



Keppel Land Limited
(Co Reg No. 189000001G)
230 Victoria Street
#15-05 Bugis Junction Towers
Singapore 188024
www.keppelland.com.sg

Tel: (65) 63388111
Fax: (65) 63377168

PRESS RELEASE

Keppel Land Limited Unaudited Results for the Full Year Ended 31 December 2009

25 January 2010

The Directors of Keppel Land Limited advise the following results of the Company and of the Group for the full year ended 31 December 2009.

The figures have not been audited.

Presentation materials are also available at www.kepcorp.com and www.keppelland.com.sg.

For more information, please contact:

Media Relations
Ms Teri Liew
Assistant General Manager
Group Corporate Communications
Keppel Corporation
Tel : 96864038
Email: teri.liew@kepcorp.com

Investor Relations
Ms Serena Toh
Deputy GM
Investor Relations & Research
Keppel Land
Tel : 64337546
Email: stoh@kepland.com.sg

This press release is also available at www.kepcorp.com and www.keppelland.com.sg

FULL YEAR 2009 FINANCIAL STATEMENTS ANNOUNCEMENT**UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2009****TABLE OF CONTENTS**

	Page
1(a) GROUP PROFIT AND LOSS ACCOUNT	2
1(b)(i) BALANCE SHEETS	4
1(b)(ii) GROUP'S BORROWINGS AND DEBT SECURITIES	5
1(c) CONSOLIDATED STATEMENT OF CASH FLOWS	6
1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	9
1(e)(i) STATEMENTS OF CHANGES IN EQUITY	10
1(e)(ii) SHARE CAPITAL	12
2 AUDIT	12
3 AUDITORS' REPORT	12
4 ACCOUNTING POLICIES	12
5 CHANGES IN ACCOUNTING POLICIES	13
6 EARNINGS PER ORDINARY SHARE	13
7 NET ASSET VALUE	13
8 REVIEW OF GROUP PERFORMANCE	14
9 VARIANCE FROM PROSPECTS STATEMENT	15
10 PROSPECTS	16
11 BUSINESS DYNAMICS AND RISK FACTORS	18
12 DIVIDENDS	18
13 SEGMENTAL ANALYSIS	19
14 REVIEW OF SEGMENTAL PERFORMANCE	21
15 BREAKDOWN OF SALES	23
16 INTERESTED PERSON TRANSACTIONS	24
Appendix QUARTERLY BREAKDOWN	25

1. UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2009

The Directors of Keppel Land Limited announce the following unaudited results of the Group for the full year ended 31 December 2009:

**1(a) GROUP PROFIT AND LOSS ACCOUNT
for the full year ended 31 December 2009**

	Note	Fourth Quarter		+ / (-) %	Full Year		+ / (-) %
		31.12.09 \$'000	31.12.08 \$'000		31.12.09 \$'000	31.12.08 \$'000	
Sales		300,455	197,389	52.2	923,869	842,166	9.7
Costs of sales		(205,092)	(121,614)	68.6	(602,411)	(531,722)	13.3
Gross profit		95,363	75,775	25.9	321,458	310,444	3.5
Distribution costs		(5,135)	(1,968)	160.9	(11,473)	(7,054)	62.6
Administrative and other expenses	1	(30,873)	(31,614)	(2.3)	(108,060)	(86,136)	25.5
Other income	2	-	14,490	(100.0)	-	14,490	(100.0)
Operating profit		59,355	56,683	4.7	201,925	231,744	(12.9)
Interest and investment income		12,595	14,844	(15.2)	34,528	50,374	(31.5)
Interest expense		(6,533)	(12,437)	(47.5)	(41,217)	(51,400)	(19.8)
Share of results of associated companies	3	47,192	28,133	67.7	164,203	68,127	141.0
Gain on acquisition of additional interest in an associated company	4	11,102	3,372	229.2	11,102	10,718	3.6
Profit before taxation and fair value gain/ (loss) on investment properties		123,711	90,595	36.6	370,541	309,563	19.7
Fair value gain/(loss) on investment properties	5	(11,977)	4,467	(368.1)	(11,977)	4,467	(368.1)
Profit before taxation but after fair value gain/(loss) on investment properties		111,734	95,062	17.5	358,564	314,030	14.2
Taxation	6	(14,629)	(13,902)	5.2	(59,234)	(44,654)	32.7
Profit after taxation		97,105	81,160	19.6	299,330	269,376	11.1
Profit attributable to :							
Shareholders of the Company		106,851	68,536	55.9	280,416	227,669	23.2
Minority interests	6	(9,746)	12,624	(177.2)	18,914	41,707	(54.7)
		97,105	81,160	19.6	299,330	269,376	11.1
Basic earnings per share (cents)							
before fair value gain/(loss) on investment properties	7	7.6	6.4		22.6	22.1	
after fair value gain/(loss) on investment properties	7	9.2	6.7		24.2	22.4	
Diluted earnings per share (cents)							
before fair value gain/(loss) on investment properties	7	7.6	6.4		22.6	22.1	
after fair value gain/(loss) on investment properties	7	9.2	6.7		24.2	22.4	
Operating profit margin (%)		19.8	28.7		21.9	27.5	
Annualised return on equity (%)							
before fair value gain/(loss) on investment properties		nm	nm		9.4	9.7	
after fair value gain/(loss) on investment properties		nm	nm		10.1	9.9	
Profit before taxation is arrived at after charging/(crediting) the following:							
Write-back of provision for properties held for sale		(5,586)	(844)		(13,237)	(24,616)	
Depreciation of fixed assets		2,405	2,374		9,454	7,699	
Cost of share-based payments		407	688		1,941	2,754	
Foreign exchange loss		3,194	505		8,305	1,803	
Allowance for/(write-back of allowance for) doubtful debts		5	1,522		(58)	3,620	
Employee emoluments (see Note 1)		28,267	26,751		93,227	82,243	

Notes

- (1) The increase in administrative and other expenses for 2009 was due mainly to a write-back of provision for staff and related costs in 2008 and a higher exchange loss in the current year.
- (2) The other income for 2008 was from the gain from the sale of the Group's interest in Singapore Computer Systems Limited and the write-back of provision of costs in connection with the restructuring of the Group's interest in One Raffles Quay Pte Ltd.
- (3) Marina Bay Residences, Reflections and Caribbean at Keppel Bay, and K-REIT Asia in Singapore, and The Botanica in Chengdu, China contributed to the higher profit from associated companies in 2009.
- (4) This gain arose from the excess of the Group's share of identifiable net tangible assets of K-REIT Asia over the acquisition price of the additional units acquired.
- (5) After adjusting for tax and minority interests, the Group recorded a net fair value gain of \$19.1 million in 2009. This was due partly to the write-back of deferred tax following the 1% reduction in Singapore corporate tax rate. The fair value gain/(loss) on investment properties was contributed by:-

	2009			2008		
	Pre-tax \$'000	Tax and Minority Interests \$'000	Net \$'000	Pre-tax \$'000	Tax and Minority Interests \$'000	Net \$'000
Completed investment properties	(41,248)	15,079	(26,169)	4,467	(979)	3,488
Investment properties under construction/redevelopment	29,271	15,999	45,270	-	182	182
	(11,977)	31,078	19,101	4,467	(797)	3,670

The fair value losses from completed investment properties in 2009 related mainly to K-REIT Asia's properties. This loss was, however, reduced by the first-time recognition of fair value gains from investment properties under construction, namely Marina Bay Financial Centre Phases I and II, following the adoption of the amendments to FRS 40 *Investment Property*.

