Keppel Land
Co. Reg. No. 189000001G
(Incorporated in the Republic of Singapore)

PROFORMA FINANCIAL STATEMENT

UNAUDITED RESULTS FOR THE QUARTER ENDED 31 MARCH 2006

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1 UNAUDITED RESULTS FOR THE QUARTER ENDED 31 MARCH 2006

The Directors of Keppel Land Limited announce the following unaudited results of the Group for the quarter ended 31 March 2006:

1 (a) GROUP PROFIT AND LOSS ACCOUNT for the Quarter Ended 31 March 2006

	First Quarter Ended 31.03.06 $'000	First Quarter Ended 31.03.05 $'000	+/(-) %
Sales	**118,957**	94,469	25.9
Cost of sales	**(73,727)**	(50,416)	46.2
Gross profit	**45,230**	44,053	2.7
Distribution costs	**(1,003)**	(971)	3.3
Administrative and other expenses	**(5,782)**	(1,454)	297.7
Operating profit	**38,445**	41,628	(7.6)
Interest and investment income	**13,054**	4,065	221.1
Finance costs	**(10,054)**	(2,130)	372.0
Share of results of associated companies	**4,740**	2,157	119.7
Profit before taxation	**46,185**	45,720	1.0
Taxation	**(4,708)**	(6,596)	(28.6)
Profit after taxation	**41,477**	39,124	6.0
Attributable to:			
Shareholders of the Company	**36,343**	36,247	0.3
Minority interests	**5,134**	2,877	78.4
	41,477	39,124	6.0
Basic earnings per share (cents)	**5.1**	5.1	
Diluted earnings per share (cents)	**5.1**	5.1	
Operating profit margin	**32.3%**	44.1%	
Return on equity	**2.1%**	2.2%	
Profit before taxation is arrived at after charging / (crediting) the following:			
Write-back of provisions for property held for sale	**(9,395)**	(3,599)	
Depreciation	**2,663**	3,070	
Cost of share-based payments	**288**	166	
Foreign exchange loss	**2,037**	335	
Provision / (write-back) of doubtful debts	**257**	(8,637)	
Fair value gain from revaluation of interest rate hedging instruments	**(4,231)**	(3,947)	
Employee emoluments	**12,121**	10,978	

1(b)(i) BALANCE SHEETS as at 31 March 2006

	Group		Company	
	31.03.06	31.12.05	**31.03.06**	31.12.05
	$'000	$'000	**$'000**	$'000
Share capital	**1,179,221**	1,176,370	**1,179,221**	1,176,370
Reserves	**531,151**	502,562	**531,151**	502,562
Share capital and reserves	**1,710,372**	1,678,932	**1,710,372**	1,678,932
Minority interests	**332,873**	280,577	**-**	-
Total equity	**2,043,245**	1,959,509	**1,710,372**	1,678,932
Long-term borrowings	**2,410,469**	2,625,273	**1,505,440**	1,710,612
	4,453,714	4,584,782	**3,215,812**	3,389,544
Represented by:				
Fixed assets	**252,381**	253,187	**66**	68
Investment properties	**1,651,061**	1,655,370	**-**	-
Properties held for development	**204,424**	213,801	**-**	-
Investments				
Subsidiary companies	**-**	-	**3,404,207**	3,402,836
Associated companies	**1,229,206**	1,209,749	**147,086**	150,351
Other investments	**27,095**	26,953	**2,819**	2,819
	1,256,301	1,236,702	**3,554,112**	3,556,006
Current assets				
Properties held for sale	**1,358,107**	1,379,511	**-**	-
Stocks	**3,187**	3,644	**-**	-
Debtors	**177,060**	140,180	**1,736**	2,316
Amounts owing by holding and related companies	**27,401**	20,209	**4,059**	279
Fixed deposits, bank balances and cash	**464,998**	597,677	**2,444**	1,295
	2,030,753	2,141,221	**8,239**	3,890
Less:				
Current liabilities				
Creditors	**457,174**	602,492	**13,357**	13,782
Net tax provision	**52,708**	58,739	**882**	882
Short-term borrowings	**383,947**	206,923	**327,770**	151,160
	893,829	868,154	**342,009**	165,824
Net current assets / (liabilities)	**1,136,924**	1,273,067	**(333,770)**	(161,934)
Deferred taxation	**(47,377)**	(47,345)	**(4,596)**	(4,596)
	4,453,714	4,584,782	**3,215,812**	3,389,544
Group net debt	**2,329,418**	2,234,519		
Group net debt/equity ratio	**1.14 times**	1.14 times		
Net tangible assets per share ($)	**2.39**	2.35		

Review of Financial Position

The Group's net tangible assets per share increased to $2.39 from $2.35 as at 31 December 2005. Net debt/equity ratio of 1.14 is the same as that at end-December 2005.

