of Urbana and The Belvedere in Singapore, as well as The Waterfront in China during the last financial year, and hence no sales were recognised in 1Q2008. Lower revenue recognition also came from The Sixth Avenue Residences in Singapore, Villa Riviera in Vietnam, and The Seasons and Villa Riviera in China. The reduction in revenue was, however, partly offset by higher revenue recognition from Park Infinia at Wee Nam and The Suites at Central in Singapore, and Elita Promenade in India.

Rental income from Group's investment buildings was marginally higher compared with that for the corresponding quarter last year. This was due mainly to a higher revenue from the Equity Plaza, offset by lower revenue from Ocean Building which is currently undergoing redevelopment.

Revenue from fund management was \$3.2 million higher compared with that for 1Q2007, due largely to higher management fees reported by Alpha Investment Partners as well as higher fees from the management of an enlarged K-REIT Asia's portfolio.

Revenues from the Group's hotels and resorts, and property services were slightly lower than that for the corresponding quarter of last year.

At the pre-tax level, Group profit was \$83 million compared with \$83.8 million for 1Q2007. Included in the Group's pre-tax profit for 1Q2007 was a share of profit recognition from Marina Bay Residences. Marina Bay Residences was launched in late-December 2006, and profit recognition for the initial 20% upon the signing of sale and purchase contracts was recognised in 1Q2007. The lower profit contribution from associates was partly offset by lower finance costs. In addition, the write-back of provisions for properties held for sale was \$23.1 million in this quarter compared with \$9.7 million for 1Q2007.

After taking into account minority interests' share of profits, Group attributable profit was \$60.3 million.

Earnings from overseas represented about 29% of the Group's attributable profit compared with 28% for 1Q2007.

**9. VARIANCE FROM PROSPECTS STATEMENT**

No prospects statement for 1Q2008 was previously provided.

**10. PROSPECTS****Singapore**

The Singapore economy achieved a 7.2% growth in 1Q2008, according to advance GDP estimates. This was stronger than the 5.4% growth in 4Q2007, and the 7% growth achieved in 1Q2007.

Urban Redevelopment Authority's flash estimates showed that the growth in private residential property prices moderated to 4.2% in 1Q2008 compared with 6.8% in 4Q2007. Prices of prime residential properties in Core Central Region rose 4.4% in 1Q2008 compared with 7.5% in 4Q2007. Similarly, price growth for homes in the Rest of Central Region eased to 3.9% from 7.7% in the previous quarter. Market sentiments had been affected by the global economic uncertainties and credit crunch triggered by the sub-prime crisis and a soft US economy.

The Group will monitor the market closely and launch Marina Bay Suites in the new downtown and the second phase of Reflections at Keppel Bay when market conditions are more favourable.

On the office market front, prime Grade A office rents rose 8.7% to average \$18.65 psf as at end-March 2008 after it nearly doubled to \$17.15 psf as at end-2007. The Group will continue to focus on the development and pre-leasing of its premier office space at Marina Bay Financial Centre and Ocean Financial Centre.

K-REIT Asia has received unitholders' approval for a 8-for-5 renounceable rights issue at \$1.39 each. Proceeds raised will help to reduce its leverage, strengthening its balance sheet and increasing its funding capacity to undertake future asset acquisitions and enhancements.

**Overseas**

Despite the global financial turmoil and recessionary concerns over the US economy, Asia is expected to continue to grow, driven by the economies of China and India.

Sales of residential township projects fared relatively well in 1Q2008. Central Park City in Wuxi, China, achieved a take-up of 85% for the 728 units launched in Phase One. Jakarta Garden City, a gated residential township located in Eastern Jakarta, Indonesia, was soft-launched in early March 2008 with the opening of its show units on site, and has sold 76% of the initial 191 landed houses released for sale. A total of 994 landed houses are scheduled to be launched under Phase One.

At the soft-launch of Phase One of The Estella in Vietnam, potential buyers have registered interest for all 650 units offered for sale. In line with government regulations required piling works to be completed before sales can take place, buyers were able to sign Sales & Purchase Agreements for 165 units. From this positive response, however, take-up from the rest of the potential buyers who have registered interest is expected to be strong.

In India, the Group will launch another 1,400 units in Bangalore and Kolkata over the next few quarters to capitalise on market demand. Elita Horizon, a 1,142-unit condominium development in Bangalore, is expected to commence marketing in 2H2008. Elita Promenade, the Group's first residential development in the Silicon Valley of India, sold 84% of the 1,437 launched units. In Kolkata, Elita Garden Vista had been soft-launched with 77% of the 351 launched units sold.

