

PROFORMA FINANCIAL STATEMENT**UNAUDITED RESULTS FOR THE YEAR ENDED 31 DECEMBER 2006****TABLE OF CONTENTS**

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1 UNAUDITED RESULTS FOR THE YEAR ENDED 31 DECEMBER 2006

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

1 (a) GROUP PROFIT AND LOSS ACCOUNT for the Year Ended 31 December 2006

	Fourth Quarter Ended 31.12.06	Fourth Quarter Ended 31.12.05	+ / (-) %	Year Ended 31.12.06	Year Ended 31.12.05	+ / (-) %
	\$'000	\$'000		\$'000	\$'000	
SALES	341,901	184,832	85.0	948,018	586,391	61.7
Cost of sales	(273,484)	(133,641)	104.6	(711,401)	(405,509)	75.4
GROSS PROFIT	68,417	51,191	33.7	236,617	180,882	30.8
Distribution costs	(646)	(1,070)	(39.6)	(4,113)	(3,561)	15.5
Administrative and other expenses (Note 1)	(21,222)	(11,880)	78.6	(67,177)	(30,719)	118.7
Other income (Note 2)	-	-	-	38,755	-	nm
OPERATING PROFIT	46,549	38,241	21.7	204,082	146,602	39.2
Interest and investment income	14,467	13,164	9.9	56,713	34,016	66.7
Finance costs (Note 3)	(18,585)	(6,161)	201.7	(70,418)	(25,397)	177.3
Share of results of associated companies	14,729	13,107	12.4	27,606	28,228	(2.2)
Gains from enbloc property sales, less impairment provision (Note 4)	45,425	1,188	3,723.7	45,425	1,188	3,723.7
PROFIT BEFORE TAXATION	102,585	59,539	72.3	263,408	184,637	42.7
Taxation	(20,318)	(5,850)	247.3	(46,152)	(35,562)	29.8
PROFIT AFTER TAXATION	82,267	53,689	53.2	217,256	149,075	45.7
Attributable to:						
Shareholders of the Company	81,222	55,540	46.2	200,310	155,709	28.6
Minority interests	1,045	(1,851)	nm	16,946	(6,634)	nm
	82,267	53,689	53.2	217,256	149,075	45.7
Basic earnings per share (cents)	11.3	7.8		27.9	21.8	
Diluted earnings per share (cents)	11.3	7.8		27.9	21.8	
Operating profit margin	13.6%	20.7%		21.5%	25.0%	
Return on equity	3.9%	3.5%		12.8%	9.5%	
Profit before taxation is arrived at after charging / (crediting) the following:						
Write-back of provision for properties held for sale	(16,915)	(6,801)		(47,475)	(17,161)	
Depreciation	3,163	7,873		11,226	17,320	
Cost of share-based payments	752	183		1,542	633	
Foreign exchange (gain) / loss	(245)	(1,225)		612	(2,138)	
Provision/(write-back) of doubtful debts	4,550	4,271		7,281	(3,099)	
Fair value loss/(gain) from revaluation of interest rate hedging instruments	2,296	(7,055)		2,403	(9,464)	
Employee emoluments	17,497	13,387		58,914	45,330	

Notes

1. The increase in administrative and other expenses is due largely to the consolidation of Evergro Properties Limited ("Evergro") (formerly known as Dragon Land Limited) as a subsidiary in 2006, and an increase in staff costs and business development costs. Evergro became a subsidiary on 25 November 2005.
2. Other income for the current year consists of the profit from the sale of the Company's stake in Singapore Suzhou Industrial Holdings Pte Ltd (\$9.5 million), and the profit from the sale of a subsidiary of Evergro (owner of 133-ha of land in Tianjin) of \$29.2 million in which the Group's share of the profit after tax and minority interests is about \$12.4 million.
3. Finance costs are higher due mainly to funding for the Group's interest in Marina Bay Financial Centre, a fair value loss instead of a gain from the revaluation of the Company's interest rate hedging instrument, and an increase in interest rates.
4. Enbloc property sales and impairment provision consist of:

	Fourth Quarter Ended 31.12.06	Fourth Quarter Ended 31.12.05	Year Ended 31.12.06	Year Ended 31.12.05
	\$ '000	\$ '000	\$ '000	\$ '000
Share of associated company's net gain on sale of investment property and subsidiary company with interest in Bugis Junction	57,689	37,791	57,689	37,791
Profit from the sale of Company's interest in an associated company holding a 30% stake in Ocean Towers, Shanghai	27,076	-	27,076	-
Provision for diminution in value of investment in associated companies with hotel interests in Indonesia and Singapore	(5,041)	(14,870)	(5,041)	(14,870)
Provision for diminution in value of Group's hotels in Myanmar	(32,199)	(21,733)	(32,199)	(21,733)
Provision for diminution in value of Evergro's investment property	(2,100)	-	(2,100)	-
	45,425	1,188	45,425	1,188
Add:				
Minority shareholder's share of provision for diminution in value of Evergro's investment property	601	-	601	-
Group's net share	<u>46,026</u>	<u>1,188</u>	<u>46,026</u>	<u>1,188</u>