1(b)(ii) GROUP'S BORROWINGS AND DEBT SECURITIES

Amount Repayable in One Year or Less, or on Demand

As at 31.03.06		As at 31.12.05	
Secured $'000	Unsecured $'000	Secured $'000	Unsecured $'000
36,888	347,059	38,177	168,746

Amount Repayable after One Year

As at 31.03.06		As at 31.12.05	
Secured $'000	Unsecured $'000	Secured $'000	Unsecured $'000
109,279	2,301,190	104,657	2,520,616

In addition to funds from internal sources and related companies, the Group obtains 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.

Interest rate caps and interest rate swaps have been used to hedge the Group's exposure to interest rate risk. On a hedged basis, 49% of the Group's borrowings are fixed. For the quarter ended 31 March 2006, the Group was able to keep its cost of funds below 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 $306 million (31.12.05: $306 million).

1(c) CONSOLIDATED CASH FLOW STATEMENT
for the Quarter Ended 31 March 2006

	First Quarter Ended 31.03.06	First Quarter Ended 31.03.05
	$'000	$'000
Cash flow from operating activities		
Operating profit before interest, taxation and exceptional items	38,445	41,628
Adjustments for:		
Depreciation of fixed assets	2,663	3,070
Write-back of provision for properties held for sale	(9,395)	(3,599)
Provision/(write-back) of doubtful debts	257	(8,637)
Cost of share-based payments	288	166
Operating income before reinvestment in working capital	**32,258**	**32,628**
Increase in debtors	(42,173)	(42,729)
Increase in work-in-progress and stocks	(5,319)	(13,413)
Development expenditure	(81,273)	(111,301)
Proceeds from progress billings	101,902	107,596
Decrease in creditors	(20,873)	(19,363)
Cash used in operations	**(15,478)**	**(46,582)**
Interest received	13,054	4,065
Interest paid	(10,054)	(2,130)
Income taxes paid	(5,197)	(435)
Net cash used in operating activities	**(17,675)**	**(45,082)**
Cash flow from investing activities		
Purchase of fixed assets and improvement in investment properties	(1,203)	(487)
Investment in investee company	-	(9,209)
Additional investment in a subsidiary company	(9,721)	-
Net cash used in investing activities	**(10,924)**	**(9,696)**
Cash flow from financing activities		
Proceeds from issuance of share capital by Company	2,851	2,122
Net loan drawdown / (repayment)	(10,621)	35,050
Advances from / (to) minority shareholders of certain subsidiaries	(283)	2,810
Loans to related and associated companies, less dividends received	(27,433)	(7,170)
Contributions from/ (acquisition), less dividends to minority shareholders of subsidiary companies	(57,315)	8,079
Net cash (used in) / provided by financing activities	**(92,801)**	**40,891**
Net decrease in cash and cash equivalents	**(121,400)**	**(13,887)**
Cash and cash equivalents at beginning of period	597,677	392,924
Exchange adjustments	(11,279)	(2,532)
Cash and cash equivalents at end of period	**464,998**	**376,505**

1(c) CONSOLIDATED CASH FLOW STATEMENT
for the Quarter Ended 31 March 2006

	First Quarter Ended 31.03.06	First Quarter Ended 31.03.05
	$'000	$'000
Represented by:		
Cash and cash equivalents		
Fixed deposits, bank balances and cash	448,857	361,973
Deposits with related companies	16,141	14,532
	464,998	**376,505**

Review of Cash Flows for 1Q2006

(i) Net Cash Used in Operating Activities

The Group's net cash used in operating activities was $17.7 million compared with $45.1 million in the corresponding quarter last year. This was due mainly to lower development expenditure. For 1Q2005, there were development land acquisitions in China of $34.2 million. Excluding development expenditure of $81.3 million, the Group would have generated net cash of $63.6 million from operating activities.

(ii) Net Cash from Investing Activities

The Group's net cash of $10.9 million used in investing activities was comparable to $9.7 million used in the corresponding quarter last year. The additional investment in a subsidiary company in the current quarter was for the purchase of shares in Dragon Land Limited.

