

PRESS RELEASE

KEPPEL LAND LIMITED UNAUDITED RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2003

27 October 2003

The Directors of **Keppel Land Limited** advise the following results of the Company and of the Group for the first nine months ended 30 September 2003.

Enclosed are additional information and slides on Keppel Land's financial performance.

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

KEPPEL LAND LIMITED

1 UNAUDITED RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2003

The Directors of Keppel Land Limited advise the following unaudited results of the Group for the nine months ended 30 September 2003.

1 (a) GROUP PROFIT AND LOSS ACCOUNTS

	Third Quarter Ended 30.09.03 \$'000	Third Quarter Ended 30.09.02 \$'000	+ / (-) %	Nine Months Ended 30.09.03 \$'000	Nine Months Ended 30.09.02 \$'000	+ / (-) %
SALES	189,539	69,952	+171.0	487,634	208,049	+134.4
COST OF SALES	<u>(148,651)</u>	<u>(38,683)</u>	+284.3	<u>(381,768)</u>	<u>(111,105)</u>	+243.6
GROSS PROFIT	40,888	31,269	+30.8	105,866	96,944	+9.2
Marketing expenses	(640)	(574)	+11.5	(1,846)	(1,722)	+7.2
Administrative expenses	<u>(7,700)</u>	<u>(7,388)</u>	+4.2	<u>(20,967)</u>	<u>(22,165)</u>	-5.4
OPERATING PROFIT	32,548	23,307	+39.6	83,053	73,057	+13.7
Interest and investment income	4,210	4,742	-11.2	10,932	13,635	-19.8
Interest expense	(7,265)	(5,583)	+30.1	(23,181)	(16,671)	+39.0
Share of results of associated companies	<u>6,903</u>	<u>4,947</u>	+39.5	<u>18,349</u>	<u>8,389</u>	+118.7
PROFIT BEFORE EXCEPTIONAL ITEMS	36,396	27,413	+32.8	89,153	78,410	+13.7
Exceptional items	<u>-</u>	<u>-</u>		<u>-</u>	<u>2,501</u>	nm
PROFIT BEFORE TAXATION	36,396	27,413	+32.8	89,153	80,911	+10.2
Taxation	<u>(5,300)</u>	<u>(6,344)</u>	-16.5	<u>(10,535)</u>	<u>(13,660)</u>	-22.9
PROFIT AFTER TAXATION	31,096	21,069	+47.6	78,618	67,251	+16.9
Minority interests	<u>6</u>	<u>(3,764)</u>	nm	<u>(72)</u>	<u>(6,189)</u>	-98.8
PROFIT ATTRIBUTABLE TO SHAREHOLDERS	<u>31,102</u>	<u>17,305</u>	+79.7	<u>78,546</u>	<u>61,062</u>	+28.6
Basic earnings per share (cents)	4.4	2.5		11.1	8.6	
Diluted earnings per share (cents)	4.4	2.5		11.1	8.6	
Depreciation	3,889	3,465		10,728	12,774	