## 11. BUSINESS DYNAMICS AND RISK FACTORS

The Group's strategy for enhancing shareholder value focuses on developing properties for sale and managing property funds. Besides the Singapore property market, the Group is expanding into the growing property markets of China, Vietnam, Indonesia, India and Middle East where there is still insufficient good quality housing to satisfy the needs of their growing populations.

In the markets where the Group has operations, the success of its efforts will be dependent, inter alia, on the following factors:

- Availability of residential sites at competitive prices for housing and also good sites at competitive prices in populous cities for township development so that economies of scale can be achieved to provide good quality and affordable urban housing;
- Effective partnerships with contractors, suppliers and joint venture partners so that projects can be delivered on time and with quality;
- Favourable lending laws and interest rates for property developers and end-purchaser financing;
- Favourable tax laws and double taxation treaties with Singapore, and ease of repatriating funds to Singapore;
- Proper management of interest and currency rate exposures.

The Group also faces other challenges such as falling prices in property markets around the world, the possibility of a prolonged global recession, and possible political uncertainty issues.

The Group's property fund management business will develop further for recurring income. Efforts are being made to identify and invest in projects that will give the expected rates of return required by investors.

The Company will continue to monitor all major risks affecting the Group and take the necessary actions to mitigate or eliminate them.

**12. DIVIDENDS****(a) Current financial period reported on**

None.

**(b) Corresponding period of the immediately preceding financial year**

None.

**(c) DATE PAYABLE**

Not applicable.

**(d) BOOKS CLOSURE DATES**

Not applicable.

**13. DIVIDEND STATEMENT****(if no dividend has been declared / recommended)**

No dividend has been declared for the quarter ended 31 March 2008.

For the year ended 31 December 2007, Directors have recommended a final one-tier dividend of 8 cents per share and a special one-tier dividend of 12 cents per share for approval by shareholders at the Annual General Meeting to be held on 25 April 2008. If approved, the final proposed dividends will be payable on 21 May 2008.

**14. SEGMENTAL ANALYSIS****1Q2008 vs 1Q2007****By Business Segment**

Group Figures						
Turnover		Profit before Tax		Attributable Profit		
First Quarter 2008	First Quarter 2007	First Quarter 2008	First Quarter 2007	First Quarter 2008	First Quarter 2007	
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Property trading	233,383	258,907	66,323	81,620	49,081	56,483
Property investment	16,586	15,683	10,949	8,663	7,617	11,488
Fund management	7,576	4,432	5,046	889	4,235	653
Hotels and resorts, and property services	15,539	16,394	640	(7,374)	(648)	(6,157)
<b>Total</b>	<b>273,084</b>	<b>295,416</b>	<b>82,958</b>	<b>83,798</b>	<b>60,285</b>	<b>62,467</b>

**By Geographical Location**

Group Figures						
Turnover		Profit before Tax		Attributable Profit		
First Quarter 2008	First Quarter 2007	First Quarter 2008	First Quarter 2007	First Quarter 2008	First Quarter 2007	
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Singapore	192,358	188,496	57,229	63,481	42,977	45,196
Other countries	80,726	106,920	25,729	20,317	17,308	17,271
<b>Total</b>	<b>273,084</b>	<b>295,416</b>	<b>82,958</b>	<b>83,798</b>	<b>60,285</b>	<b>62,467</b>

**15. REVIEW OF SEGMENTAL PERFORMANCE****1Q2008 vs 1Q2007****By Business Segment****Property trading**

Turnover was lower compared with that for 1Q2007 due largely to the completion of projects in Singapore (Urbana and The Belvedere) and China (The Waterfront) during the last financial year. Lower revenue recognition also came from The Sixth Avenue Residences in Singapore, Villa Riviera in Vietnam, and The Seasons and Villa Riviera in China. The reduction in revenue was, however, partly offset by higher revenue recognition from Park Infinia at Wee Nam and The Suites at Central in Singapore, and Elita Promenade in India.

Attributable profit of \$49.1 million was \$7.4 million lower compared with that for 1Q2007 due to the completion of several projects in Singapore and China. In addition, contributions from associated companies were also lower in 1Q2008. The decrease was, however, partly offset by higher profit recognition by Park Infinia at Wee Nam and The Suites at Central, and Elita Promenade in India.

**Property investment**

Turnover was about \$1.0 million higher than that of 1Q2007 due mainly to higher revenue from the Equity Plaza, offset by lower revenue from Ocean Building which is currently undergoing redevelopment. The attributable profit was \$3.9 million lower than 1Q2007 due to a write-back of tax provision in the corresponding quarter last year.