(iii) Net Cash Provided by Financing Activities

The Group's net cash used for financing activities was $92.8 million compared with $40.9 million generated in the corresponding quarter last year. This was due mainly to repayment of loans of $10.6 million, increased funding for associated companies of $27.4 million for the One Raffles Quay and Business Financial Centre projects, and the acquisition of a 48% deemed interest in Avenue Park project for $54.9 million.

(iv) Overall, the net decrease in cash and cash equivalents of $121.4 million was funded by the Group's cash balance of $597.7 million as at 31 December 2005.

1(d)(i) STATEMENTS OF CHANGES IN EQUITY

GROUP STATEMENT OF CHANGES IN EQUITY
for the Quarter Ended 31 March 2006

	Share Capital $'000	Share Premium $'000	Property Revaluation and Other Capital Reserves* $'000	Foreign Currency Translation Account $'000	Retained Profit $'000	Total $'000	Minority Interests $'000	Total Equity $'000
Balance at 1 January 2006	357,576	818,794	311,284	(17,697)	208,975	1,678,932	280,577	1,959,509
Net fair value change on available-for-sale financial assets	-	-	610	-	-	610	-	610
Exchange difference arising on consolidation	-	-	-	(8,652)	-	(8,652)	(5,722)	(14,374)
Net gain / (losses) not recognised in profit and loss account	-	-	610	(8,652)	-	(8,042)	(5,722)	(13,764)
Net profit for the period	-	-	-	-	36,343	36,343	5,134	41,477
Total recognised for the period	-	-	610	(8,652)	36,343	28,301	(588)	27,713
Issue of shares under the Keppel Land Share Option Scheme	1,884	967	-	-	-	2,851	-	2,851
Transfer of share premium reserve to share capital account (See note below)	819,761	(819,761)	-	-	-	-	-	-
Cost of share-based payments	-	-	288	-	-	288	-	288
Dividend paid	-	-	-	-	-	-	(2,371)	(2,371)
Set-off against advances from a minority Shareholder	-	-	-	-	-	-	65,498	65,498
Acquisition of interest from minority Shareholders	-	-	-	-	-	-	(10,243)	(10,243)
Balance at 31 March 2006	1,179,221	-	312,182	(26,349)	245,318	1,710,372	332,873	2,043,245

*Includes share option reserve

Note

With effect from 30 January 2006, the concepts of “par value” and “authorised capital” were abolished under the Companies (Amendment) Act 2005. The amount standing to the credit of the Company’s share premium account as at 30 January 2006 has became part of the Company’s share capital as at that date.

GROUP STATEMENT OF CHANGES IN EQUITY
for the Quarter Ended 31 March 2005

	Share Capital	Share Premium	Property Revaluation and Other Capital Reserves*	Foreign Currency Translation Account	Retained Profit	Total	Minority Interests	Total Equity
	$' 000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Balance at 1 January 2005								
As previously stated	355,975	814,751	361,444	(28,650)	103,286	1,606,806	225,627	1,832,433
Effect of adopting FRS 102	-	-	781	-	(781)	-	-	-
As restated	355,975	814,751	362,225	(28,650)	102,505	1,606,806	225,627	1,832,433
Effect of adopting FRS 39	-	-	4,694	-	(20,684)	(15,990)	-	(15,990)
	355,975	814,751	366,919	(28,650)	81,821	1,590,816	225,627	1,816,443
Exchange difference adjustments	-	-	-	(5,877)	-	(5,877)	(242)	(6,119)
Net fair value changes on available-for-sale financial assets	-	-	172	-	-	172	-	172
Gain / (losses) not recognised in profit and loss account	-	-	172	(5,877)	-	(5,705)	(242)	(5,947)
Net profit for the period	-	-	-		36,247	36,247	2,877	39,124
Total recognised for the period	-	-	172	(5,877)	36,247	30,542	2,635	33,177
Issue of shares under the Keppel Land Share Option Scheme	665	1,457	-	-	-	2,122	-	2,122
Cost of share-based payments	-	-	166	-	-	166	-	166
Capital contribution	-	-	-	-	-	-	8,079	8,079
Balance at 31 March 2005	356,640	816,208	367,257	(34,527)	118,068	1,623,646	236,341	1,859,987