1(b)(i) BALANCE SHEETS as at 30 September 2003

	Group		Company	
	30.09.03 \$'000	31.12.02 \$'000	30.09.03 \$'000	31.12.02 \$'000
SHARE CAPITAL	354,540	354,310	354,540	354,310
RESERVES	<u>1,190,773</u>	<u>1,125,978</u>	<u>1,190,773</u>	<u>1,125,978</u>
SHARE CAPITAL AND RESERVES	1,545,313	1,480,288	1,545,313	1,480,288
MINORITY INTERESTS	206,818	189,604	-	-
LONG-TERM BORROWINGS	1,598,688	1,914,106	1,257,523	1,596,294
	<u>3,350,819</u>	<u>3,583,998</u>	<u>2,802,836</u>	<u>3,076,582</u>
Represented by:				
FIXED ASSETS	231,115	240,248	81	83
INVESTMENT PROPERTIES	1,636,048	1,636,048	-	-
PROPERTIES HELD FOR DEVELOPMENT	170,815	169,798	-	-
INVESTMENTS				
Subsidiary companies	-	-	2,726,204	2,670,338
Associated companies	802,391	731,578	390,771	349,086
Other investments	53,855	53,058	4,120	4,120
	856,246	784,636	3,121,095	3,023,544
PROCEEDS FROM SALE OF RESIDENTIAL RECEIVABLES	(302,000)	(302,000)	-	-
CURRENT ASSETS				
Properties held for sale	1,207,543	1,340,920	-	-
Stocks	4,462	3,246	-	-
Debtors	126,117	119,266	28,906	32,666
Amounts owing by holding and related companies	191,863	70,256	157,746	37,841
Fixed deposits, bank balances and cash	255,882	179,436	5,080	4,426
	1,785,867	1,713,124	191,732	74,933
Less:				
CURRENT LIABILITIES				
Creditors	462,873	444,893	9,617	8,535
Net tax provision	38,900	38,989	988	4,404
Short-term borrowings	493,992	137,531	493,992	-
	995,765	621,413	504,597	12,939
NET CURRENT ASSETS / (LIABILITIES)	790,102	1,091,711	(312,865)	61,994
DEFERRED TAXATION	(31,507)	(36,443)	(5,475)	(9,039)
	<u>3,350,819</u>	<u>3,583,998</u>	<u>2,802,836</u>	<u>3,076,582</u>

1(b)(ii) GROUP'S BORROWINGS AND DEBT SECURITIES**Amount repayable in one year or less, or on demand**

As at 30 September 2003		As at 31 December 2002	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
-	493,992	39,075	109,763

Amount repayable after one year

As at 30 September 2003		As at 31 December 2002	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
181,699	1,416,989	181,699	1,732,407

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 \$498 million (31.12.02 : \$498 million).

1(c) **CONSOLIDATED CASH FLOW STATEMENT**
for the nine months ended 30 September 2003

	Third Quarter Ended 30.09.03 \$'000	Third Quarter Ended 30.09.02 \$'000	Nine Months Ended 30.09.03 \$'000	Nine Months Ended 30.09.02 \$'000
CASH FLOW FROM OPERATING ACTIVITIES				
Operating profit before interest, taxation and exceptional items	32,548	23,307	83,053	73,057
Adjustments for:				
Depreciation of fixed assets	3,889	3,465	10,728	12,774
Other items	-	(455)	-	(725)
Operating income before reinvestment in working capital	36,437	26,317	93,781	85,106
Decrease / (increase) in debtors	11,655	(36,783)	(5,851)	(31,234)
Decrease / (increase) in consumable stocks and work-in-progress	(22,614)	8,891	(19,675)	4,970
Development expenditure	(44,517)	(77,387)	(175,843)	(235,216)
Proceeds from progress billings	114,447	36,538	326,662	69,281
Proceeds from sale of residential receivables	-	-	-	302,000
Increase / (decrease) in creditors	(27,791)	(23,468)	7,142	3,858
Cash generated from / (used by) operations	67,617	(65,892)	226,216	198,765
Income from investment received	1	3	3	4
Interest received	2,236	2,112	6,107	6,119
Income from interests in associated undertakings	1,973	2,627	4,822	7,512
Interest paid	(7,265)	(5,583)	(23,181)	(16,671)
Income taxes paid	(2,341)	(4,722)	(10,245)	(17,385)
NET CASH GENERATED FROM / (USED BY) OPERATING ACTIVITIES	62,221	(71,455)	203,722	178,344
CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of fixed assets and investment properties	(589)	(2,325)	(1,634)	(3,682)
Purchase of marketable securities and other investments	-	-	(99)	(99)
Additional investment / (divestment) in associated companies	(437)	162	1,369	(129)
Proceeds from sale of fixed assets	11	-	36	23,024
NET CASH FROM / (USED IN) INVESTING ACTIVITIES	(1,015)	(2,163)	(328)	19,114
CASH FLOW FROM FINANCING ACTIVITIES				
Proceeds from issuance of share capital by Company	192	7	264	48
Net loan drawdown / (repayment)	60,361	(106,100)	47,288	(102,963)
Advances from / (to) minority shareholders of certain subsidiaries	(603)	1,087	6,287	3,384
Loans from / (to) related and associated companies, less dividends	(2,348)	5,850	(58,876)	5,624
Dividends paid to shareholders	-	-	(19,347)	(16,553)
Contributions by, less dividends to minority shareholders of subsidiary companies	(684)	-	13,655	(2,447)
NET CASH PROVIDED BY / (USED IN) FINANCING ACTIVITIES	56,918	(99,156)	(10,729)	(112,907)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	118,124	(172,774)	192,665	84,551
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	302,360	479,742	225,370	221,641
EXCHANGE ADJUSTMENTS	836	2,880	3,285	3,656
CASH AND CASH EQUIVALENTS AT END OF PERIOD	421,320	309,848	421,320	309,848