- (6) The Group's full year profit from operations and fair value gain/(loss) on investment properties were as follows:-

	2009			2008		
	Operations \$'000	Fair value Gain/(Loss) \$'000	Total \$'000	Operations \$'000	Fair value Gain/(Loss) \$'000	Total \$'000
Profit before taxation	370,541	(11,977)	358,564	309,563	4,467	314,030
Taxation	(72,475)	13,241	(59,234)	(43,563)	(1,091)	(44,654)
	298,066	1,264	299,330	266,000	3,376	269,376
Minority interests	(36,751)	17,837	(18,914)	(42,001)	294	(41,707)
Profit attributable to shareholders	261,315	19,101	280,416	223,999	3,670	227,669

- (7) Earnings per share for 2008 had been restated to include the effects of the rights issue completed in 2009.

1(b)(i) BALANCE SHEETS as at 31 December 2009

	GROUP		COMPANY	
	31.12.09 \$'000	31.12.08 \$'000	31.12.09 \$'000	31.12.08 \$'000
Share capital	1,987,542	1,188,479	1,987,542	1,188,479
Reserves	1,388,247	1,254,081	874,427	722,868
Share capital and reserves	3,375,789	2,442,560	2,861,969	1,911,347
Minority interests	412,813	454,374	-	-
Total equity	3,788,602	2,896,934	2,861,969	1,911,347
Long-term borrowings	903,570	1,937,767	345,925	789,579
	4,692,172	4,834,701	3,207,894	2,700,926
Represented by:				
Fixed assets	227,838	247,243	47	52
Investment properties	1,404,992	1,432,952	-	-
Amounts owing by associated companies	940,708	813,824	-	-
Investments				
Subsidiary companies	-	-	1,288,681	1,233,220
Associated companies	1,432,449	959,431	147,837	125,320
Long-term investments	67,884	60,936	6,221	4,387
	1,500,333	1,020,367	1,442,739	1,362,927
Current assets				
Properties held for sale	1,151,994	1,576,013	-	-
Stocks	3,692	3,620	-	-
Debtors	295,208	253,815	3,896	378
Amounts owing by holding company and related parties	134,301	147,890	2,221,828	1,641,121
Cash and cash equivalents	892,711	626,361	272,053	7,168
	2,477,906	2,607,699	2,497,777	1,648,667
Less:				
Current liabilities				
Creditors	715,188	798,587	37,050	20,182
Net tax provision	155,199	106,200	6,930	5,811
Short-term borrowings	823,153	184,051	618,000	108,500
Amounts owing to holding company and related parties	67,542	72,087	67,069	166,407
	1,761,082	1,160,925	729,049	300,900
Net current assets	716,824	1,446,774	1,768,728	1,347,767
Deferred taxation	(98,523)	(126,459)	(3,620)	(9,820)
	4,692,172	4,834,701	3,207,894	2,700,926
Group net debt (\$'000)	834,012	1,495,457		
Group net debt/equity ratio (times)	0.22	0.52		
Net tangible assets per share (\$)	2.36	3.39		

Review of Financial Position

Share capital and reserves for the Group increased by \$933.2 million due largely to the Company's enlarged share capital after the rights issue completed in June 2009. The increase was also due to profits retained for the year, partly reduced by the payment of dividend and a decrease in exchange reserves due to the weakening of United States dollar, China renminbi and Thailand baht, offset by the strengthening of Indonesia rupiah.

The Group's net debt decreased by \$661.5 million and debt/equity ratio was 0.22 at end-December 2009 compared with 0.52 at end-December 2008. The decrease in the Group's net debt was due mainly to the proceeds from the rights issue received in June 2009.

The Group's investments in associated companies increased by \$473 million, as a result of the subscription of K-REIT Asia's rights issue and the Group's share of associated companies' profits for the year ended 31 December 2009.

The Group's properties held for sale decreased by \$424 million because progress billings received during the year were higher than development costs incurred.

The Group's net tangible asset per share was \$2.36 compared with \$3.39 as at 31 December 2008. The decrease was due to the Company's enlarged share capital after the rights issue.

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

As at 31.12.09		As at 31.12.08	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
170,037	653,116	38,256	145,795

Amount Repayable after One Year

As at 31.12.09		As at 31.12.08	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
166,637	736,933	309,997	1,627,770

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 banks either on a bilateral or on a syndicated basis. At end-December 2009, about 26% of the Group's borrowings were on fixed interest rate basis. For the year ended 31 December 2009, the Group's net average cost of funds was 2.3%.

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 \$1,189.2 million (31.12.08: \$1,564.2 million).

**1(c) CONSOLIDATED STATEMENT OF CASH FLOWS
for the full year ended 31 December 2009**

	Fourth Quarter		Full Year	
	31.12.09 \$'000	31.12.08 \$'000	31.12.09 \$'000	31.12.08 \$'000
Operating Activities:				
Operating profit	59,355	56,683	201,925	231,744
Adjustments for:				
Depreciation of fixed assets	2,405	2,374	9,454	7,699
Loss/(profit) on sale of fixed assets and investment properties	(2,143)	10	(2,137)	(21)
Profit on sale of quoted equity investments	-	(8,540)	-	(8,540)
Write-back of provision for foreseeable losses on properties held for sale	(5,586)	(844)	(13,237)	(24,616)
Allowance for/(write-back of allowance for) doubtful debts	5	1,522	(58)	3,620
Cost of share-based payments	407	688	1,941	2,754
Operating cashflows before changes in working capital	54,443	51,893	197,888	212,640
Decrease/(increase) in debtors	78,638	18,115	(84,612)	36,932
Increase in work-in-progress	(70,371)	(37,507)	(160,766)	(161,949)
Decrease/(increase) in consumable stocks	118	297	(72)	(70)
Development expenditures	(91,648)	(167,744)	(355,565)	(536,592)
Progress billings received/receivable	314,132	133,596	922,119	682,036
Increase/(decrease) in creditors	41,843	23,989	(3,053)	(69,541)
Cash flows from operations	327,155	22,639	515,939	163,456
Interest received	9,534	9,844	31,395	41,021
Interest paid	(6,533)	(12,437)	(41,217)	(51,400)
Income taxes (paid)/refunded	(6,363)	(6,490)	6,816	(59,728)
Net cash from operating activities	323,793	13,556	512,933	93,349
Investing Activities:				
Acquisition of a subsidiary company	-	-	-	(1,400)
Acquisition of minority interests	(3,813)	-	(3,813)	-
Investment in associated companies	(310,516)	(4,286)	(331,731)	(262,963)
Investment in investee companies	(2,001)	-	(5,236)	(1,848)
Purchase of fixed assets	(4,258)	(6,172)	(7,984)	(22,312)
Expenditure on investment properties	(33,548)	(29,824)	(71,516)	(80,508)
Proceeds from sale of interest in an investee company	-	11,250	-	11,250
Redemption of preference shares by an associated company	-	-	-	961
Redemption of shares by an investee company	-	-	596	-
Dividends received from associated companies	21,600	18,684	60,321	38,724
Dividends received from investee companies	3,061	5,000	3,133	9,353
Proceeds from sale of fixed assets and investment properties	8,193	17	8,257	67
Net cash used in investing activities	(321,282)	(5,331)	(347,973)	(308,676)
Financing Activities:				
Proceeds from issuance of shares, net of expenses in relation to rights issue and dividend reinvestment scheme	56	-	700,541	3,138
Drawdown of loans	52,142	97,106	429,849	899,569
Repayment of loans	(314,804)	(139,506)	(812,052)	(1,059,371)
Repayment/(drawdown) of loans by related companies	546	(15,459)	(2,418)	(13,157)
Advances to joint venture partners	-	-	-	(50,225)
Loans to associated companies	(43,002)	(34,953)	(119,179)	(73,602)
Repayment of loans to minority interests of certain subsidiary companies	(23,871)	(1,456)	(28,709)	(1,082)
Dividends paid to shareholders	-	-	(11,344)	(144,224)
Contribution from minority shareholders	8,385	35,971	16,238	70,061
Dividends paid to minority shareholders	(36,713)	(159)	(39,383)	(212)
Net cash (used in)/from financing activities	(357,261)	(58,456)	133,543	(369,105)
Net (decrease)/increase in cash and cash equivalents	(354,750)	(50,231)	298,503	(584,432)
Cash and cash equivalents at beginning of quarter/year	1,262,692	663,411	626,361	1,187,305
Exchange adjustments	(15,231)	13,181	(32,153)	23,488
Cash and cash equivalents at end of quarter/year	892,711	626,361	892,711	626,361