nm – not meaningful

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

	Group		Company	
	31.12.06	31.12.05	31.12.06	31.12.05
	\$'000	\$'000	\$'000	\$'000
SHARE CAPITAL	1,183,413	357,576	1,183,413	357,576
RESERVES	407,521	1,321,356	407,521	1,321,356
SHARE CAPITAL AND RESERVES	1,590,934	1,678,932	1,590,934	1,678,932
MINORITY INTERESTS	310,018	280,577	-	-
TOTAL EQUITY	1,900,952	1,959,509	1,590,934	1,678,932
LONG-TERM BORROWINGS	2,111,107	2,625,273	1,482,108	1,710,612
	4,012,059	4,584,782	3,073,042	3,389,544
Represented by:				
FIXED ASSETS	205,137	253,187	62	68
INVESTMENT PROPERTIES	1,199,722	1,655,370	-	-
PROPERTIES HELD FOR DEVELOPMENT INVESTMENTS	183,327	213,801	-	-
Subsidiary companies	-	-	3,166,879	3,402,836
Associated companies	1,462,089	1,209,749	194,814	150,351
Other investments	35,241	26,953	3,313	2,819
	1,497,330	1,236,702	3,365,006	3,556,006
CURRENT ASSETS				
Properties held for sale	1,352,915	1,379,511	-	-
Stocks	3,437	3,644	-	-
Debtors	159,358	140,180	1,568	2,316
Amounts owing by holding and related companies	13,720	20,209	-	279
Fixed deposits, bank balances and cash	580,951	597,677	2,114	1,295
	2,110,381	2,141,221	3,682	3,890
Less:				
CURRENT LIABILITIES				
Creditors	623,403	602,492	14,422	13,782
Net tax provision	86,378	58,739	1,458	882
Short-term borrowings	439,619	206,923	267,290	151,160
Amount owing to holding and related companies	-	-	867	-
	1,149,400	868,154	284,037	165,824
NET CURRENT ASSETS / (LIABILITIES)	960,981	1,273,067	(280,355)	(161,934)
DEFERRED TAXATION	(34,438)	(47,345)	(11,671)	(4,596)
	4,012,059	4,584,782	3,073,042	3,389,544
Group net debt	1,969,775	2,234,519		
Group net debt/equity ratio	1.04 times	1.14 times		
Net tangible assets per share (\$)	2.21	2.35		

Review of Financial Position

The Group's net tangible asset per share was reduced to \$2.21 from \$2.35 as at 31 December 2005, and the Company's net tangible assets were reduced from \$1.68 billion as at 2005 to \$1.59 billion as at 2006. Both reductions were due mainly to the establishment of K-REIT Asia through a distribution *in specie* which was completed in April 2006. The Group's net debt decreased by 12% from \$2.2 billion as at end-2005 to \$2 billion as at end-2006. As a result, net debt/equity ratio improved from 1.14 as at end-2005 to 1.04 as at 31 December 2006.

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

As at 31.12.06		As at 31.12.05	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
9,175	430,444	38,177	168,746

Amount Repayable after One Year

As at 31.12.06		As at 31.12.05	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
267,517	1,843,590	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 the convertible bond issue of \$300 million, and banks either on a bilateral or syndicated basis.

Interest rate caps and interest rate swaps have been used to hedge the Group's exposure to interest rate risk. As at end-2006 and on a hedged basis, 52% of the Group's borrowings are fixed. For the year ended 31 December 2006, the Group's cost of funds was 3.3%.

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 \$444.8 million (31.12.05: \$306 million).

**1(c) CONSOLIDATED CASH FLOW STATEMENT
for the Year Ended 31 December 2006**

	Fourth Quarter Ended 31.12.06	Fourth Quarter Ended 31.12.05	Year Ended 31.12.06	Year Ended 31.12.05
	\$'000	\$'000	\$'000	\$'000
Cash flow from operating activities				
Operating profit before interest and taxation	46,549	38,241	204,082	146,602
Adjustments for:				
Depreciation of fixed assets	3,163	7,873	11,226	17,320
Write-back of provision for properties held for sale	(16,915)	(6,801)	(47,475)	(17,161)
Provision/(write-back) of provision for doubtful debts	4,550	4,271	7,281	(3,099)
Share-based payment expenses	752	183	1,542	633
Operating income before reinvestment in working capital	38,099	43,767	176,656	144,295
Decrease/(increase) in debtors	(24,637)	53,969	(37,610)	12,346
Increase in work-in-progress and stocks	(36,705)	(20,625)	(94,164)	(82,565)
Development expenditures	(178,377)	(211,701)	(495,125)	(656,367)
Proceeds from progress billings	171,911	161,050	567,099	552,875
Increase in creditors	67,300	11,526	51,104	5,273
Cash from/(used in) operations	37,591	37,986	167,960	(24,143)
Interest received and investment income	14,467	13,164	56,713	34,016
Interest paid	(18,585)	(6,161)	(70,418)	(25,397)
Income taxes paid	(4,275)	(5,115)	(16,154)	(9,879)
Net cash from/(used in) operating activities	29,198	39,874	138,101	(25,403)
Cash flow from investing activities				
Purchase of fixed assets and improvement in investment properties	(3,569)	(2,111)	(29,765)	(4,549)
Divestment of office buildings	-	-	190,571	-
Repayment of loan by/(investment in) investee companies	6,781	(2,847)	2,041	(12,646)
Additional investment in subsidiary company	(13,683)	(139,517)	(28,602)	(139,517)
Divestment of/(additional investment in) associated companies	40,624	(2,813)	67,292	(18,780)
Proceeds from sale of fixed assets	31	902	1,438	903
Net cash from/(used in) investing activities	30,184	(146,386)	202,975	(174,589)
Cash flow from financing activities				
Proceeds from issuance of share capital by Company	526	877	7,043	5,644
Loan repayments less proceeds from convertible bond issue	(210,673)	408,584	(345,869)	645,550
Advances from/(to) minority shareholders of certain subsidiaries	(9,648)	26,016	5,983	47,822
Loans from/(to) related and associated companies, less dividends received	60,365	(207,104)	25,347	(295,199)
Dividends paid to shareholders	-	-	(35,962)	(28,543)
Contributions from/(acquisition), less dividends to minority shareholders of subsidiary companies	6,093	(9,035)	4,502	15,149
Net cash from/(used in) financing activities	(153,337)	219,338	(338,956)	390,423
Net increase/(decrease) in cash and cash equivalents	(93,955)	112,826	2,120	190,431
Cash and cash equivalents at beginning of period	678,323	483,554	597,677	392,924
Exchange adjustments	(3,417)	1,297	(18,846)	14,322
Cash and cash equivalents at end of period	580,951	597,677	580,951	597,677