*Includes share option reserve

COMPANY STATEMENT OF CHANGES IN EQUITY
for the Quarter Ended 31 March 2006

	Share Capital $'000	Share Premium $'000	Property Revaluation and Other Capital Reserves* $'000	Foreign Currency Translation Account $'000	Retained Profit $'000	Total $'000
Balance at 1 January 2006	357,576	818,794	1,414	-	501,148	1,678,932
Adjustment in value of subsidiary and associated companies	-	-	7,913	-	2,312	10,225
Net profit for the period	-	-	-	-	18,076	18,076
Issue of shares under the Keppel Land Share Option Scheme	1,884	967	-	-	-	2,851
Transfer of share premium reserve to share capital account (See note below)	819,761	(819,761)	-	-	-	-
Cost of share-based payments		-	288	-	-	288
Balance at 31 March 2006	1,179,221	-	9,615	-	521,536	1,710,372

COMPANY STATEMENT OF CHANGES IN EQUITY
for the Quarter Ended 31 March 2005

	Share Capital $'000	Share Premium $'000	Property Revaluation and Other Capital Reserves* $'000	Foreign Currency Translation Account $'000	Retained Profit $'000	Total $'000
Balance at 1 January 2005						
As previously stated	355,975	814,751	-	(34,983)	471,063	1,606,806
Effect of adopting FRS 21	-	-	-	34,983	(34,983)	-
Effect of adopting FRS 102	-	-	781	-	(781)	-
	355,975	814,751	781	-	435,299	1,606,806
Effect of adopting FRS 27 and FRS 28	-	-	-	-	(15,990)	(15,990)
As restated	355,975	814,751	781	-	419,309	1,590,816
Adjustment in value of subsidiary and associated companies	-	-	-	-	27,895	27,895
Net profit for the period	-	-	-	-	2,647	2,647
Issue of shares under the Keppel Land Share Option Scheme	665	1,457	-	-	-	2,122
Cost of share-based payments	-	-	166	-	-	166
Balance at 31 March 2005	356,640	816,208	947	-	449,851	1,623,646

*Includes share option reserve

Note

With effect from 30 January 2006, the concepts of “par value” and “authorised capital” were abolished under the Companies (Amendment) Act 2005. The amount standing to the credit of the Company’s share premium account as at 30 January 2006 has became part of the Company’s share capital as at that date.

1(d)(ii) SHARE CAPITAL

During the quarter ended 31 March 2006, the Company issued 1,680,000 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 2006 comprised 716,833,081 ordinary shares.

As at 31 March 2006, there were unexercised options for 5,161,000 (31.03.05: 8,093,000) of unissued ordinary shares 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 for the audited financial statements for the year ended 31 December 2005.

5. CHANGES IN THE ACCOUNTING POLICIES

There are no changes in accounting policies.

6. EARNINGS PER ORDINARY SHARE

	GROUP		
	Quarter Ended 31.03.06	Quarter Ended 31.03.05	+/(-)%
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	5.1 cents	5.1 cents	-
- Weighted average number of shares ('000)	716,272	712,537	0.5
(ii) On a fully diluted basis	5.1 cents	5.1 cents	-
- Adjusted weighted average number of shares ('000)	718,331	714,238	0.6

7. NET ASSET VALUE

	GROUP		COMPANY	
	31.03.06	31.12.05	31.03.06	31.12.05
Net asset value per share based on issued share capital at the end of the period ($)	2.39	2.35	2.39	2.35

8. REVIEW OF GROUP PERFORMANCE

1Q2006 vs 1Q2005

The Group's turnover grew 25.9% to $119 million from $94.5 million for the corresponding quarter last year. The higher turnover was due to the strong performance of the Group's current trading projects in Singapore and overseas (eg Park Infinia at Wee Nam, and The Seasons and The Waterfront in China). This increase was, however, partly offset by lower revenue from a completed trading project (One Park Avenue). The sale of a residual site in Botanic Cove in Sydney was also completed in 1Q2005.

Following the acquisition of Bugis Junction Towers in October last year, rental income from the Group's office buildings was higher compared with that of 1Q2005. Revenue from hotels and resorts was slightly up on that for 1Q2005.

At the pre-tax level, Group profit was $46.2 million or 1% higher than that for 1Q2005. This was due largely to higher contributions from the Group's current trading projects and a write-back of provision for the Avenue Park project. In addition, the Group made a profit from the sale of a residual site in Botanic Cove in Sydney in 1Q2005. Contributions from associated companies were higher in 1Q2006 compared with that for 1Q2005, and while interest costs were maintained at below 3% for both quarters.