1(c) **CONSOLIDATED CASH FLOW STATEMENT**
for the nine months ended 30 September 2003

Third Quarter Ended 30.09.03 \$'000	Third Quarter Ended 30.09.02 \$'000	Nine Months Ended 30.09.03 \$'000	Nine Months Ended 30.09.02 \$'000
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REPRESENTED BY:

CASH AND CASH EQUIVALENTS

Fixed deposits, bank balances and cash	255,882	173,774	255,882	173,774
Deposits with related companies	165,438	140,841	165,438	140,841
Short-term borrowings from related companies	-	(4,767)	-	(4,767)
	<u>421,320</u>	<u>309,848</u>	<u>421,320</u>	<u>309,848</u>

Cash and cash equivalents of \$421.3 million as at 30 September 2003 include \$63.3 million held in escrow account for the payment of the construction costs of Amaranda Gardens, Butterworth 8 and The Edgewater, whose receivables from the sale of these projects have been monetised.

1(d)(i) STATEMENTS OF CHANGES IN EQUITY
for the nine months ended 30 September 2003

GROUP STATEMENT OF CHANGES IN EQUITY
for the nine months ended 30 September 2003

	<u>Share Capital</u> \$'000	<u>Share Premium</u> \$'000	<u>Property Revaluation and Other Capital Reserves</u> \$'000	<u>Foreign Currency Translation Account</u> \$'000	<u>Retained Profit</u> \$'000	<u>Total</u> \$'000
Balance at 1 January 2003	354,310	812,111	534,582	(132,049)	(88,666)	1,480,288
Exchange differences arising on consolidation	-	-	-	(36)	-	(36)
Exchange differences on foreign currency borrowings	-	-	-	(5,436)	-	(5,436)
Loss not recognised in profit and loss account	-	-	-	(5,472)	-	(5,472)
Net profit for the period	-	-	-	-	21,511	21,511
Balance at 31 March 2003	354,310	812,111	534,582	(137,521)	(67,155)	1,496,327
Exchange differences arising on consolidation	-	-	-	1,141	-	1,141
Exchange differences on foreign currency borrowings	-	-	-	10,801	-	10,801
Gain not recognised in profit and loss account	-	-	-	11,942	-	11,942
Net profit for the period	-	-	-	-	25,933	25,933
Dividend paid for 2002	-	-	-	-	(19,347)	(19,347)
Issue of shares under the Keppel Land Share Option Scheme	64	8	-	-	-	72
Balance at 30 June 2003	354,374	812,119	534,582	(125,579)	(60,569)	1,514,927
Exchange differences arising on consolidation	-	-	-	(939)	-	(939)
Exchange differences on foreign currency borrowings	-	-	-	31	-	31
Net loss not recognised in profit and loss account	-	-	-	(908)	-	(908)
Net profit for the period	-	-	-	-	31,102	31,102
Issue of shares under the Keppel Land Share Option Scheme	166	26	-	-	-	192
Balance at 30 September 2003	354,540	812,145	534,582	(126,487)	(29,467)	1,545,313