**1(c) CONSOLIDATED CASH FLOW STATEMENT
for the Year Ended 31 December 2006**

	Fourth Quarter Ended 31.12.06	Fourth Quarter Ended 31.12.05	Year Ended 31.12.06	Year Ended 31.12.05
	\$'000	\$'000	\$'000	\$'000
Represented by:				
Cash and cash equivalents				
Fixed deposits, bank balances and cash	548,186	453,500	548,186	453,500
Deposits with related companies	32,765	144,177	32,765	144,177
	<u>580,951</u>	<u>597,677</u>	<u>580,951</u>	<u>597,677</u>

The acquisition and disposal of shares in subsidiary companies have been shown as separate items, and their effect on the individual assets and liabilities of the Group is not reflected in the above statement. During the year, the net assets of a subsidiary company acquired were as follows:

	2006 \$'000	2005 \$'000
Net assets acquired:		
Fixed assets and investment properties	220,158	168,774
Development property	-	20,561
Investments	-	15,269
Properties held for sale	-	52,175
Net creditors	(34,861)	(14,121)
Net bank balances	4,906	23,994
Short and long-term loans	(214,369)	(9,648)
Taxation	-	(29,161)
Minority interests	8,548	(41,092)
Amount previously accounted for as an associated company	8,546	(23,240)
Settlement of shareholder's advance	24,938	-
	<u>17,866</u>	<u>163,511</u>
Less: Bank balances acquired	<u>(4,906)</u>	<u>(23,994)</u>
Net cash outflow on acquisition of subsidiaries	<u>12,960</u>	<u>139,517</u>

Review of Cash Flows for 4Q2006**(i) Net Cash from Operating Activities**

The Group's net cash from operating activities was \$29.2 million compared with \$39.9 million in the corresponding quarter last year. This was due mainly to higher interest expense.

(ii) Net Cash from Investing Activities

The Group's net cash from investing activities was \$30.2 million compared with \$146.4 million used in investing activities in the corresponding quarter last year. This was due mainly to proceeds from divestment of associated companies of \$40.6 million offset by lower additional investment in a subsidiary company of \$13.7 million compared with \$139.5 million in the corresponding quarter.

(iii) Net Cash from Financing Activities

The Group's net cash used in financing activities was \$153.3 million compared with a net cash of \$219.3 million generated in the corresponding quarter last year. This was due mainly to loan repayments of \$210.7 million (versus loan drawdowns of \$408.6 million), partly offset by dividends received from associated companies of \$60.4 million (versus loans to associated companies of \$207.1 million).

(iv) Overall, the net decrease in cash and cash equivalents was \$94 million compared with \$112.8 million generated in the corresponding quarter last year.

Review of Cash Flows for Year Ended 31 December 2006**(i) Net Cash from Operating Activities**

The Group's net cash from operating activities was \$138.1 million compared with \$25.4 million used in operating activities last year. This was due to higher operating profits (up \$32.4 million) and lower development expenditure (down \$161.3 million). Before development expenditure, the Group generated a net cash of \$633 million from operating activities.

(ii) Net Cash from Investing Activities

The Group's net cash from investing activities was \$203 million compared with \$174.6 million used in investing activities last year. Contributing largely to this were divestment proceeds of \$190.6 million from the sale of four office buildings to K-REIT Asia and \$67.3 million from the divestment of associated companies, offset partly by the purchase of fixed assets and improvements to investment properties of \$29.8 million, and additional investments of \$28.6 million.

(iii) Net Cash used in Financing Activities

The Group's net cash used in financing activities was \$339 million compared with \$390.4 million generated from financing activities last year. Funds were used to repay loans of \$345.9 million, pay dividends of \$36 million to shareholders. Proceeds from issue of share capital and net contributions from minority shareholders and associated companies amounted to \$42.9 million in total. In 2005, funds were mainly from net loan drawdown.

(iv) Overall, the net increase in cash and cash equivalents was \$2.1 million compared to \$190.4 million in 2005.