The acquisition of shares in subsidiary company has been shown as a separate item, and its effect on the individual assets and liabilities of the Group is not reflected in the above statement. The fair values of net assets of the subsidiary company that was acquired in 2008 were as follows:

	<u>Fourth Quarter</u>		<u>Full Year</u>	
	<u>31.12.09</u>	<u>31.12.08</u>	<u>31.12.09</u>	<u>31.12.08</u>
	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
Properties held for sale	-	-	-	1,750
Minority interests	-	-	-	(350)
Net cash outflow on acquisition of a subsidiary company	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,400</u>

Review of Cash Flows

4Q2009 vs. 4Q2008

(i) Net cash flow from operating activities

The Group's net cash inflow from operating activities was \$323.8 million compared with \$13.6 million for 4Q2008. The higher net inflow was due to higher progress billings received, mainly from The Suites at Central in Singapore, several trading projects in China, and newly launched projects such as Madison Residences and The Promont in Singapore, and Riviera Cove in Vietnam. Development expenditures of \$91.6 million incurred for 4Q2009 were \$76.1 million lower than in 4Q2008, due to the completion of several trading projects during the last financial year.

(ii) Net cash used in investing activities

Net cash of \$321.3 million was used in investing activities compared with \$5.3 million for 4Q2008. The major outflow for the current quarter was the subscription of rights units issued by K-REIT Asia, which amounted to \$280.7 million. The Group used \$3.8 million cash in addition to the share consideration to acquire the remaining 15% interest in Evergro Properties Limited in connection with the voluntary delisting exercise. The outflow was partly offset by proceeds from the sale of Heritage Court and five units at Orion Industrial Building. The sale of Group's interest in Singapore Computer Systems Limited generated an inflow of \$11.3 million in 4Q2008.

(iii) Net cash used in financing activities

The net cash used in financing activities of \$357.3 million was \$298.8 million higher than the \$58.5 million for 4Q2008. This was due largely to a higher net loan repayment in the current quarter, as well as higher loans extended to associated companies, mainly for the funding of development of the Marina Bay projects. As a result of the completion of The Suites at Central and The Sixth Avenue Residences, higher dividends were paid and higher loan repayments were made to the minority shareholders in these projects. Higher share contributions were received in 4Q2008 from the minority shareholders, mainly for the Jakarta Garden City project.

Overall, the net decrease in cash and cash equivalents was \$354.8 million compared with \$50.2 million for 4Q2008.

Review of Cash Flows**Full Year 2009 vs. Full Year 2008****(i) Net cash flow from operating activities**

The Group's net cash inflow from operating activities of \$512.9 million was \$419.6 million higher than in 2008. This was due to higher progress billings received in the current year, mainly from the completion of The Sixth Avenue Residences and The Suites at Central in Singapore. Also included in the progress billings received for 2009 were new revenue streams from Madison Residences and The Promont in Singapore, and Riviera Cove in Vietnam. Lower development expenditures were incurred in the current year following the completion of several trading projects during the last financial year. The Group received a tax refund of \$25.4 million under the Singapore Group Tax Relief Scheme in 2009, compared with income tax payments of \$59.7 million in 2008.

(ii) Net cash flow used in investing activities

Net cash of \$348 million was used in investing activities compared with \$308.7 million for last year. The major outflows for both years relate to the subscription of rights units issued by K-REIT Asia, which amounted to \$280.7 million for 2009 and \$232.2 million for 2008. Excluding the subscription, the net cash used in investing activities for 2009 and 2008 were \$67.3 million and \$76.5 million respectively. The lower cash outflow for 2009 was due mainly to lower costs incurred in the development of Ocean Financial Centre, higher dividend income received from associated companies as well as proceeds from the sale of Heritage Court and five units at Orion Industrial Building. The sale of Group's interest in Singapore Computer Systems Limited generated an inflow of \$11.3 million in 2008.

(iv) Net cash from/(used in) financing activities

The Group generated a net cash inflow of \$133.5 million from financing activities compared with an outflow of \$369.1 million for 2008. The higher net inflow primarily resulted from the net proceeds of \$700.6 million received from the Group's rights issue as well as a lower dividend payment in the current year. Furthermore, there were no advances to joint venture partners in the current year compared with advances of \$50.2 million made in 2008. This increase was partly offset by lower contributions from minority shareholders, higher loans to associated companies, and higher dividends paid to the minority shareholders.

Overall, the net increase in cash and cash equivalents was \$298.5 million compared with a net outflow of \$584.4 million for 2008.

**1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
for the full year ended 31 December 2009**

	Fourth Quarter		Full Year	
	31.12.09 \$'000	31.12.08 \$'000	31.12.09 \$'000	31.12.08 \$'000
Profit for the quarter/year	97,105	81,160	299,330	269,376
Other comprehensive income:				
Available-for-sale financial assets				
- Net fair value gain	962	9,631	967	14,893
- Net fair value transferred to profit and loss account	-	(9,702)	-	(9,702)
Exchange difference on consolidation	(33,143)	25,330	(76,181)	46,324
Exchange difference transferred to profit and loss account	1	654	(147)	3,647
Share of other comprehensive income/(expense) of associated companies	(4,163)	(3,953)	(5,594)	982
Other comprehensive income/(expense) for the quarter/year, net of tax	(36,343)	21,960	(80,955)	56,144
Total comprehensive income for the quarter/year	60,762	103,120	218,375	325,520
Total comprehensive income attributable to :				
Shareholders of the Company	73,811	88,014	211,023	289,661
Minority interests	(13,049)	15,106	7,352	35,859
	60,762	103,120	218,375	325,520

**1(e)(i) STATEMENTS OF CHANGES IN EQUITY
for the full year ended 31 December 2009**

	Share Capital	Capital Reserves	Foreign Currency Translation Account	Revenue Reserves	Total	Minority Interests	Total Equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
GROUP							
Balance at 1 January 2009	1,188,479	66,570	59,264	1,128,247	2,442,560	454,374	2,896,934
Total comprehensive income/(expense) for the year	-	2,589	(71,982)	280,416	211,023	7,352	218,375
Issue of shares							
- under the rights issue	707,612	-	-	-	707,612	-	707,612
- under the Dividend Reinvestment Scheme	46,361	-	-	-	46,361	-	46,361
- under the Keppel Land Share Option Scheme	110	-	-	-	110	-	110
- to acquire remaining shares in Evergro Properties Limited	52,161	-	-	-	52,161	-	52,161
Share issuance expenses	(7,181)	-	-	-	(7,181)	-	(7,181)
Cost of share-based payments	-	1,941	-	-	1,941	-	1,941
Capital contribution	-	-	-	-	-	25,080	25,080
Acquisition of minority interests	-	(21,364)	-	-	(21,364)	(34,610)	(55,974)
Dividend paid							
- Cash	-	-	-	(11,344)	(11,344)	(39,383)	(50,727)
- Shares	-	-	-	(46,361)	(46,361)	-	(46,361)
Deferred tax adjustment for equity portion of convertible bond	-	271	-	-	271	-	271
Transfer from revenue reserves to capital reserves	-	213	-	(213)	-	-	-
Balance at 31 December 2009	1,987,542	50,220	(12,718)	1,350,745	3,375,789	412,813	3,788,602
Balance at 1 January 2008	1,185,341	62,103	(1,324)	1,045,111	2,291,231	352,460	2,643,691
Total comprehensive income for the year	-	1,404	60,588	227,669	289,661	35,859	325,520
Issue of shares							
- under the Keppel Land Share Option Scheme	3,138	-	-	-	3,138	-	3,138
Cost of share-based payments	-	2,754	-	-	2,754	-	2,754
Capital contribution	-	-	-	-	-	79,023	79,023
Acquisition of minority interests	-	-	-	-	-	(13,106)	(13,106)
Dividend paid	-	-	-	(144,224)	(144,224)	(212)	(144,436)
Minority interest of non-wholly owned subsidiary company acquired	-	-	-	-	-	350	350
Transfer from revenue reserves to capital reserves	-	309	-	(309)	-	-	-
Balance at 31 December 2008	1,188,479	66,570	59,264	1,128,247	2,442,560	454,374	2,896,934