After taking into account minority interests' share of profits, Group attributable profit was $36.3 million. Group tax expense of $4.7 million for 1Q2006 was lower than that for 1Q2005 due mainly to a group tax relief of $3.1 million.

Earnings from overseas represented about 53% of the Group's attributable profit compared with 47% in 1Q2005.

On 14 March 2006, in-principle approval was received from the Singapore Exchange Securities Trading Limited ("SGX-ST") for the listing of K-REIT Asia units. The distribution *in specie* exercise was approved by shareholders on 11 April 2006. Trading of K-REIT Asia units on the SGX-ST will commence on 28 April 2006. The establishment of K-REIT Asia is not expected to have material impact on the earnings of the Group for the year ending 31 December 2006, but the net tangible assets of the Group will be reduced by $264 million as a result of the distribution *in specie*.

On 20 January 2006, the Group acquired an additional 10.78% of the issued and paid-up share capital of Dragon Land Limited, bringing the Group's shareholding to 66.69%. The impact of the acquisition of the additional shareholding on the Group's earnings for the year ending 31 December 2006 is not expected to be material.

On 3 March 2006, the Group announced its acquisition of a 48% deemed interest of Waterbank Properties (S) Pte Ltd (a wholly-owned subsidiary of ComfortDelgro Corporation Limited) in the Avenue Park project, and a joint venture on the basis of 52:48 with Singapore Land Limited (48%) for the development of the said project vide the sale of the property to a new joint venture company. The transactions also have no significant impact on the Group's earnings for the year ending 31 December 2006 and on its net tangible assets.

9. VARIANCE FROM PROSPECTS STATEMENT

No prospects statement for 1Q2006 was previously provided.

10. PROSPECTS

Singapore

The Singapore economy maintained its growth momentum with a 9.1% rise in GDP in 1Q2006.

The recovery in the residential market continued to filter into 2006. URA's flash estimates showed that residential prices rose for the eighth consecutive quarter, with a 1.5% rise in 1Q2006. This marked the biggest quarterly gain since 2000. More property launches have been seen over the past few weeks, with the positive buying sentiment cascading from the high-end to the broader-based upper to middle segments of the market.

The Group will also launch several residential projects during the year including two premier waterfront developments: Phase Two of Keppel Bay and the residential tower in Business and Financial Centre Phase One at Marina Bay.

As for the office market, the current uptrend for rentals and occupancy is expected to continue over the next few years as demand for prime office space grows while supply remains tight. Average monthly rentals for prime Grade A office space rose to $6 psf as at end-March 2006 from $5.70 psf as at the end of 2005, and are poised to go higher in 2006.

One Raffles Quay, the Company's joint development with Cheung Kong (Holdings) and Hongkong Land at the gateway to the New Downtown at Marina Bay, is now more than 86% pre-committed with rentals likely to be around $8 psf. The South Tower, the 29-storey building with large floor plates, has just received its Temporary Occupation Permit. The North Tower is expected to achieve the same status by end-October, when the commitment for both buildings is expected to be almost 100%.

K-REIT Asia, the Company-sponsored commercial real estate investment trust, will commence trading on the Singapore Exchange on 28 April 2006. It will seek to grow its initial portfolio of four quality office buildings through acquisitions of yield-accretive assets that meet its investment objective of providing stable returns and long-term growth for unitholders.

The Keppel Land-Harrah's JV has submitted a bid for the Marina Bay IR. The winner is expected to be announced around mid-2006. Should the JV win the bid, it would potentially generate a new income stream for the Group which taps on the tourism segment of the Singapore economy and will create a platform for new business opportunities in the region in the longer run.

10. PROSPECTS (Cont'd)

Overseas

The Group will continue its focus on the development of quality housing and integrated townships in Asia. The outlook for the regional residential market remains positive, underpinned by favourable economic growth, rapid urbanisation, growing middle-income population and rising homeownership aspirations.

The Group's planned new residential launches for the year will include villas in Shanghai and Tianjin in China; a second condominium development in Bangalore, India; and a landed residential township in Jakarta, Indonesia.

The Company will leverage its large-scale development expertise to further strengthen its township development initiatives after building up a pipeline of over 20,000 township homes in China, Vietnam and Indonesia. The Botanica, which is a joint venture township development in Chengdu, China continued to chalk up strong sales. About 95% of the 324 released units of Phase Two were snapped up over two weeks in April 2006. This followed the 100% take up of 970 units last year.