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

GROUP STATEMENT OF CHANGES IN EQUITY for the Year Ended 31 December 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 surplus/(deficit) on revaluation of investment properties	-	-	2,559	-	-	2,559	(27,186)	(24,627)
Net fair value change on available-for-sale financial assets	-	-	1,466	-	-	1,466	-	1,466
Exchange difference adjustment/arising on consolidation	-	-	-	(19,653)	-	(19,653)	(13,936)	(33,589)
Net gain/(losses) not recognised in profit and loss account	-	-	4,025	(19,653)	-	(15,628)	(41,122)	(56,750)
Net profit for the year	-	-	-	-	200,310	200,310	16,946	217,256
Total recognised gains/(losses) for the year	-	-	4,025	(19,653)	200,310	184,682	(24,176)	160,506
Issue of shares under the Keppel Land Share Option Scheme	6,076	967	-	-	-	7,043	-	7,043
Transfer of share premium reserve to share capital account (See Note 1 on next page)	819,761	(819,761)	-	-	-	-	-	-
Net revaluation surplus realised and transferred to profit and loss account	-	-	(13,040)	-	-	(13,040)	-	(13,040)
Net exchange gain realised and transferred to profit and loss account	-	-	-	(1,286)	-	(1,286)	-	(1,286)
Cost of share-based payments	-	-	1,542	-	-	1,542	-	1,542
Dividend paid	-	-	-	-	(35,962)	(35,962)	(6,550)	(42,512)
Distribution <i>in specie</i>	-	-	-	-	(262,894)	(262,894)	-	(262,894)
Reclassification (See Note 2 on next page)	-	-	(25,564)	-	25,564	-	-	-
Capital contribution	-	-	-	-	-	-	11,052	11,052
Issue of convertible bonds – equity component	-	-	31,917	-	-	31,917	-	31,917
Set-off against advances from a minority shareholder	-	-	-	-	-	-	65,498	65,498
Acquisition of interest from minority shareholders	-	-	-	-	-	-	(14,755)	(14,755)
Minority interest of a non-wholly owned subsidiary disposed	-	-	-	-	-	-	(1,628)	(1,628)
Balance at 31 December 2006	1,183,413	-	310,164	(38,636)	135,993	1,590,934	310,018	1,900,952

* Includes share option reserve

Note 1

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 become part of the Company’s share capital as at that date.

Note 2

This reclassification is in respect of the transfer of four office buildings to K-REIT Asia in connection with the recent distribution *in specie*.

GROUP STATEMENT OF CHANGES IN EQUITY
for the Year Ended 31 December 2005

	Share Capital \$'000	Share Premium \$'000	Property Revaluation and Other Capital Reserves* \$'000	Foreign Currency Translation Account \$'000	Revenue Reserve \$'000	Total \$'000	Minority Interests \$'000	Total Equity \$'000
Balance at 1 January 2005								
As previously reported	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
Net surplus on revaluation of investment properties and other assets	-	-	13,490	-	-	13,490	5,016	18,506
Net fair value change on available-for-sale financial assets	-	-	(1,154)	-	-	(1,154)	7	(1,147)
Transfer from retained profit to capital redemption reserves	-	-	12	-	(12)	-	-	-
Exchange difference adjustment/arising on consolidation	-	-	-	10,953	-	10,953	1,175	12,128
Net gains/(loss) not recognised in profit and loss account	-	-	12,348	10,953	(12)	23,289	6,198	29,487
Net profit/(loss) for the year	-	-	-	-	155,709	155,709	(6,634)	149,075
Total recognised gains/(loss) for the year	-	-	12,348	10,953	155,697	178,998	(436)	178,562
Issue of shares under the Keppel Land Share Option Scheme	1,601	4,043	-	-	-	5,644	-	5,644
Net revaluation surplus realised and transferred to profit and loss account	-	-	(68,616)	-	-	(68,616)	-	(68,616)
Cost of share-based payments	-	-	633	-	-	633	-	633
Dividend paid	-	-	-	-	(28,543)	(28,543)	(12,793)	(41,336)
Capital contribution	-	-	-	-	-	-	29,685	29,685
Acquisition of interest from minority shareholders	-	-	-	-	-	-	(2,598)	(2,598)
Minority interests of a non-wholly owned subsidiary acquired	-	-	-	-	-	-	41,092	41,092
Balance at 31 December 2005	357,576	818,794	311,284	(17,697)	208,975	1,678,932	280,577	1,959,509

* Includes share option reserve

COMPANY STATEMENT OF CHANGES IN EQUITY
for the Year Ended 31 December 2006

	Share Capital \$'000	Share Premium \$'000	Property Revaluation and Other Capital Reserves* \$'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	-	-	-	(175,809)	(175,809)
Net fair value change for available-for-sale financial assets	-	-	494	-	494
Net gain/(loss) not recognised in profit and loss account	-	-	494	(175,809)	(175,315)
Net profit for the year	-	-	-	345,671	345,671
Total recognised gains for the year	-	-	494	169,862	170,356
Issue of shares under the Keppel Land Share Option Scheme	6,076	967	-	-	7,043
Transfer of share premium reserve to share capital account (see note below)	819,761	(819,761)	-	-	-
Cost of share-based payments	-	-	1,542	-	1,542
Final dividends for the previous year, paid	-	-	-	(35,962)	(35,962)
Distribution <i>in specie</i>	-	-	-	(262,894)	(262,894)
Issue of convertible bonds – equity component	-	-	31,917	-	31,917
Balance at 31 December 2006	1,183,413	-	35,367	372,154	1,590,934

* 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 become part of the Company’s share capital as at that date.