**1(e)(i) STATEMENTS OF CHANGES IN EQUITY
for the full year ended 31 December 2009**

	Share Capital \$'000	Capital Reserves \$'000	Revenue Reserves \$'000	Total Equity \$'000
COMPANY				
Balance at 1 January 2009	1,188,479	42,737	680,131	1,911,347
Total comprehensive income for the year	-	1,087	205,965	207,052
Issue of shares				
- under the rights issue	707,612	-	-	707,612
- under the Dividend Reinvestment Scheme	46,361	-	-	46,361
- under the Keppel Land Share Option Scheme	110	-	-	110
- to acquire remaining shares in Evergro Properties Limited	52,161	-	-	52,161
Share issuance expenses	(7,181)	-	-	(7,181)
Cost of share-based payments	-	1,941	-	1,941
Dividend paid				
- Cash	-	-	(11,344)	(11,344)
- Shares	-	-	(46,361)	(46,361)
Deferred tax adjustment for equity portion of convertible bond	-	271	-	271
Balance at 31 December 2009	1,987,542	46,036	828,391	2,861,969
Balance at 1 January 2008	1,185,341	40,273	383,440	1,609,054
Total comprehensive income for the year	-	(290)	440,915	440,625
Issue of shares				
- under the Keppel Land Share Option Scheme	3,138	-	-	3,138
Cost of share-based payments	-	2,754	-	2,754
Dividend paid	-	-	(144,224)	(144,224)
Balance at 31 December 2008	1,188,479	42,737	680,131	1,911,347

1(e)(ii) SHARE CAPITAL

On 24 April 2009, the Company announced a renounceable rights issue at the issue price of \$1.09 per rights share and at the ratio of nine rights shares for every ten existing ordinary shares held. On 11 June 2009, the Company allotted and issued 649,185,372 rights shares for valid acceptances received.

On 15 June 2009, the Company allotted and issued 34,341,643 ordinary shares at an issue price of \$1.35 per share to eligible shareholders who have validly elected to participate in the Dividend Reinvestment Scheme in respect of the final dividend of 8 cents per share for the financial year ended 31 December 2008.

On 23 September 2009, the shareholders of Evergro Properties Limited ("Evergro") approved the proposed delisting of Evergro from the Singapore Exchange Securities Trading Limited. Under the exit offer, the Company offered either \$0.29 in cash for each Evergro share or 0.1429 new ordinary shares in the Company for all the issued ordinary shares of Evergro not already owned by the Company. Between 1 October and 3 December 2009, the Company allotted and issued 24,838,377 new ordinary shares in exchange for Evergro shares.

During the year ended 31 December 2009, the Company issued 60,446 ordinary shares upon the exercise of the options granted under the Keppel Land Share Option Scheme to executive employees. The share capital of the Company as at 31 December 2009 comprised 1,429,742,919 ordinary shares (31.12.08: 721,317,081 shares).

As at 31 December 2009, the Company did not hold any treasury shares (31.12.08: Nil).

As at 31 December 2009, there were unexercised options for 5,965,848 (31.12.08: 3,867,500) of unissued ordinary shares under the Keppel Land Share Option Scheme and \$300 million convertible bonds which are convertible into 53,763,440 shares (31.12.08: 45,801,526 shares) at the adjusted conversion price of \$5.58 per share (31.12.08: \$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

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year compared with those for the audited financial statements as at 31 December 2008.

5. CHANGES IN THE ACCOUNTING POLICIES

In the current year, the Group adopted the new/revised Financial Reporting Standards (“FRS”) and Interpretations of FRS (“INT FRS”) that are effective for annual periods beginning on or after 1 January 2009. Changes to the Group’s accounting policies have been made as required, in accordance with FRS.

The following are the new or amended FRS that are relevant to the Group:

FRS 1 *Presentation of Financial Statements (Revised)*
 Amendments to FRS 107 *Financial Instruments: Disclosure*
 FRS 108 *Operating Segments*
 Improvements to FRSs issued in 2008

The adoption of the above standards did not result in any substantial change to the Group’s accounting policies or any significant impact on the financial statements, except for additional disclosures and the adoption of the amendments to FRS 40 *Investment Property*, the effects of which are disclosed in the next paragraph.

The Group’s associated companies have properties that are being constructed for future use as investment properties. Upon adoption of the amendments to FRS 40, these investment properties under construction are measured at fair value with changes in fair value recognised in the profit and loss account. This change in accounting policy has been applied prospectively.

6. EARNINGS PER ORDINARY SHARE

	GROUP		
	Full Year		
	31.12.09	31.12.08 (Restated)	+/(-)%
Earnings per ordinary share of the Company for the year based on Group net profit attributable to shareholders:			
(i) On the weighted average number of shares (cents)	24.2	22.4	8.0
- Weighted average number of shares ('000)	1,157,694	1,015,788	14.0
(ii) On a fully diluted basis (cents)	24.2	22.4	8.0
- Adjusted weighted average number of shares ('000)	1,157,742	1,017,926	13.7

Note:

Earnings per share for 2008 have been restated to include the effects of the rights issue.

Earnings refer to profit after fair value gain/(loss) on investment properties.

7. NET ASSET VALUE

	GROUP	
	31.12.09	31.12.08
Net tangible asset per share based on issued share capital at the end of the year (\$)	2.36	3.39

8. REVIEW OF GROUP PERFORMANCE

4Q2009 vs. 4Q2008

The Group's revenue for 4Q2009 was \$300.5 million, compared with \$197.4 million for 4Q2008. The increase was due mainly to progressive revenue recognition from the newly launched Madison Residences and The Promont in Singapore in the current quarter. Higher revenue was also recognised for The Estella in Ho Chi Minh City, Elita Promenade in Bangalore, and several projects in China, namely The Arcadia and Serenity Cove in Tianjin, Stamford City in Jiangyin and Villa Riviera in Shanghai. In addition, Riviera Cove in Ho Chi Minh City recorded robust sales since its launch in November 2009. Also contributing to the improvement was higher revenue achieved by the Group's fund management operations and property services segment. This increase was partly offset by lower sales from Eight Park Avenue in Shanghai, Park Infinia at Wee Nam and The Tresor in Singapore as well as projects in Thailand. No revenue was recognised for The Sixth Avenue Residences as the project had obtained its Temporary Occupancy Permit in 3Q2009. The Group's property investment segment showed a decline in revenue in the current quarter due mainly to lower rental incomes from Barclays House in Jakarta and Royal Park in Hanoi.

The Group's pre-tax profit was \$111.7 million, compared with \$95.1 million for 4Q2008. This increase was due primarily to the strong performance of the Group's associated companies, mainly Marina Bay Residences, Reflections and Caribbean at Keppel Bay and K-REIT Asia in Singapore, and The Botanica in Chengdu, China. Higher contributions were also reported by the Group's trading projects in China and Vietnam. However, this was offset by lower rental yields from the Group's investment properties, particularly Barclays House in Jakarta and Royal Park in Hanoi. In addition, the Group's property services segment also reported higher deficits in 4Q2009 due mainly to a profit of \$8.5 million from the disposal of the Group's interest in Singapore Computer Systems Limited in 4Q2008.