GROUP STATEMENT OF CHANGES IN EQUITY

For the nine months ended 30 September 2002

	<u>Share Capital</u> \$'000	<u>Share Premium</u> \$'000	<u>Property Revaluation and Other Capital Reserves</u> \$'000	<u>Foreign Currency Translation Account</u> \$'000	<u>Retained Profit</u> \$'000	<u>Total</u> \$'000
Balance at 1 January 2002						
As previously reported	354,287	812,086	653,409	(137,982)	(64,392)	1,617,408
Adjustment for change in accounting policy	-	-	-	-	(35,059)	(35,059)
As restated	354,287	812,086	653,409	(137,982)	(99,451)	1,582,349
Exchange differences arising on consolidation	-	-	-	6,118	-	6,118
Exchange differences on foreign currency borrowings	-	-	-	(303)	-	(303)
Net gain not recognised in profit and loss account	-	-	-	5,815	-	5,815
Net profit for the period	-	-	-	-	25,175	25,175
Issue of shares under the Keppel Land Share Option Scheme	10	24	-	-	-	34
Balance at 31 March 2002	354,297	812,110	653,409	(132,167)	(74,276)	1,613,373
Exchange differences arising on consolidation	-	-	-	(4,844)	-	(4,844)
Exchange differences on foreign currency borrowings	-	-	-	18,765	-	18,765
Net gain not recognised in profit and loss account	-	-	-	13,921	-	13,921
Net profit for the period	-	-	-	-	18,582	18,582
Dividend paid for 2001	-	-	-	-	(16,553)	(16,553)
Transfer from profit and loss account	-	-	17,903	-	-	17,903
Issue of shares under the Keppel Land Share Option Scheme	7	-	-	-	-	7
Balance at 30 June 2002	354,304	812,110	671,312	(118,246)	(72,247)	1,647,233

GROUP STATEMENT OF CHANGES IN EQUITY

For the nine months ended 30 September 2002

	<u>Share Capital</u> \$'000	<u>Share Premium</u> \$'000	<u>Property Revaluation and Other Capital Reserves</u> \$'000	<u>Foreign Currency Translation Account</u> \$'000	<u>Retained Profit</u> \$'000	<u>Total</u> \$'000
Exchange differences arising on consolidation	-	-	-	3,629	-	3,629
Exchange differences on foreign currency borrowings	-	-	-	(1,025)	-	(1,025)
Net gain not recognised in profit and loss account	-	-	-	2,604	-	2,604
Net profit for the period	-	-	-	-	17,305	17,305
Transfer to profit and loss account	-	-	(54)	-	(28)	(82)
Issue of shares under the Keppel Land Share Option Scheme	6	1	-	-	-	7
Balance at 30 September 2002	354,310	812,111	671,258	(115,642)	(54,970)	1,667,067