COMPANY STATEMENT OF CHANGES IN EQUITY
for the Year Ended 31 December 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 27 and FRS 28	-	-	-	-	(16,771)	(16,771)
Effect of adopting FRS 102	-	-	781	-	-	781
As restated	355,975	814,751	781	-	419,309	1,590,816
Adjustment in value of subsidiary and associated companies	-	-	-	-	39,614	39,614
Net gain not recognised in profit and loss account	-	-	-	-	39,614	39,614
Net profit for the year **	-	-	-	-	66,275	66,275
Total recognised gain for the year	-	-	-	-	105,889	105,889
Issue of shares under the Keppel Land Share Option Scheme	1,601	4,043	-	-	-	5,644
Cost of share-based payments	-	-	633	-	-	633
Net revaluation surplus realised to profit and loss account	-	-	-	-	4,493	4,493
Final dividend for the previous year, paid	-	-	-	-	(28,543)	(28,543)
Balance at 31 December 2005	357,576	818,794	1,414	-	501,148	1,678,932

* Includes share option reserve

** Adjusted for effect of adopting FRS 21

1(d)(ii) SHARE CAPITAL

During the year ended 31 December 2006, the Company issued 4,080,500 ordinary shares upon the exercise of options granted under the Keppel Land Share Option Scheme to executive employees. The share capital of the Company as at 31 December 2006 comprised 719,233,581 ordinary shares.

As at 31 December 2006, there were unexercised options for 3,839,500 (31.12.05: 6,841,000) of unissued ordinary shares under the Keppel Land Share Option Scheme and convertible bonds amounting to \$300 million which are convertible into 45,801,526 shares at the conversion price of \$6.55 per share.

2. AUDIT

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

3. AUDITORS' REPORT

Not applicable.

4. ACCOUNTING POLICIES

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those for the audited financial statements 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		
	Year Ended 31.12.06	Year Ended 31.12.05	+/(-)%
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	27.9 cents	21.8 cents	28.0
- Weighted average number of shares ('000)	717,624	713,456	0.6
(ii) On a fully diluted basis	27.9 cents	21.8 cents	28.0
- Adjusted weighted average number of shares ('000)	722,660	715,750	1.0

7. NET ASSET VALUE

	GROUP		COMPANY	
	31.12.06	31.12.05	31.12.06	31.12.05
Net asset value per share based on issued share capital at the end of the period (\$)	2.21	2.35	2.21	2.35

8. REVIEW OF GROUP PERFORMANCE**4Q2006 vs 4Q2005**

Group turnover was \$341.9 million compared with \$184.8 million for the corresponding quarter last year. The increase was due to a better performance from the Group's current trading projects in Singapore and overseas, viz Park Infinia at Wee Nam, The Belvedere, Urbana, The Seasons in China, Elita Promenade in India and Villa Riviera in Vietnam. Another villa project in Shanghai, China also called Villa Riviera was launched in 4Q2006. The increase was, however, partly offset by lower revenues from 8 Park Avenue. There was also no sale of Cluny Hill land plot in this quarter as compared with one plot sold for the corresponding quarter last year.

Rental income from the Group's investment properties was lower than that for 4Q2005 due mainly to the divestment of four buildings (Bugis Junction Towers, Prudential Tower, Keppel Towers and GE Tower) to K-REIT Asia in April 2006. Revenue from hotels and resorts was slightly higher than that for 4Q2005.

At the pre-tax level before enbloc property sales and impairment provision, Group profit of \$57.2 million was \$1.2 million lower than that for 4Q2005 due mainly to lower contributions from 8 Park Avenue and the absence of sale of a Cluny Hill land plot. In addition, a loss of \$2.3 million arising from the revaluation of the Group's interest rate hedging instruments was taken up in the current quarter as compared with a gain of \$7.1 million in 4Q2005. These were partly offset by contributions from new projects, eg Villa Riviera in Vietnam and China and Elita Promenade in India, and the write back of provisions no longer required for Park Infinia at Wee Nam, Freesia Woods, Urbana and The Belvedere. Profit from associated companies was higher in 4Q2006 compared with that for 4Q2005 while interest costs were higher for 4Q2006 as a result of higher interest rates.

The Group's share of the net profit from the sale of Hotel InterContinental Singapore and Ocean Towers, Shanghai amounted to \$57.7 million and \$27.1 million respectively. Also included in 4Q2006 results are provisions amounting to \$32.2 million and \$5 million respectively for diminution in the value of the Group's hotels in Myanmar and the investment in a hotel associated company. In addition, a provision for impairment in value of Evergro's investment property amounting to \$2.1 million, in which the Group has a share of \$1.5 million, was made in 4Q2006.

After taking into account minority interests' share of profits, Group attributable profit was \$81.2 million. During the quarter, the Group made a higher provision for taxes.

Earnings before enbloc property sales and impairment provision from overseas represented about 75% of the Group's attributable profit compared with 63% in 4Q2005.

Year Ended 31 December 2006 vs Year Ended 31 December 2005

Group turnover was \$948 million compared with \$586.4 million for last year. The higher turnover was due to the Group's new trading projects launched in 2006, eg Elita Promenade in India, Villa Riviera in Vietnam and in China, and the project at Devonshire Road in Singapore. Higher revenues also came from the Group's existing projects, viz Park Infinia at Wee Nam, Freesia Woods, The Belvedere and Urbana in Singapore, The Seasons and The Waterfront in China and BG Junction in Indonesia. The increase was, however, partly offset by lower revenues from 8 Park Avenue and completed project, One Park Avenue.

Rental income from the Group's investment properties was lower than that for last year due largely to the divestment of four buildings (Bugis Junction Towers, Prudential Tower, Keppel Towers and GE Tower) to K-REIT Asia in April 2006. Revenue from hotels and resorts was higher than last year.