In the current quarter, the Group recognised a gain of \$11.1 million arising from the excess of the Group's share of identifiable net tangible assets of K-REIT Asia over the issue price of the additional units acquired through the settlement of management fees in units. The corresponding gain in 4Q2008 was \$3.4 million.

At pre-tax level, net fair value loss for 4Q2009 of \$12 million arose largely from the completed investment properties, mainly K-REIT Asia's properties. This loss was, however, partly reduced by the first-time recognition of fair value gains from investment properties under construction, Marina Bay Financial Centre Phases I and II, following the adoption of the amendments to FRS 40 *Investment Property*. In 4Q2008, the Group recorded a net fair value gain of \$4.5 million.

After accounting for minority interests' share of profits, the Group's attributable profit was \$106.9 million, an increase of 55.9% from \$68.5 million achieved in 4Q2008.

Earnings from overseas (excluding the net fair value loss on investment properties and the gain on acquisition of additional interest in K-REIT Asia) represented about 32% of the Group's attributable profit compared with 23% for 4Q2008.

8. REVIEW OF GROUP PERFORMANCE – Continued

Full Year 2009 vs. Full Year 2008

The Group's revenue for 2009 was \$923.9 million compared with \$842.2 million for 2008. The increase was due largely to higher sales from Madison Residences, The Tresor and The Promont in Singapore, Villa Riviera in Shanghai, Serenity Cove and The Arcadia in Tianjin, Stamford City in Jiangyin, The Estella in Ho Chi Minh City as well as Jakarta Garden City; and progressive revenue recognition from The Sixth Avenue Residences in Singapore. Also contributing to the increase was a new revenue stream from Riviera Cove in Ho Chi Minh City which was well-received since its launch in November 2009. In addition, the Group's investment properties in Singapore and Vietnam continued to register better performance in 2009 as a result of higher rental yields. The Group's hotels and resorts reported higher sales due to higher occupancy rates, and revenue from the fund management operations and property services segment were also higher. This increase was, however, partly offset by lower revenues reported by The Suites at Central in Singapore, Elita Promenade in Bangalore, Eight Park Avenue in Shanghai and Thailand projects; coupled with the completion of The Seasons in Beijing, Villa Riviera in Ho Chi Minh City, and Park Infinia at Wee Nam in Singapore during the last financial year.

Excluding the gain on acquisition of an additional interest in K-REIT Asia and the fair value gain/(loss) on investment properties, the Group's pre-tax profit of \$359.4 million for 2009 was \$60.6 million or 20.3% higher than the \$298.8 million for 2008. This was due largely to the strong performance achieved by the Group's associated companies; higher contributions from the Group's investment properties, and hotels and resorts operations; as well as higher project management fees earned by property services segment. This was, however, partly offset by the completion of several trading projects during the last financial year as mentioned above, higher administrative expenses; and a lower dividend income received from the Group's equity investments.

After accounting for minority interests' share of profits, the Group's attributable profit was \$280.4 million, an increase of 23.2% from \$227.7 million for 2008.

Earnings from overseas (excluding the net fair value loss on investment properties and the gain on acquisition of additional interest in K-REIT Asia) represented about 31% of the Group's attributable profit compared with 30% for 2008.

9. VARIANCE FROM PROSPECTS STATEMENT

No prospects statement for the full year ended 31 December 2009 was previously provided.

10. PROSPECTS

Singapore

The Group is moving into 2010 with optimism on the back of strong sales, against a backdrop of a smaller than expected economic contraction of 2.1% in 2009, and expectations of a growth of 3-5% in 2010. According to the Urban Redevelopment Authority, residential prices surged in the second half of 2009, reversing four quarters of price declines and ending the year with overall increase of 1.8%. Improved market sentiments continued to drive demand for middle to high-end projects, and analysts expect luxury homes to dominate in 2010. Full-year take-up for new homes in 2009 was 14,688 units, coming a close second to the record take-up of 14,811 units in 2007.

Capitalising on the demand for waterfront homes, the Group commenced the sales preview of Marina Bay Suites in late November after earlier launches of Madison Residences and The Promont saw positive response. Almost all of the 90 launched units of Marina Bay Suites were sold. In total, the Group sold 384 homes in Singapore in 2009, significantly higher than the 52 units sold in 2008.

The commercial segment is showing signs of bottoming out. For the second consecutive quarter, the take-up for the office space in 4Q2009 is positive with about 301,000 sf taken up after the 32,000 sf in 3Q2009. The rate of rental decline also eased with Grade A and prime office rents averaging \$8.10 and \$6.75 psf in 4Q2009, reflecting an 8% and 10% quarter-on-quarter decline respectively, which is smaller than the previous quarter's 13.3% and 12.8% respectively. Notwithstanding the 6.2% of Grade A office vacancy in 4Q2009. CBRE is cautiously optimistic that office take-up will turn positive in 2010 and 2011 by about 1 million sf and 2 million sf respectively. A flight to quality has been observed with Marina Bay Financial Centre (MBFC) and Ocean Financial Centre (OFC) chalking increased pre-commitment occupancy rates. MBFC has seen a take-up of about 213,000 sf for 2009. Phase One of MBFC is now 79% pre-committed and the overall occupancy for the entire MBFC stands at 68%.

The Company carried out a rights issue which raised gross proceeds of \$708 million. This ensures the Group is well-positioned to capitalise on opportunities to acquire attractive assets at competitive prices in Singapore and overseas.

The Group's fund management vehicles have also capitalised on the current competitive environment with strategic investments. K-REIT Asia has completed a rights Issue, and part of the gross proceeds of \$620 million was utilised to acquire six additional strata floors of Prudential Tower.

The Alpha Asia Macro Trends Fund, managed by Alpha Investment Partners (Alpha), the Group's private property fund management vehicle has invested in four properties across Tokyo, Seoul, and Hong Kong. The Fund remains in strong financial position to seek further acquisition in Asia, with just 22% of the \$1.7 billion currently invested.

Overseas

Concerted efforts by Asian governments to restore confidence in the financial markets have contributed to a strong rebound of property markets in key Asian cities. The Group's projects in China have achieved positive sales, with a total of about 2,600 homes sold. Apart from China, Vietnam, Indonesia and India have also benefitted from stimulus packages rolled out by the respective governments. Homebuyers have started to return to the market, and the Group's projects in these regions have experienced good take-up.

Backed by a healthy balance sheet, the Group made several acquisitions in key growth cities. In China, the Group embarked on a second township development along the Hun River in Shenyang with the acquisition of a 30.3-ha site to be developed into 6,000 waterfront apartments. The Group has also acquired its third township project in Ho Chi Minh City (HCMC), Vietnam, a 30-ha waterfront site at South Rach Chiec in prime District 2, which will provide some 4,700 homes. Further enhancing its reputation as a pioneer foreign developer in Vietnam, the Company recently acquired through a subsidiary an 11-ha waterfront site which will be developed into 175 villas fronting the Saigon River in HCMC.

10. PROSPECTS - Continued**Going Forward**

The worst of the financial crisis seems to have passed, and the Group has weathered the recession relatively well.

Riding on the economic recovery and buzz from the integrated resorts, the Group will be timing future launches of Marina Bay Suites and Reflections at Keppel Bay in tandem with the opening of the Marina Bay Sands and the Resorts World Sentosa. Strategically located close to each of the integrated resorts, the Group anticipates increased demand from both local and foreign buyers.

Elsewhere in the region, the Group has several other planned launches in China and Vietnam for the year. Capitalising on the 2010 Shanghai World Expo, a 2,667-unit residential development in Nanhui, which has been designated as part of Pudong, located close to the Expo site and the much-anticipated remaining four residential blocks at 8 Park Avenue in Jingan will be launched. In Tianjin, Phase One of the joint venture development between the Company and Keppel Corporation Limited in the start-up area of Sino-Singapore Tianjin Eco City will also be launched in 2Q2010, while in HCMC, Riviera Point, as well as the remaining units of Riviera Cove will be launched.