**Fund management**

This segment reported increases in revenue and profit due largely to higher fees earned from the enlarged fund managed by Alpha Investment Partners and K-REIT Asia Management.

**Hotels and resorts and property services**

This segment registered a loss of \$0.6 million compared with a \$6.2 million loss for the corresponding quarter last year. The positive variance was due mainly to lower interest expense and a revaluation loss of \$3.0 million for the Group's interest rate hedging instruments recorded for 1Q2007. The Group's hedging instrument for interest rate caps and swaps expired by September 2007.

**By Geographical Location**

Earnings from overseas represented about 29% of the Group's attributable profit compared with 28% for 1Q2007.

**16. BREAKDOWN OF SALES**

	GROUP		
	2008 \$'000	2007 \$'000	+ / (-)%
Sales reported for first quarter	273,084	295,416	(7.6)
Operating profit after tax before deducting minority interests reported for first quarter	68,489	70,296	(2.6)

**17. INTERESTED PERSON TRANSACTIONS**

Name of Interested Person	Aggregate Value of all Interested Person Transactions during the Period under Review (excluding Transactions less than \$100,000 and Transactions Conducted under Shareholders' Mandate Pursuant to Rule 920 of SGX-ST's Listing Manual).		Aggregate Value of all Interested Person Transactions Conducted under Shareholders' Mandate Pursuant to Rule 920 of SGX-ST's Listing Manual.	
	First Quarter 2008 \$'000	First Quarter 2007 \$'000	First Quarter 2008 \$'000	First Quarter 2007 \$'000
Property transactions -				
Keppel Corporation Limited Group :				
Project development and management fees	-	-	1,605	2,330
Property management fees	-	-	410	279
Marketing commission	-	-	678	550
Management and support services	-	-	1,413	525
Asset management fees	-	-	3,204	1,027
Rent expense	-	-	(658)	(530)
			6,652	4,181
Other services and products -				
Keppel Corporation Limited Group :				
Treasury – interest income	-	-	238	1,301
Treasury – interest expense	-	-	(2,307)	(14,416)
Management fees paid	-	-	(1,244)	(1,348)
Other services	-	-	(184)	(192)
Temasek Group:				
Management fee paid	-	(210)	-	-

**18. TOTAL ANNUAL DIVIDEND**

Total annual dividend amounted to

Type of dividend	2008 (\$'000)	2007 (\$'000)
Ordinary (in cash)	-	57,614
Special (in cash)	-	86,421
Total	-	144,035

**BY ORDER OF THE BOARD**CHOO CHIN TECK / YEO KAH TIANG  
Joint Company Secretaries  
23 April 2008**CONFIRMATION BY THE BOARD**

We, LIM CHEE ONN and KEVIN WONG KINGCHEUNG being two Directors of Keppel Land Limited (the "Company"), do hereby confirm on behalf of the Directors of the Company that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the 1Q2008 financial statements to be false or misleading in any material respect.