At the pre-tax level before enbloc property sales and impairment provision, Group profit of \$218 million was about 19% higher than last year's. This was due mainly to the profit from the sale of Evergro's subsidiary which owned the 133-ha of land in Tianjin, higher contributions from the Group's trading projects in China, and also from the Group's new trading projects in Singapore, China, India and Vietnam. In addition, provisions no longer required for Singapore projects were written back and profit from the divestment of the Company's interest in Singapore Suzhou Industrial Holdings Pte Ltd were recorded for 2006. These were partly offset by lower contributions from 8 Park Avenue and the absence of sale of Cluny Hill land plot in 2006 compared with two plots in 2005. Contributions from associated companies were slightly lower compared with last year while interest costs were higher as a result of higher interest rates.

After accounting for minority interests' share of profits, Group attributable profit was \$200.3 million, higher by 28.6% from \$155.7 million for last year. Group tax expense of \$46.2 million was higher than that for 2005 due to higher profits.

Earnings from overseas represented 64% of the Group's profit before enbloc property sales and impairment provision, up from 59% for last year.

During the year, the Group acquired additional shares in Evergro, increasing its interest from 55.9% to 71.37%. The Group's interest in D.L. Properties Pte Ltd (the owner of Equity Plaza, located in Raffles Place) was also increased from 35.3% to 64.6%. In addition, the Group divested its interests in Hotel InterContinental Singapore, Singapore Suzhou Industrial Holdings Pte Ltd and Ocean Towers in Shanghai.

The Group's net debt decreased by 12% from \$2.2 billion as at end-2005 to \$2 billion as at end-2006. As a result, net debt/equity ratio reduced to 1.04 from 1.14. The reduction in debt was due mainly to the inflow of \$190.6 million from the disposal of the four office buildings to K-REIT Asia and the various enbloc property sales.

9. VARIANCE FROM PROSPECTS STATEMENT

Group profit attributable to shareholders for 2006 was \$200.3 million, including a net gain from enbloc property sales less impairment provision. Excluding this net gain, the Group's profitability in 2006 was maintained at the level achieved in 2005. This is in line with the prospects for 2006 made by the Company in its announcement of results for the year ended 31 December 2005.

10. PROSPECTS**Singapore**

The Ministry of Trade and Industry has estimated Singapore's real GDP growth at a strong 7.7% for 2006 compared with 6.4% for 2005. For 2007, the Singapore government has forecast an economic growth of 4 – 6%.

Buoyed by good economic performance, the Urban Redevelopment Authority's flash estimates showed that residential prices continued to rise by 3.7% in 4Q2006. Home prices rose an estimated 10% in 2006, the fastest rate of growth since 1999. CB Richard Ellis (CBRE) has estimated new home sales of 9,700 units in 2006, higher than the 8,955 new units sold in 2005. Property consultants are generally expecting home prices to increase further in 2007, and the residential market to remain buoyant and active in the year ahead. CBRE has predicted residential prices to increase further by 5 – 8% in 2007, with the luxury segment likely to rise by 10 – 15%.

In December 2006, all 428 units at the Marina Bay Residences were snapped up by local and overseas buyers at record-breaking prices during its preview sales. Similarly, all 175 units of The Sixth Avenue Residences were fully sold within two weeks of launch in the same month. Existing launches such as Caribbean at Keppel Bay, The Belvedere and The Callista also achieved 100% sales status while 98% of the 393 units released at Park Infinia at Wee Nam have been sold. Urbana, The Linc and Freesia Woods have also been substantially sold.

Capitalising on the good demand for premier waterfront residences, the Group intends to launch the second phase of its waterfront precinct called Reflections at Keppel Bay by end March/April 2007. Designed by renowned architect Daniel Libeskind, the iconic development with six glass towers and 11 villa apartment blocks will comprise some 1,129 luxury waterfront apartments. The towers range from 24-storey to 41-storey while the villa blocks range from six storey to eight storey.

2006 was a robust year for the office market with CBRE estimating a total take-up of 2.2 million sf. Strong demand, especially for Grade A office space, continues to push up rental rates. CBRE has estimated average Grade A office rentals hitting \$8.73 psf as at end-2006, up 53% from \$5.70 psf as at end-2005. Jones Lang LaSalle has predicted further rental growth of 25 – 30% in 2007. CBRE's global market rents survey in November 2006 showed that Singapore has moved up the rank to 37th position from 43rd in May as office occupancy cost reached US\$52.19 psf per annum. Still, Singapore remains cost competitive compared with other major Asian cities like Tokyo, Hong Kong, Mumbai, and Seoul.

During the year, Temporary Occupation Permits were obtained for One Raffles Quay in respect of its 29-storey South Tower and 50-storey North Tower in April and October respectively. The Group has also commenced construction of the Marina Bay Financial Centre (Phase One) which is expected to be ready by 2010.

Keppel Land-sponsored K-REIT Asia, which was distributed *in specie* to the Company's shareholders, was listed at end-April 2006. K-REIT Asia has also benefited from a strong office market. The commercial real estate investment trust achieved an annualised distribution per unit of 6.76 cents for the period from 26 April to 31 December 2006, exceeding its forecast of 5.43 cents by 24.5%. K-REIT Asia is actively on the lookout for potential acquisitions to grow its portfolio to a target size of \$2 billion.

Overseas

The Group's overseas residential developments continued to achieve good sales in 2006, riding on sustained demand for quality homes in Asia's growth cities. In total, the Group sold about 2,500 residential units in 2006, mostly in China, India and Vietnam.

As of 23 January 2007, The Seasons in Beijing sold about 97% of the 1,775 units launched while The Waterfront in Chengdu achieved a take-up rate of about 96% for the 1,092 units launched. Of the 1,150 units released under Phase Two of The Botanica in Chengdu, more than 89% has since been sold. Villa Riviera, the Group's villa development in Shanghai, released 40 units in 4Q2006 and has since sold 20 villas at an average price of RMB18,000 psm.