The Group will continue to look for acquisitions in Singapore and in the region while remaining cautious about potential policy risks that may result from the withdrawal of government stimulus packages. Sustained economic growth will also depend on the recovery of major economies such as the US. However, with signs of recovery becoming more pronounced, the Group remains cautiously positive about the outlook for Asia.

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 in the property markets of China, Vietnam, Indonesia, India and Middle East where there is a shortage of good quality housing to satisfy the needs of their growing middle class populations.

Regionally, the success of the Group's 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, joint venture partners and other stakeholders 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 possible challenges such as 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.

For both its Singapore and overseas markets, the Group may again face economic uncertainties if the rebound from the recent global economic downturn is not sustained.

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

The Directors propose that a final one-tier dividend of 8 cents per share (2008: 8 cents per share) be paid for the year ended 31 December 2009. The Dividend Reinvestment Scheme will be applicable to this final one-tier dividend.

(b) Corresponding period of the immediately preceding financial year

Name of dividend	Final
Dividend type	Cash and share scrip
Dividend rate	8 cents per ordinary share under one-tier system
Tax rate	17%

(c) Date Payable

The proposed final dividend, if approved at the Annual General Meeting to be held on 23 April 2010, is expected to be paid no later than 18 June 2010.

(d) Books Closure Date

Notice is hereby given that the Share Transfer Books and the Register of Members of the Company will be closed from 29 April 2010 after 5.00 pm to 3 May 2010 for the preparation of dividend warrants. Duly completed transfers in respect of ordinary shares in the capital of the Company ("Shares") received by the Company's registrar, KCK Corpserve Pte Ltd, 333 North Bridge Road #08-00, KH KEA Building, Singapore 188721 up to the close of business at 5.00 pm on 29 April 2010 will be registered to determine shareholders' entitlement to the proposed final dividend. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with Shares at 5.00 pm on 29 April 2010 will be entitled to the proposed final dividend.

(e) If no dividend has been declared/recommended, a statement to that effect

Not applicable.

13. SEGMENTAL ANALYSIS

	Fourth Quarter						Full Year					
	Property trading	Property investment	Fund management	Hotel and resorts, property services, and others	Inter-segment elimination	Total	Property trading	Property investment	Fund management	Hotel and resorts, property services, and others	Inter-segment elimination	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
2009												
External sales	249,971	18,706	13,129	18,649	-	300,455	720,774	75,361	42,749	84,985	-	923,869
Results												
Operating profit/(loss)	47,906	13,539	7,873	(9,963)	-	59,355	137,600	49,757	23,932	(9,364)	-	201,925
Investment income	2,800	-	-	261	-	3,061	2,800	-	-	333	-	3,133
Net interest income/(expenses)	5,496	(1,363)	33	(1,165)	-	3,001	9,694	(5,280)	109	(14,345)	-	(9,822)
Share of results of associated companies	39,552	5,912	579	1,149	-	47,192	136,782	19,464	1,729	6,228	-	164,203
Gain on acquisition of additional interest in an associated company	-	-	-	11,102	-	11,102	-	-	-	11,102	-	11,102
Profit/(loss) before taxation and fair value loss on investment properties	95,754	18,088	8,485	1,384	-	123,711	286,876	63,941	25,770	(6,046)	-	370,541
Fair value loss on investment properties	-	(11,977)	-	-	-	(11,977)	-	(11,977)	-	-	-	(11,977)
Profit/(loss) before taxation but after fair value loss on investment properties	95,754	6,111	8,485	1,384	-	111,734	286,876	51,964	25,770	(6,046)	-	358,564
Taxation	(24,944)	8,731	(1,327)	2,911	-	(14,629)	(61,323)	3,628	(4,272)	2,733	-	(59,234)
Profit/(loss) after taxation	70,810	14,842	7,158	4,295	-	97,105	225,553	55,592	21,498	(3,313)	-	299,330
Minority interests	(7,741)	16,056	-	1,431	-	9,746	(29,138)	6,833	-	3,391	-	(18,914)
Attributable profit	63,069	30,898	7,158	5,726	-	106,851	196,415	62,425	21,498	78	-	280,416
Other information												
Segment assets							3,374,967	2,415,643	111,675	2,725,805	(2,076,313)	6,551,777
Segment liabilities							(1,644,774)	(607,504)	(19,061)	(2,568,149)	2,076,313	(2,763,175)
Net assets							1,730,193	1,808,139	92,614	157,656	-	3,788,602
Investment in associated companies							425,033	919,978	30,300	57,138	-	1,432,449
Additions to non-current assets							43,023	365,161	23	3,024	-	411,231
Depreciation of fixed assets							3,894	349	90	5,121	-	9,454
Geographical information												
										<u>Singapore</u>	<u>Other countries</u>	<u>Total</u>
External sales										452,094	471,775	923,869
Non-current assets										3,358,566	715,305	4,073,871

13. SEGMENTAL ANALYSIS – Continued

	Fourth Quarter						Full Year					
	Property trading	Property investment	Fund management	Hotel and resorts, property services, and others	Inter-segment elimination	Total	Property trading	Property investment	Fund management	Hotel and resorts, property services, and others	Inter-segment elimination	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
2008												
External sales	153,888	19,329	9,340	14,832	-	197,389	675,124	70,275	36,493	60,274	-	842,166
Results												
Operating profit/(loss)	38,969	18,908	6,355	(7,549)	-	56,683	172,845	47,922	21,433	(10,456)	-	231,744
Investment income	5,000	-	-	-	-	5,000	9,000	-	-	353	-	9,353
Net interest income/(expenses)	(1,606)	(702)	102	(387)	-	(2,593)	1,489	(4,466)	343	(7,745)	-	(10,379)
Share of results of associated companies	17,977	5,474	1,873	2,809	-	28,133	45,765	14,385	3,830	4,147	-	68,127
Gain on acquisition of additional interest in an associated company	-	-	-	3,372	-	3,372	-	-	-	10,718	-	10,718
Profit/(loss) before taxation and fair value gain on investment properties	60,340	23,680	8,330	(1,755)	-	90,595	229,099	57,841	25,606	(2,983)	-	309,563
Fair value gain on investment properties	-	4,467	-	-	-	4,467	-	4,467	-	-	-	4,467
Profit/(loss) before taxation but after fair value gain on investment properties	60,340	28,147	8,330	(1,755)	-	95,062	229,099	62,308	25,606	(2,983)	-	314,030
Taxation	(11,184)	354	(1,350)	(1,722)	-	(13,902)	(31,764)	(4,171)	(4,479)	(4,240)	-	(44,654)
Profit/(loss) after taxation	49,156	28,501	6,980	(3,477)	-	81,160	197,335	58,137	21,127	(7,223)	-	269,376
Minority interests	(11,390)	(2,296)	-	1,062	-	(12,624)	(37,317)	(7,824)	-	3,434	-	(41,707)
Attributable profit/(loss)	37,766	26,205	6,980	(2,415)	-	68,536	160,018	50,313	21,127	(3,789)	-	227,669
Other information												
Segment assets							3,454,566	2,174,051	110,268	2,345,590	(1,962,390)	6,122,085
Segment liabilities							(1,913,396)	(630,209)	(17,429)	(2,626,507)	1,962,390	(3,225,151)
Net assets/(liabilities)							1,541,170	1,543,842	92,839	(280,917)	-	2,896,934
Investment in associated companies							218,969	653,411	32,835	54,216	-	959,431
Additions to non-current assets							21,905	336,802	69	7,007	-	365,783
Depreciation of fixed assets							2,557	274	106	4,762	-	7,699
Geographical information												
External sales										Singapore	Other countries	Total
										504,965	337,201	842,166
Non-current assets										2,830,755	683,631	3,514,386

14. REVIEW OF SEGMENTAL PERFORMANCE

4Q2009 vs. 4Q2008

By Operating Segments

Property trading

Revenue for 4Q2009 was \$250 million, compared with \$153.9 million for 4Q2008. The increase was due largely to progressive revenue recognition from the newly launched Madison Residences and The Promont in Singapore, and Riviera Cove in Ho Chi Minh City. Also contributing to the higher revenue were sales from Serenity Cove and The Arcadia in Tianjin, Stamford City in Jiangyin, Villa Riviera in Shanghai, The Estella in Ho Chi Minh City, Elita Promenade in Bangalore. However, lower revenue was reported by Eight Park Avenue in Shanghai, Park Infinia at Wee Nam and The Tresor in Singapore, as well as Thailand projects.