COMPANY STATEMENT OF CHANGES IN EQUITY

For the nine months ended 30 September 2003

	<u>Share Capital</u> \$'000	<u>Share Premium</u> \$'000	Property Revaluation and Other Capital <u>Reserves</u> \$'000	Foreign Currency Translation <u>Account</u> \$'000	Retained <u>Profit</u> \$'000	<u>Total</u> \$'000
Balance at 1 January 2003	354,310	812,111	-	(60,753)	374,620	1,480,288
Net surplus on revaluation of subsidiary and associated companies	-	-	19,946	-	-	19,946
Exchange differences on foreign currency borrowings	-	-	-	(5,436)	-	(5,436)
Net gain / (loss) not recognised in profit and loss account	-	-	19,946	(5,436)	-	14,510
Net profit for the period	-	-	-	-	1,529	1,529
Balance at 31 March 2003	354,310	812,111	19,946	(66,189)	376,149	1,496,327
Net surplus on revaluation of subsidiary and associated companies	-	-	28,959	-	-	28,959
Exchange differences on foreign currency borrowings	-	-	-	10,801	-	10,801
Gain not recognised in profit and loss account	-	-	28,959	10,801	-	39,760
Net loss for the period	-	-	-	-	(1,885)	(1,885)
Dividend paid for 2002	-	-	-	-	(19,347)	(19,347)
Issue of shares under the Keppel Land Share Option Scheme	64	8	-	-	-	72
Balance at 30 June 2003	354,374	812,119	48,905	(55,388)	354,917	1,514,927
Net surplus on revaluation of subsidiary and associated companies	-	-	21,694	-	-	21,694
Exchange differences on foreign currency borrowings	-	-	-	31	-	31
Gain not recognised in profit and loss account	-	-	21,694	31	-	21,725
Net profit for the period	-	-	-	-	8,469	8,469
Issue of shares under the Keppel Land Share Option Scheme	166	26	-	-	-	192
Balance at 30 September 2003	354,540	812,145	70,599	(55,357)	363,386	1,545,313

COMPANY STATEMENT OF CHANGES IN EQUITY

For the nine months ended 30 September 2002

	<u>Share Capital</u> \$'000	<u>Share Premium</u> \$'000	Property Revaluation and Other Capital <u>Reserves</u> \$'000	Foreign Currency Translation <u>Account</u> \$'000	<u>Retained Profit</u> \$'000	<u>Total</u> \$'000
Balance at 1 January 2002						
As previously reported	354,287	812,086	79,373	(82,537)	454,199	1,617,408
Adjustment for change in accounting policy	-	-	(25,682)	-	(9,377)	(35,059)
As restated	354,287	812,086	53,691	(82,537)	444,822	1,582,349
Net surplus on revaluation of subsidiary and associated companies	-	-	27,811	-	-	27,811
Exchange differences on foreign currency borrowings	-	-	-	(303)	-	(303)
Net gain / (loss) not recognised in profit and loss account	-	-	27,811	(303)	-	27,508
Net profit for the period	-	-	-	-	3,482	3,482
Issue of shares under the Keppel Land Share Option Scheme	10	24	-	-	-	34
Balance at 31 March 2002	354,297	812,110	81,502	(82,840)	448,304	1,613,373
Net surplus on revaluation of subsidiary and associated companies	-	-	(1,970)	-	-	(1,970)
Exchange differences on foreign currency borrowings	-	-	-	18,765	-	18,765
Net gain / (loss) not recognised in profit and loss account	-	-	(1,970)	18,765	-	16,795
Net profit for the period	-	-	-	-	33,611	33,611
Dividend paid for 2001	-	-	-	-	(16,553)	(16,553)
Issue of shares under the Keppel Land Share Option Scheme	7	-	-	-	-	7
Balance at 30 June 2002	354,304	812,110	79,532	(64,075)	465,362	1,647,233

COMPANY STATEMENT OF CHANGES IN EQUITY

For the nine months ended 30 September 2002

	<u>Share Capital</u> \$'000	<u>Share Premium</u> \$'000	<u>Property Revaluation and Other Capital Reserves</u> \$'000	<u>Foreign Currency Translation Account</u> \$'000	<u>Retained Profit</u> \$'000	<u>Total</u> \$'000
Net surplus on revaluation of subsidiary and associated companies	-	-	12,714	-	-	12,714
Exchange differences on foreign currency borrowings	-	-	-	(1,025)	-	(1,025)
Net gain / (loss) not recognised in profit and loss account	-	-	12,714	(1,025)	-	11,689
Net profit for the period	-	-	-	-	8,138	8,138
Issue of shares under the Keppel Land Share Option Scheme	6	1	-	-	-	7
Balance at 30 September 2002	354,310	812,111	92,246	(65,100)	473,500	1,667,067

1(d)(ii) SHARE CAPITAL

During the nine months ended 30 September 2003, 461,000 new shares were issued by the Company under the Keppel Land Share Option Scheme.