For 2007, the Group will be launching its second Chinese township project in Wuxi, Jiangsu province. The Company believes that housing demand for its townships remains strong, supported by genuine demand from the growing middle class, urbanization and rising homeownership aspirations.

In India, Elita Promenade in Bangalore has released its second phase. About 70% of the 1,223 units launched have been sold as of 23 January 2007.

Over in Vietnam, the 101-unit Villa Riviera at Ho Chi Minh City (HCMC) has been fully sold.

Looking ahead, Asia's housing market outlook remains favourable on the back of robust economic growth and continuing inflow of global funds into Asian real estate. New residential launches in the pipeline for 2007 include a villa development in Tianjin, China; the first phase of Saigon Sports City in HCMC, Vietnam; a condominium project in Kolkata, India and the East Jakarta township in Indonesia. The Group will continue to seek residential and township development opportunities in Asia's promising cities and to further grow its assets under management to boost fee-based income.

Subject to unforeseen circumstances, the Group expects profit growth to continue in 2007.

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

The latest advance estimates of GDP growth released by Ministry of Trade and Industry showed that the Singapore economy rose by 5.9 per cent in 4Q2006 compared with that for the same period of 2005. On a quarter-on-quarter, seasonally adjusted annualised basis, GDP grew by 7.6 per cent in 4Q2006. The Singapore economy is estimated to have grown by 7.7 per cent in real terms for the whole of 2006. As economic prospects remain positive, demand in the Singapore residential and office sectors looks healthy.

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.

In the Group's growing property fund management business, 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 avoid, mitigate or eliminate them.

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

In April 2006, the Company declared and paid *in specie* a distribution of K-REIT Asia units of 36.6 cents net per share in respect of the year ending 31 December 2006.

The dividend comprises:

	<u>Gross Dividend Rate</u>	<u>Income Tax Rate</u>
(i)	36.875 cents per share	20%
(ii)	7.1 cents per share	Tax exempt (One-tier)

Directors are pleased to recommend a final one-tier dividend of 6 cents per share (2005: final one-tier dividend of 5 cents) in respect of the financial year ended 31 December 2006 for approval by shareholders at the next Annual General Meeting to be convened.

Name of Dividend	Final	Special	Total
Dividend type	Cash	-	Cash
Dividend per share (cents)	6 cents	-	6 cents
Tax rate	Nil	-	Nil

(b) Corresponding period of the immediately preceding financial year

Name of Dividend	Final	Special	Total
Dividend type	Cash	-	Cash
Dividend in cents	5 cents	-	5 cents
Par value of shares	\$0.50	-	\$0.50
Tax rate	Nil	-	Nil

(c) DATE PAYABLE

The proposed final dividend, if approved at the Annual General Meeting to be convened, will be paid on 22 May 2007.

(d) BOOKS CLOSURE DATES

Notice is hereby given that the Transfer Books and the Register of Members of the Company will be closed from 9 to 10 May 2007 (both dates inclusive), for the preparation of dividend warrants. Duly completed transfers received by the Company's registrar, KCK Corpserve Pte Ltd (formerly known as Kon Choon Kooi Pte Ltd), 47 Hill Street #06-02, Singapore Chinese Chamber of Commerce & Industry Building, Singapore 179365 up to the close of business at 5.00 p.m. on 8 May 2007 will be registered to determine shareholders' entitlement to the proposed final dividend.

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

Not applicable.

14. **SEGMENTAL ANALYSIS**

4Q2006 vs 4Q2005

By Business Segment

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Fourth Quarter 2006 \$'000	Fourth Quarter 2005 \$'000	Fourth Quarter 2006 \$'000	Fourth Quarter 2005 \$'000	Fourth Quarter 2006 \$'000	Fourth Quarter 2005 \$'000
Property trading	305,135	149,124	55,501	43,158	51,331	31,635
Property investment	15,229	20,026	5,411	6,788	(1,390)	11,606
Others	21,537	15,682	(3,752)	8,405	(14,745)	11,111
Before enbloc property sales and impairment provision	341,901	184,832	57,160	58,351	35,196	54,352
Enbloc property sales and impairment provision	-	-	-	-	46,026	1,188
After enbloc property sales and impairment provision	341,901	184,832	57,160	58,351	81,222	55,540

By Geographical Location

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Fourth Quarter 2006 \$'000	Fourth Quarter 2005 \$'000	Fourth Quarter 2006 \$'000	Fourth Quarter 2005 \$'000	Fourth Quarter 2006 \$'000	Fourth Quarter 2005 \$'000
Singapore	185,527	66,925	12,573	16,020	8,894	19,953
Other countries	156,374	117,907	44,587	42,331	26,302	34,399
Before enbloc property sales and impairment provision	341,901	184,832	57,160	58,351	35,196	54,352
Enbloc property sales and impairment provision	-	-	-	-	46,026	1,188
After enbloc property sales and impairment provision	341,901	184,832	57,160	58,351	81,222	55,540