In China, the Shanghai residential market remains steady although the Chinese New Year period is traditionally a low season for home sales. Prime developments located within the city centre continue to be well sought after on the back of limited supply. In Beijing, market activity has picked up and demand for housing is expected to sustain till the 2008 Beijing Olympics. The Seasons in Beijing and The Waterfront in Chengdu have continued to chalk up good sales.

Keppel Land's subsidiary Dragon Land Limited which focuses on quality housing development for the middle-income market in secondary cities sold a company with 133-ha land in the Yingcheng Township in Hangu District, in Tianjin. The sale is subject to the approval of this subsidiary's shareholders. Upon completion of the sale, the Group will be able to recognise a profit of about $14 million.

In India, residential demand is expected to remain strong over the next few years, fuelled by economic growth and favourable demographic trends. In Bangalore, rising demand for and shortage of good quality housing will continue to drive sales of premium developments such as Elita Promenade. The high-rise development has seen the take-up of 451 units out of the launch of 611 units.

Despite short-term concerns such as rising fuel prices and interest rate hikes, the Company remains optimistic about the future prospects of the Indonesian housing market. The Group targets to launch the first phase of the Cakung Township development in the second half of 2006.

In Vietnam, with effect from 1 July 2006, Viet Kieus or overseas Vietnamese residing in the country for more than six months will be entitled to purchase properties under their own names. The liberalisation of this homeownership will have a positive impact on demand for local housing.

Following its consolidation in 2005, Thailand's residential market is expected to recover in 2006. Housing demand will be supported by improved economic fundamentals and employment market.

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, Thailand, Vietnam, Indonesia and India where there is still insufficient good quality housing to satisfy the home ownership needs of their growing middle-class populations.

Advance estimates show that Singapore real GDP rose by 1.2% on a quarter-on-quarter seasonally adjusted annualised basis, easing from the 12.5% expansion in the preceding quarter. However, the prospects of the Singapore economy remain positive, and demand in the residential and office sectors looks healthy. Both sectors are in an early phase of recovery.

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 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 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.

The Company will continue to monitor all major risks affecting the Group under its Enterprise Risk Management Committee, and take the necessary actions to mitigate or eliminate them.

12. DIVIDENDS

(a) Current financial period reported on

None.

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

(b) Corresponding period of the immediately preceding financial year

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

(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 2006.

For the year ended 31 December 2005, Directors have recommended a final one-tier dividend of 5 cents per share for approval by shareholders at the Annual General Meeting to be held on 28 April 2006. If approved, the final dividend will be payable on 23 May 2006.

14. SEGMENTAL ANALYSIS

1Q2006 vs 1Q2005

By Business Segment

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	First Quarter 2006 $'000	First Quarter 2005 $'000	First Quarter 2006 $'000	First Quarter 2005 $'000	First Quarter 2006 $'000	First Quarter 2005 $'000
Property trading	84,250	67,048	31,186	36,278	19,487	30,009
Property investment	21,434	16,272	12,894	10,443	9,599	6,090
Others	13,273	11,149	2,105	(1,001)	7,257	148
Before exceptional items	118,957	94,469	46,185	45,720	36,343	36,247
Exceptional items	-	-	-	-	-	-
After exceptional items	118,957	94,469	46,185	45,720	36,343	36,247

By Geographical Location

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	First Quarter 2006 $'000	First Quarter 2005 $'000	First Quarter 2006 $'000	First Quarter 2005 $'000	First Quarter 2006 $'000	First Quarter 2005 $'000
Singapore	34,809	27,146	19,688	20,210	17,210	19,273
Other countries	84,148	67,323	26,497	25,510	19,133	16,974
Before exceptional items	118,957	94,469	46,185	45,720	36,343	36,247
Exceptional items	-	-	-	-	-	-
After exceptional items	118,957	94,469	46,185	45,720	36,343	36,247

1Q2006 vs 4Q2005

By Business Segment

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	First Quarter 2006 $'000	Fourth Quarter 2005 $'000	First Quarter 2006 $'000	Fourth Quarter 2005 $'000	First Quarter 2006 $'000	Fourth Quarter 2005 $'000
Property trading	84,250	149,124	31,186	43,158	19,487	31,635
Property investment	21,434	20,026	12,894	6,788	9,599	11,606
Others	13,273	15,682	2,105	8,405	7,257	11,111
Before exceptional items	118,957	184,832	46,185	58,351	36,343	54,352
Exceptional items	-	-	-	-	-	1,188
After exceptional items	118,957	184,832	46,185	58,351	36,343	55,540