As at 30 September 2003, there were unexercised options for 10,783,000 of unissued ordinary shares of \$0.50 each under the Keppel Land Share Option Scheme.

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 of the audited financial statements for the year ended 31 December 2002.

5. CHANGES IN THE ACCOUNTING POLICIES

There are no changes in accounting policies.

6. EARNINGS PER ORDINARY SHARE

	GROUP		
	Nine Months 30.09.2003	Nine Months 30.09.2002	+ / (-) %
Earnings per ordinary share of the Company for the nine months based on Group net profit attributable to Shareholders:			
(i) Based on the weighted average number of shares	11.1 cents	8.6 cents	+29.1
(ii) On a fully diluted basis	11.1 cents	8.6 cents	+29.1

7. NET ASSET VALUE

	GROUP		COMPANY	
	30.09.03	31.12.02	30.09.03	31.12.02
Net asset value per share based on issued share capital at the end of the period (\$)	2.18	2.09	2.18	2.09

8. REVIEW OF GROUP PERFORMANCE

Group turnover for the nine months this year is \$487.6 million compared with \$208 million for the corresponding period in 2002. The increase of \$279.6 million is due to a higher progressive recognition of sales for One Park Avenue, Freesia Woods, Butterworth 8, The Edgewater, Amaranda Gardens and Botanic Cove. The sale of a Cluny Hill land plot and the Norfolk Garden site also contributed to the higher turnover. However, rental income is lower due to a decline in rental rates of the Group's office buildings in Singapore, and to the disposal of Capital Square in November 2002.

Pre-tax profit at \$89.2 million is \$8.2 million higher than that for the corresponding period in the previous year. The profit improvement is from One Park Avenue, Caribbean at Keppel Bay, the sale of a Cluny Hill land plot, and the write-back of \$6.6 million in provision for the Norfolk Garden site. This is partly offset by lower office rental income, a higher loss incurred by the Group's hotels and resorts, and a higher net interest expense due to additional funding for new overseas projects and for certain associated companies.

Tax expense at \$10.5 million is \$3.1 million lower in spite of higher pre-tax profit. This is due to the benefit of group tax relief and a write-back of deferred tax provision. Minority interests share of results is also lower due largely to the disposal of Capital Square.

Overall, Group attributable profit of \$78.5 million is \$17.5 million higher than the corresponding profit in the previous year.

In the opinion of the Directors, no factor has arisen between 30 September 2003 and the date of this report which would materially affect the results of the Group and the Company for the nine months just ended.

9. VARIANCE FROM PROSPECT STATEMENT

No forecast was previously disclosed on the Group's results for the nine months ended 30 September 2003.

10. PROSPECTS

The outlook for growth in the global and domestic economies is showing signs of improvement.

In Singapore, demand in both the residential and office property markets is expected to pick up as economic recovery gathers momentum in the next twelve months. The residential projects which the Group will consider launching or relaunching in the fourth quarter of 2003 include The Tresor, Pinnacles @ Wee Nam and Caribbean at Keppel Bay. The Group will also continue with its efforts in divesting investment properties.

In China, Thailand and Vietnam, the Company has entered the urban housing market in selected cities. Government policies encouraging home ownership, attractive mortgage rates and the growing affluent local middle class are fuelling the demand for better quality housing. One Park Avenue in Shanghai is fully sold. 8 Park Avenue in Shanghai, Villa Arcadia in Srinakarin, Bangkok and Villa Riviera in Ho Chi Minh City are being prepared for launch towards the year-end.

11. DIVIDENDS

(a) Current financial period reported on

None.

Name of Dividend	Final	Special	Total
Dividend type	-	-	-
Dividend rate	-	-	-
Par value of shares	-	-	-
Tax rate	-	-	-

(b) Corresponding period of the immediately preceding financial year

None.