Attributable profit for 4Q2009 of \$63.1 million was \$25.3 million or 67% higher than the \$37.8 million achieved for 4Q2008. The increase was due primarily to the strong performance of the Group's associated companies, mainly Marina Bay Residences and Reflections and Caribbean at Keppel Bay in Singapore, and The Botanica in Chengdu, China.

Property investment

Rental income of \$18.7 million for 4Q2009 was marginally lower than the \$19.3 million for 4Q2008. The lower rental income from Barclays House in Jakarta and Royal Park in Hanoi was offset by higher rental yield achieved by Singapore investment properties, mainly Ocean Towers and Equity Plaza, as a result of higher renewal rates.

Excluding the fair value gain/(loss) on investment properties (net of tax and minority interests), this segment reported an attributable profit of \$11.8 million in 4Q2009 which was \$10.7 million or 48% lower than the corresponding \$22.5 million in 4Q2008. The decline was due mainly to lower rental income received from the overseas investment properties. Included in 4Q2008 was a write-back of cost in connection with the ownership restructuring of an associated company.

Fund management

Revenue from fund management of \$13.1 million in 4Q2009 was \$3.8 million higher than that for 4Q2008, due primarily to higher fees reported by Alpha Investment Partners and K-REIT Asia Management.

Attributable profit for 4Q2009 of \$7.2 million was comparable with the \$7 million for 4Q2008.

Hotel and resorts, property services, and others

Revenue reported in 4Q2009 was \$18.6 million, compared with \$14.8 million for 4Q2008. The increase was attributable primarily to the Group's marketing services arm which earned higher commissions from the leasing activities. The increase was partly offset by lower revenue reported by the Group's hotels and resorts operations due mainly to lower revenue recognition from the Club Med Ria Bintan, mitigated by higher occupancy rates achieved by Sedona Hotels in Yangon and Mandalay.

Excluding the gain on acquisition of additional interest in K-REIT Asia, attributable loss for the segment of \$5.4 million was comparable with the corresponding \$5.8 million reported in 4Q 2008. Included in 4Q2008 was a profit of \$8.5 million from the disposal of the Group's interest in Singapore Computer Systems Limited.

By Geographical Segments

In the current quarter, profits from overseas (excluding the net fair value loss on investment properties and the gain on acquisition of additional interest in K-REIT Asia) contributed about 32% of the Group's attributable profit compared with 23% for 4Q2008.

Full Year 2009 vs. Full Year 2008**By Operating Segments****Property trading**

Revenue of \$720.8 million for 2009 was 6.8% higher than the \$675.1 million reported for 2008. The increase was due largely to higher sales from Madison Residences, The Tresor and The Promont in Singapore, Villa Riviera in Shanghai, Serenity Cove and The Arcadia in Tianjin, Stamford City in Jiangyin, The Estella in Ho Chi Minh City as well as Jakarta Garden City; and progressive revenue recognition from The Sixth Avenue Residences in Singapore. Also contributing to the increase was a new revenue stream from Riviera Cove in Ho Chi Minh City. This increase was, however, offset by lower revenues reported by The Suites at Central in Singapore, Elita Promenade in Bangalore, Eight Park Avenue in Shanghai and Thailand projects; and the completion of several projects during the last financial year.

The strong performance from the Group's associated companies in Singapore and China further boosted the bottomline of this segment, bringing the attributable profit to \$196.4 million in the current year, a 22.7% increase compared with \$160 million reported in last year.

Property investment

Rental income of \$75.4 million for 2009 was \$5.1 million higher than that for 2008. This was due to the higher rental yield achieved by Singapore investment properties, mainly Ocean Towers and Equity Plaza, as a result of higher renewal rates. The Group's overseas investment properties reported higher rental income, particularly Saigon Centre in Vietnam. This increase was partly offset by the lower rental income for Barclays House in Jakarta as a result of a lower occupancy rate.

Despite a higher profit contribution from K-REIT Asia, this segment's attributable profit (excluding the fair value loss on investment properties, net of tax and minority interests) for 2009 was \$43.3 million, a slip of 7.1% compared with the corresponding \$46.6 million reported in 2008. Included in 2008 was a write-back of cost in connection with the ownership restructuring of an associated company.

Fund management

Fund management fees for 2009 were \$42.7 million compared with \$36.5 million for 2008, due to higher fees achieved by Alpha Investment Partners.

Current year's attributable profit of \$21.5 million was comparable with the \$21.1 million for 2008.

Hotel and resorts, property services, and others

Revenue for 2009 was \$85 million, compared with \$60.3 million reported in 2008. The higher revenue from hotel and resorts operations was mainly from the Sedona Hotels in Myanmar as a result of higher occupancy rates and a better usage of hotel facilities. The Group's property management arm also reported higher project management fees in the current year, mainly from managing the Marina Bay projects.

Despite higher revenue reported in the current year, this segment reported an attributable loss (excluding the gain on acquisition of additional interest in K-REIT Asia) of \$11 million compared with \$14.5 million for 2008. The improved performance was due mainly to the higher profits reported by the hotels and resorts operations, partly offset by higher overheads incurred in the current year. Included in 2008 was a profit of \$8.5 million from the disposal of the Group's interest in Singapore Computer Systems Limited.

By Geographical Segments

Earnings from overseas (excluding the net fair value loss on investment properties and the gain on acquisition of additional interest in K-REIT Asia) represented about 31% of the Group's attributable profit compared with 30% for 2008.

15. BREAKDOWN OF SALES

	GROUP		
	2009 \$'000	2008 \$'000	+/(-)%
Sales reported for first half	395,646	458,990	(13.8)
Operating profit after tax before deducting minority interests reported for first half	113,062	132,105	(14.4)
Sales reported for second half	528,223	383,176	37.9
Operating profit after tax before deducting minority interests reported for second half	186,268	137,271	35.7

16. 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 Listing Manual).		Aggregate Value of all Interested Person Transactions Conducted under Shareholders' Mandate Pursuant to Rule 920 of SGX-ST Listing Manual.	
	2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
(a) Property transactions -				
Keppel Corporation Limited Group:				
Project development and management fees	-	-	2,108	3,111
Property management fees	-	-	1,974	1,833
Marketing commission	-	-	3,886	2,736
Management and support services	-	-	3,743	862
Asset management fees	-	-	14,220	12,892
Rent expenses	-	-	(3,029)	(2,879)
	-	-	22,902	18,555
(b) Other services and products -				
Keppel Corporation Limited Group:				
Treasury – interest income	-	-	777	801
Treasury – interest expense	-	-	(11,276)	(17,069)
Management fees paid	-	-	(3,922)	(2,963)
Other services	-	-	(507)	(1,211)
	-	-	(14,928)	(20,442)
Temasek Group:				
Management fees paid	(257)	(416)	-	-
Rental received	243	-	-	-
	(14)	(416)	-	-
(c) Transactions entered into by the Group with Directors of the Company -				
Consideration for sale of a residential unit in Singapore to a Director of the Company and his immediate family member at prevailing price applicable to third parties	4,577	-	-	-