By Geographical Location

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	First Quarter 2006 $'000	Fourth Quarter 2005 $'000	First Quarter 2006 $'000	Fourth Quarter 2005 $'000	First Quarter 2006 $'000	Fourth Quarter 2005 $'000
Singapore	34,809	66,925	19,688	16,020	17,210	19,953
Other countries	84,148	117,907	26,497	42,331	19,133	34,399
Before exceptional items	118,957	184,832	46,185	58,351	36,343	54,352
Exceptional items	-	-	-	-	-	1,188
After exceptional items	118,957	184,832	46,185	58,351	36,343	55,540

15. REVIEW OF SEGMENTAL PERFORMANCE

1Q2006 vs 1Q2005

By Business Segment

Property Trading
Turnover was higher compared with that for 1Q2005 due largely to increased contributions from Park Infinia at Wee Nam and The Linc in Singapore, The Seasons and The Waterfront in China, Villa Riviera in Vietnam, BG Junction in Indonesia and Elita Promenade in India. Partly offsetting this increase were lower revenues from 8 Park Avenue in China and Villa Arcadia at Srinakarin, Bangkok. In addition, the sale of a residual site in Sydney was completed in 1Q2005 .

Attributable profit was 35% lower compared with that for 1Q2005 due mainly to lower contributions from 8 Park Avenue. Adjustments for cost provisions no longer required were also made in 1Q2005 for completed Singapore projects (Butterworth 8, Amaranda Gardens and The Edgewater). However, the decrease was partly offset by a write-back of provision for The Avenue Park project in 1Q 2006 and a higher contribution from The Seasons and The Waterfront in China and Elita Promenade in India.

Property Investment
Turnover and attributable profit were 32% and 58% higher respectively for 1Q2006 due mainly to the consolidation of Bugis Junction Towers following its acquisition in October last year. This building has been earmarked for sale to K-REIT Asia.

Others
Attributable profit increased by $7.1 million. This was due mainly to a group tax relief of $1.3 million. Losses for the Group's hotels and resorts were lower in 1Q2006.

By Geographical Location

Profits from overseas contributed 53% of Group's attributable profit.

1Q2006 vs 4Q2005

By Business Segment

Property Trading
Turnover was 44% lower compared with the previous quarter's on account of less revenues from 8 Park Avenue, The Seasons and The Waterfront in China and Park Infina at Wee Nam, The Belverdere and The Urbana in Singapore. There was also no sale for Cluny Hill land plots (versus one in the last quarter of 2005). This was, however, partly offset by higher revenues from BG Junction in Indonesia, Villa Riviera in Vietnam and Elita Promenade in India.

Attributable profit decreased by 38% as a result of lower turnover.

Property Investment
Turnover increased by 7% for 1Q2006 on account of Bugis Junction Towers becoming a wholly-owned property following its acquisition in October last year. Attributable profit was 17% lower for 1Q2006. This was due mainly to a write-back of deferred tax provision for properties in Singapore in 4Q2005.

Others
The Group's hotels and resorts incurred lower losses for this quarter.

In 4Q2005, the Group's reported an exceptional gain of $1.2 million as a result of the sale of Parco Bugis Junction to CapitaMall Trust and Bugis Junction Towers to the Company, net of provision for impairment in value of Group's hotel properties.

By Geographical Location

Profits from overseas contributed 53% of Group attributable profit before exceptional items as compared with 63% in 4Q2005. The decrease was due to lower contributions from the 8 Park Avenue, The Seasons and The Waterfront in China.

16. BREAKDOWN OF SALES

	GROUP		
	2006 $'000	2005 $'000	**+ / (-)%**
Sales reported for first quarter	118,957	94,469	25.9
Operating profit after tax before deducting minority interests reported for first quarter	41,477	39,124	6.0

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 2006 $'000	First Quarter 2005 $'000	First Quarter 2006 $'000	First Quarter 2005 $'000
Property transactions -				
Keppel Corporation Limited Group :				
Project development and management fees	-	-	373	586
Property management fees	-	-	55	204
Marketing commission	-	-	226	562
			654	1,352
Other services and products -				
Keppel Corporation Limited Group :				
Treasury – interest income	-	-	1,206	568
Treasury – interest expense	-	-	(12,707)	(7,002)
Management fees paid	-	-	(630)	(685)
	-	-		

18. TOTAL ANNUAL DIVIDEND

Total annual dividend amounted to

Type of dividend	**2006 ($'000)**	2005 ($'000)
Ordinary	**-**	35,758
Preference	**-**	-
Total	**-**	35,758