Name of Dividend	Final	Special	Total
Dividend type	-	-	-
Dividend rate	-	-	-
Par value of shares	-	-	-
Tax rate	-	-	-

(c) DATE PAYABLE

Not applicable.

(d) BOOKS CLOSURE DATES

Not applicable.

12. DIVIDEND STATEMENT

(if no dividend has been declared / recommended)

No dividend has been declared for the nine months ended 30 September 2003.

13. SEGMENT ANALYSIS

By Business Segment

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Nine Months	Nine Months	Nine Months	Nine Months	Nine Months	Nine Months
	2003 \$'000	2002 \$'000	2003 \$'000	2002 \$'000	2003 \$'000	2002 \$'000
Property investment	66,068	101,242	36,825	60,795	24,704	43,616
Property trading	396,023	72,479	68,881	13,633	53,738	11,114
Hospitality and services, and others	25,543	34,328	(16,553)	3,982	104	3,831
Before exceptional items	487,634	208,049	89,153	78,410	78,546	58,561
Exceptional items	-	-	-	2,501	-	2,501
After exceptional items	487,634	208,049	89,153	80,911	78,546	61,062

By Geographical Location

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Nine Months	Nine Months	Nine Months	Nine Months	Nine Months	Nine Months
	2003 \$'000	2002 \$'000	2003 \$'000	2002 \$'000	2003 \$'000	2002 \$'000
Singapore	252,000	155,281	52,100	77,309	53,300	56,752
Other countries	235,634	52,768	37,053	1,101	25,246	1,809
Before exceptional items	487,634	208,049	89,153	78,410	78,546	58,561
Exceptional items	-	-	-	2,501	-	2,501
After exceptional items	487,634	208,049	89,153	80,911	78,546	61,062

14. REVIEW OF SEGMENT PERFORMANCE

- (a) Turnover for property trading is higher as a result of sales from One Park Avenue and the disposal of a Cluny Hill land plot and the Norfolk Garden site, as well as the higher progressive recognition of sales for Freesia Woods, Butterworth 8, The Edgewater, Amaranda Gardens and Botanic Cove. In property investment, rental rates are lower for the Group's office buildings in Singapore. The fall in rental income is also due to the sale of Capital Square in November 2002.
- (b) Attributable profit for property trading is higher due to contributions from One Park Avenue and Caribbean at Keppel Bay, and the sale of a Cluny Hill land plot and Norfolk Garden site, which more than offset the final cost adjustment of \$10.1 million for The Mayfair, Palm Gardens and Villa Verde taken up in first half year of 2002. As for property investment, the decline in profit reflects the lower rentals, and the sale of Capital Square. Overall, attributable profit is higher due to the improvement in property trading profit and a lower tax expense arising from the benefit of group tax relief and write-back of deferred tax provision.
- (c) By geographical segment, overseas operations account for 32.1% of attributable profit in the current nine months. In the corresponding period last year, the contribution from overseas operations is 7.1%.

15. **FIRST HALF AND SECOND HALF YEAR RESULTS**

(a) **First Half and Second Half Year Results**

Not applicable.

(b) **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.	
	Third Quarter 2003 \$'000	Third Quarter 2002 \$'000	Third Quarter 2003 \$'000	Third Quarter 2002 \$'000
(i) Property transactions				
Keppel Corporation Limited Group :				
Rental			193	665
Project management fees			522	189
Property management fees			76	16
Marketing commission			6	-
			797	870
(ii) Other services and products				
Keppel Corporation Limited Group :				
Treasury – interest income			812	327
Treasury – interest expense			(3,714)	(8,209)
Management fees paid			(657)	(579)
Other services – expense			(311)	(478)

16. TOTAL ANNUAL DIVIDEND

Total annual dividend amounted to

	2002 (\$'000)	2001 (\$'000)
Ordinary	19,347	16,553
Preference	-	-
Total	19,347	16,553

BY ORDER OF THE BOARD

CHOO CHIN TECK / HO MUN PIEW
Joint Company Secretaries
27 October 2003