On behalf of the Board of Directors

LIM CHEE ONN  
ChairmanKEVIN WONG KINGCHEUNG  
Group Chief Executive Officer

Singapore, 23 April 2008

**KEPPEL LAND'S SEGMENTAL RESULTS – QUARTERLY BREAKDOWN**
**By Business Segment (\$m)**

	FY 06	1Q 07	2Q 07	1H 07	3Q 07	4Q 07	FY 07	1Q 08
<b>TURNOVER</b>								
Property								
Investment	67.2	15.7	14.8	30.5	15.3	16.7	62.5	16.6
Trading	809.8	258.9	322.8	581.7	335.4	319.8	1,236.9	233.4
Fund management	20.8	4.4	5.2	9.6	6.6	13.8	30.0	7.6
Hotels and resorts, and property services	50.2	16.4	16.3	32.7	24.7	21.1	78.5	15.5
<b>Total</b>	<b>948.0</b>	<b>295.4</b>	<b>359.1</b>	<b>654.5</b>	<b>382.0</b>	<b>371.4</b>	<b>1,407.9</b>	<b>273.1</b>
<b>EBITDA</b>								
Property								
Investment	37.5	9.1	8.0	17.1	7.4	6.6	31.1	10.7
Trading	190.1	47.1	56.4	103.5	97.7	101.7	302.9	57.7
Fund management	10.3	1.6	2.7	4.3	3.5	9.3	17.1	4.3
Hotels and resorts, and property services	(22.6)	(0.4)	(4.8)	(5.2)	(4.1)	(20.0)	(29.3)	0.1
<b>Total</b>	<b>215.3</b>	<b>57.4</b>	<b>62.3</b>	<b>119.7</b>	<b>104.5</b>	<b>97.6</b>	<b>321.8</b>	<b>72.8</b>
<b>OPERATING PROFIT</b>								
Property								
Investment	36.9	8.9	7.8	16.7	7.4	6.7	30.8	10.7
Trading	189.0	46.7	55.7	102.4	97.3	101.1	300.8	57.2
Fund management	10.2	1.6	2.7	4.3	3.5	9.3	17.1	4.3
Hotels and resorts, and property services	(32.0)	(2.2)	(6.6)	(8.8)	(5.9)	(21.8)	(36.5)	(1.1)
<b>Total</b>	<b>204.1</b>	<b>55.0</b>	<b>59.6</b>	<b>114.6</b>	<b>102.3</b>	<b>95.3</b>	<b>312.2</b>	<b>71.1</b>
<b>PRE-TAX PROFIT *</b>								
Property								
Investment	37.4	8.7	10.9	19.6	6.5	7.6	33.7	10.9
Trading	207.7	81.6	74.7	156.3	108.0	116.2	380.5	66.3
Fund management	11.8	0.9	3.5	4.4	2.8	10.2	17.4	5.1
Hotels and resorts, and property services	(38.9)	(7.4)	(6.2)	(13.6)	(7.4)	(24.9)	(45.9)	0.6
<b>Total</b>	<b>218.0</b>	<b>83.8</b>	<b>82.9</b>	<b>166.7</b>	<b>109.9</b>	<b>109.1</b>	<b>385.7</b>	<b>82.9</b>
<b>ATTRIBUTABLE PROFIT</b>								
Property								
Investment	27.6	11.5	9.6	21.1	4.6	5.2	30.9	7.6
Trading	150.7	56.5	55.1	111.6	81.6	81.7	274.9	49.1
Fund management	9.6	0.7	2.7	3.4	2.6	8.1	14.1	4.2
Hotels and resorts, and property services	(33.6)	(6.2)	(4.4)	(10.6)	(7.0)	(22.9)	(40.5)	(0.6)
Corporate restructuring surplus/enbloc property sales/fair value gain on investment properties/impairment provision	46.0	-	-	-	-	500.2	500.2	-
<b>Total</b>	<b>200.3</b>	<b>62.5</b>	<b>63.0</b>	<b>125.5</b>	<b>81.8</b>	<b>572.3</b>	<b>779.6</b>	<b>60.3</b>

\* before corporate restructuring surplus, enbloc property sales, fair value gain on investment properties and impairment provision

**By Geographical Location (\$m)**

	FY 06	1Q 07	2Q 07	1H 07	3Q 07	4Q 07	FY 07	1Q 08
<b>TURNOVER</b>								
Singapore	455.6	188.5	169.4	357.9	215.3	171.2	744.4	192.4
Other countries	492.4	106.9	189.7	296.6	166.7	200.2	663.5	80.7
Total	948.0	295.4	359.1	654.5	382.0	371.4	1,407.9	273.1
<b>EBITDA</b>								
Singapore	65.1	31.0	20.5	51.5	65.4	44.2	161.1	50.1
Other countries	150.2	26.4	41.8	68.2	39.1	53.4	160.7	22.7
Total	215.3	57.4	62.3	119.7	104.5	97.6	321.8	72.8
<b>OPERATING PROFIT</b>								
Singapore	63.8	30.7	20.1	50.8	65.1	43.9	159.8	49.9
Other countries	140.3	24.3	39.5	63.8	37.2	51.4	152.4	21.2
Total	204.1	55.0	59.6	114.6	102.3	95.3	312.2	71.1
<b>PRE-TAX PROFIT *</b>								
Singapore	57.1	63.5	38.9	102.4	70.0	47.8	220.2	57.2
Other countries	160.9	20.3	44.0	64.3	39.9	61.3	165.5	25.7
Total	218.0	83.8	82.9	166.7	109.9	109.1	385.7	82.9
<b>ATTRIBUTABLE PROFIT</b>								
Singapore	56.2	45.2	33.0	78.2	56.4	34.2	168.8	43.0
Other countries	98.1	17.3	30.0	47.3	25.4	37.9	110.6	17.3
Corporate restructuring surplus/enbloc property sales/fair value gain on investment properties/impairment provision	46.0	-	-	-	-	500.2	500.2	-
Total	200.3	62.5	63.0	125.5	81.8	572.3	779.6	60.3

\* before corporate restructuring surplus, enbloc property sales, fair value gain on investment properties and impairment provision