BY ORDER OF THE BOARD

CHOO CHIN TECK / YEO KAH TIANG
Joint Company Secretaries
26 April 2006

Appendix

KEPPEL LAND'S SEGMENTAL RESULTS – QUARTERLY BREAKDOWN

By Business Segment ($m)

	FY 04	1Q 05	2Q 05	1H 05	3Q 05	4Q 05	FY 05	1Q 06
TURNOVER								
Property								
Investment	71.2	16.3	16.3	32.6	16.7	20.0	69.3	21.4
Trading	361.1	67.1	115.9	183.0	133.0	149.1	465.1	84.3
Others	43.8	11.1	12.0	23.1	13.2	15.7	52.0	13.3
Total	476.1	94.5	144.2	238.7	162.9	184.8	586.4	119.0
EBITDA								
Property								
Investment	39.7	8.7	10.2	18.9	10.5	5.2	34.6	12.6
Trading	81.9	39.3	28.9	68.2	25.4	33.7	127.3	29.6
Others	3.0	(3.3)	1.0	(2.3)	(2.9)	7.2	2.0	(1.1)
Total	124.6	44.7	40.1	84.8	33.0	46.1	163.9	41.1
OPERATING PROFIT								
Property								
Investment	39.7	8.7	10.2	18.9	10.5	5.2	34.6	12.5
Trading	81.9	39.3	28.9	68.2	25.4	33.7	127.3	29.4
Others	(10.5)	(6.4)	(2.2)	(8.6)	(6.0)	(0.7)	(15.3)	(3.5)
Total	111.1	41.6	36.9	78.5	29.9	38.2	146.6	38.4
PRE-TAX PROFIT (before EI)								
Property								
Investment	42.5	10.4	10.6	21.0	13.8	6.8	41.6	12.9
Trading	105.6	36.3	33.1	69.4	32.0	43.2	144.6	31.2
Others	(8.1)	(1.0)	(5.2)	(6.2)	(5.0)	8.4	(2.8)	2.1
Total	140.0	45.7	38.5	84.2	40.8	58.4	183.4	46.2
ATTRIBUTABLE PROFIT								
Property								
Investment	32.4	6.1	8.8	14.9	13.1	11.6	39.6	9.6
Trading	97.2	30.0	25.9	55.9	24.5	31.6	112.0	19.5
Others	3.1	0.1	(3.9)	(3.8)	(4.4)	11.1	2.9	7.2
Exceptional Items	0.0	0.0	0.0	0.0	0.0	1.2	1.2	-
Total	132.7	36.2	30.8	67.0	33.2	55.5	155.7	36.3

By Geographical Location ($m)

	FY 04	1Q 05	2Q 05	1H 05	3Q 05	4Q 05	FY 05	1Q 06
TURNOVER								
Singapore	245.8	27.2	32.6	59.8	80.6	66.9	207.3	34.8
Other Countries	230.3	67.3	111.6	178.9	82.3	117.9	379.1	84.2
Total	476.1	94.5	144.2	238.7	162.9	184.8	586.4	119.0
EBITDA								
Singapore	45.9	14.4	7.9	22.3	9.2	5.2	36.7	16.4
Other Countries	78.7	30.3	32.2	62.5	23.8	40.9	127.2	24.7
Total	124.6	44.7	40.1	84.8	33.0	46.1	163.9	41.1
OPERATING PROFIT								
Singapore	45.8	14.4	7.9	22.3	9.3	5.2	36.8	16.1
Other Countries	65.2	27.2	29.0	56.2	20.6	33.0	109.8	22.3
Total	111.0	41.6	36.9	78.5	29.9	38.2	146.6	38.4
PRE-TAX PROFIT (before EI)								
Singapore	60.3	20.2	7.6	27.8	17.4	16.0	61.2	19.7
Other Countries	79.7	25.5	30.9	56.4	23.4	42.4	122.2	26.5
Total	140.0	45.7	38.5	84.2	40.8	58.4	183.4	46.2
ATTRIBUTABLE PROFIT								
Singapore	75.3	19.2	9.4	28.6	14.7	20.0	63.3	17.2
Other Countries	57.4	17.0	21.4	38.4	18.5	34.3	91.2	19.1
Exceptional Items	0.0	0.0	0.0	0.0	0.0	1.2	1.2	-
Total	132.7	36.2	30.8	67.0	33.2	55.5	155.7	36.3