BY ORDER OF THE BOARD

 CHOO CHIN TECK
 Company Secretary

25 January 2010

Appendix

SEGMENTAL RESULTS – QUARTERLY BREAKDOWN

By Operating Segments (\$'m)

	FY07	1Q08	2Q08	1H08	3Q08	4Q08	FY08	1Q09	2Q09	1H09	3Q09	4Q09	FY09
TURNOVER													
Property													
Trading	1,238.9	233.6	146.4	380.0	141.2	153.9	675.1	102.0	204.9	306.9	163.8	250.0	720.7
Investment	62.5	16.6	17.0	33.6	17.4	19.3	70.3	18.9	18.7	37.6	19.0	18.7	75.3
Fund Management	30.1	7.6	10.1	17.7	9.5	9.3	36.5	9.3	10.1	19.4	10.3	13.1	42.8
Hotels and resorts, property services, and others	76.4	15.3	12.5	27.8	17.7	14.8	60.3	15.5	16.2	31.7	34.7	18.7	85.1
Total	1,407.9	273.1	186.0	459.1	185.8	197.3	842.2	145.7	249.9	395.6	227.8	300.5	923.9
EBITDA													
Property													
Trading	303.1	57.6	41.0	98.6	36.8	39.9	175.3	21.3	35.6	56.9	35.7	48.8	141.4
Investment	31.1	10.8	9.4	20.2	9.1	19.0	48.3	11.9	11.2	23.1	13.4	13.7	50.2
Fund Management	17.1	4.3	5.7	10.0	5.0	6.8	21.8	5.0	4.7	9.7	6.4	7.9	24.0
Hotels and resorts, property services, and others	(29.5)	0.1	6.5	6.6	(6.1)	(6.5)	(6.0)	(3.9)	(4.0)	(7.9)	12.4	(8.7)	(4.2)
Total	321.8	72.8	62.6	135.4	44.8	59.2	239.4	34.3	47.5	81.8	67.9	61.7	211.4
OPERATING PROFIT													
Property													
Trading	301.0	57.1	40.5	97.6	36.2	39.0	172.8	20.3	34.6	54.9	34.8	47.9	137.6
Investment	30.8	10.7	9.3	20.0	9.0	18.9	47.9	11.8	11.1	22.9	13.3	13.5	49.7
Fund Management	17.1	4.3	5.7	10.0	5.0	6.4	21.4	5.0	4.7	9.7	6.4	7.9	24.0
Hotels and resorts, property services, and others	(36.7)	(1.1)	5.4	4.3	(7.2)	(7.5)	(10.4)	(5.2)	(5.3)	(10.5)	11.1	(10.0)	(9.4)
Total	312.2	71.0	60.9	131.9	43.0	56.8	231.7	31.9	45.1	77.0	65.6	59.3	201.9
PROFIT BEFORE TAXATION *													
Property													
Trading	380.8	66.3	50.2	116.5	52.3	60.3	229.1	45.2	71.4	116.6	74.4	95.8	286.8
Investment	33.6	10.9	11.2	22.1	12.0	23.7	57.8	14.4	14.5	28.9	17.0	18.1	64.0
Fund Management	17.4	5.1	6.3	11.4	5.9	8.3	25.6	5.5	5.1	10.6	6.6	8.5	25.7
Hotels and resorts, property services, and others	(46.1)	0.7	0.9	1.6	(10.2)	(5.1)	(13.7)	(9.4)	(7.6)	(17.0)	9.7	(9.8)	(17.1)
Total	385.7	83.0	68.6	151.6	60.0	87.2	298.8	55.7	83.4	139.1	107.7	112.6	359.4
ATTRIBUTABLE PROFIT													
Property													
Trading	274.9	49.0	30.1	79.1	43.1	37.8	160.0	31.7	50.8	82.5	50.8	63.1	196.4
Investment	30.9	7.6	7.6	15.2	8.9	22.5	46.6	9.6	10.1	19.7	11.9	11.7	43.3
Fund Management	14.0	4.2	5.2	9.4	4.7	7.0	21.1	4.6	4.2	8.8	5.6	7.1	21.5
Hotels and resorts, property services, and others	(40.4)	(0.5)	2.4	1.9	(10.5)	(5.8)	(14.4)	(9.0)	(6.9)	(15.9)	10.2	(5.3)	(11.0)
Corporate restructuring surplus/ enbloc property sales/ fair value gain on investment properties/ impairment provisions	500.2	-	-	-	-	3.7	3.7	-	-	-	-	19.1	19.1
Gain on acquisition of additional interest in an associated company	-	-	7.3	7.3	-	3.4	10.7	-	-	-	-	11.1	11.1
Total	779.6	60.3	52.6	112.9	46.2	68.6	227.7	36.9	58.2	95.1	78.5	106.8	280.4

* before corporate restructuring surplus, enbloc property sales, fair value gain on investment properties, impairment provision and gain on acquisition of additional interest in an associated company.

Appendix - Continued
By Geographical Segments (\$'m)

	FY07	1Q08	2Q08	1H08	3Q08	4Q08	FY08	1Q09	2Q09	1H09	3Q09	4Q09	FY09
TURNOVER													
Singapore	742.3	192.1	95.6	287.7	98.5	118.9	505.1	88.2	146.5	234.7	84.0	133.4	452.1
Other countries	665.6	81.0	90.4	171.4	87.3	78.4	337.1	57.5	103.4	160.9	143.8	167.1	471.8
Total	1,407.9	273.1	186.0	459.1	185.8	197.3	842.2	145.7	249.9	395.6	227.8	300.5	923.9
EBITDA													
Singapore	160.7	50.2	49.3	99.5	26.8	43.5	169.8	21.8	29.7	51.5	36.4	28.1	116.0
Other countries	161.1	22.6	13.3	35.9	18.0	15.7	69.6	12.5	17.8	30.3	31.5	33.6	95.4
Total	321.8	72.8	62.6	135.4	44.8	59.2	239.4	34.3	47.5	81.8	67.9	61.7	211.4
OPERATING PROFIT													
Singapore	159.4	49.9	49.0	98.9	26.5	43.1	168.5	21.5	29.4	50.9	36.1	27.7	114.7
Other countries	152.8	21.1	11.9	33.0	16.5	13.7	63.2	10.4	15.7	26.1	29.5	31.6	87.2
Total	312.2	71.0	60.9	131.9	43.0	56.8	231.7	31.9	45.1	77.0	65.6	59.3	201.9
PROFIT BEFORE TAXATION*													
Singapore	219.8	57.3	54.2	111.5	40.8	67.3	219.6	42.3	56.1	98.4	67.4	72.3	238.1
Other countries	165.9	25.7	14.4	40.1	19.2	19.9	79.2	13.4	27.3	40.7	40.3	40.3	121.3
Total	385.7	83.0	68.6	151.6	60.0	87.2	298.8	55.7	83.4	139.1	107.7	112.6	359.4
ATTRIBUTABLE PROFIT													
Singapore	168.6	43.0	37.0	80.0	23.1	47.2	150.3	27.5	40.5	68.0	51.3	52.2	171.5
Other countries	110.8	17.3	8.3	25.6	23.1	14.3	63.0	9.4	17.7	27.1	27.2	24.4	78.7
Corporate restructuring surplus/ enbloc property sales/ fair value gain on investment properties/ impairment provision	500.2	-	-	-	-	3.7	3.7	-	-	-	-	19.1	19.1
Gain on acquisition of additional interest in an associated company	-	-	7.3	7.3	-	3.4	10.7	-	-	-	-	11.1	11.1
Total	779.6	60.3	52.6	112.9	46.2	68.6	227.7	36.9	58.2	95.1	78.5	106.8	280.4

* before corporate restructuring surplus, enbloc property sales, fair value gain on investment properties, impairment provision and gain on acquisition of additional interest in an associated company.