Year Ended 31 December 2006 vs Year Ended 31 December 2005
By Business Segment

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Year Ended 2006 \$'000	Year Ended 2005 \$'000	Year Ended 2006 \$'000	Year Ended 2005 \$'000	Year Ended 2006 \$'000	Year Ended 2005 \$'000
Property trading	809,751	465,057	207,693	144,572	150,723	111,897
Property investment	67,274	69,368	37,434	41,678	27,552	39,654
Others	70,993	51,966	(27,144)	(2,801)	(23,991)	2,970
Before enbloc property sales and impairment provision	948,018	586,391	217,983	183,449	154,284	154,521
Enbloc property sales and impairment provision	-	-	-	-	46,026	1,188
After enbloc property sales and impairment provision	948,018	586,391	217,983	183,449	200,310	155,709

By Geographical Location

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Year Ended 2006 \$'000	Year Ended 2005 \$'000	Year Ended 2006 \$'000	Year Ended 2005 \$'000	Year Ended 2006 \$'000	Year Ended 2005 \$'000
Singapore	455,612	207,282	57,096	61,252	56,182	63,300
Other countries	492,406	379,109	160,887	122,197	98,102	91,221
Before enbloc property sales and impairment provision	948,018	586,391	217,983	183,449	154,284	154,521
Enbloc property sales and impairment provision	-	-	-	-	46,026	1,188
After enbloc property sales and impairment provision	948,018	586,391	217,983	183,449	200,310	155,709

4Q2006 vs 3Q2006

By Business Segment

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Fourth Quarter 2006 \$'000	Third Quarter 2006 \$'000	Fourth Quarter 2006 \$'000	Third Quarter 2006 \$'000	Fourth Quarter 2006 \$'000	Third Quarter 2006 \$'000
Property trading	305,135	221,462	55,501	39,651	51,331	34,597
Property investment	15,229	14,621	5,411	10,828	(1,390)	14,765
Others	21,537	19,522	(3,752)	(11,157)	(14,745)	(10,895)
Before enbloc property sales and impairment provision	341,901	255,605	57,160	39,322	35,196	38,467
Enbloc property sales and impairment provision	-	-	-	-	46,026	-
After enbloc property sales and impairment provision	341,901	255,605	57,160	39,322	81,222	38,467

By Geographical Location

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Fourth Quarter 2006 \$'000	Third Quarter 2006 \$'000	Fourth Quarter 2006 \$'000	Third Quarter 2006 \$'000	Fourth Quarter 2006 \$'000	Third Quarter 2006 \$'000
Singapore	185,527	142,528	12,573	13,108	8,894	19,160
Other countries	156,374	113,077	44,587	26,214	26,302	19,307
Before enbloc property sales and impairment provision	341,901	255,605	57,160	39,322	35,196	38,467
Enbloc property sales and impairment provision	-	-	-	-	46,026	-
After enbloc property sales and impairment provision	341,901	255,605	57,160	39,322	81,222	38,467

15. REVIEW OF SEGMENTAL PERFORMANCE

4Q2006 vs 4Q2005

By Business Segment

Property Trading

Turnover was higher compared with that for 4Q2005 due to higher revenue streams from The Belvedere, Urbana and Park Infinia at Wee Nam in Singapore, The Seasons in China, Elita Promenade in India, and Villa Riviera in Vietnam and the newly launched Villa Riviera in Qingpu, Shanghai. However, the increase was partly offset by lower revenue from 8 Park Avenue in China and absence of sale of a Cluny Hill land plot in 4Q2006 compared with one plot in 4Q2005.

Attributable profit was higher compared with that for 4Q2005 due mainly to a higher overall contribution from existing and new residential projects in Singapore and overseas.

Property Investment

Turnover was \$4.8 million lower than that of 4Q2005 as a result of the sale of four office buildings to K-REIT Asia. However, the reduction in turnover was partly offset by higher rental incomes from other investment buildings.

The sales of Hotel InterContinental Singapore and Ocean Towers in Shanghai were completed in 4Q2006, profit attributable to the Group's amounted to \$57.7 million and \$27.1 million respectively.

Others

This segment incurred a loss (before accounting for enbloc property sales and impairment provision) of \$14.7 million for 4Q2006 compared with a profit of \$11.1 million for 4Q2005. This was due largely to a \$2.3 million revaluation loss for the Group's interest rate hedging instruments, and additional tax and doubtful debt provisions. In addition, a loan of \$10 million to Bintan Lagoon Resort was recovered in 4Q2005.

Owing to the continued uncertainty in Myanmar, the Group made a provision of \$32.2 million for impairment in value against its hotels there. Also included is a provision of \$5 million for diminution in value of the Group's hotel associated company in Manado, Indonesia.

By Geographical Location

Profits (before enbloc property sales and impairment provision) from overseas contributed 75% of Group's attributable profit.

Year Ended 31 December 2006 vs Year Ended 31 December 2005

By Business Segment

Property Trading

Turnover was higher compared with that for 2005 due mainly to new revenue streams from the Group's projects in China, India and Vietnam, and the launch of the Devonshire Road Project in Singapore, as well as higher revenues from The Seasons and The Waterfront in China. The increase was, however, partly offset by the absence of sale of Cluny Hill land plots in 2006 compared with two plots in 2005 and lower contributions from 8 Park Avenue and a completed project, One Park Avenue.

Attributable profit was 35% higher compared with that for 2005 due mainly to the profits from the sale of a subsidiary of Evergro (owner of 133-ha of land at Tianjin) and the Company's interest in Singapore Suzhou Industrial Holdings Pte Ltd, and contributions from new overseas residential projects in India and Vietnam as well as the Devonshire Road Project in Singapore.

Property Investment

Turnover was 3% lower as a result of the sale of four office buildings to K-REIT Asia in April 2006. However, the decrease was partly offset by higher rental incomes from Ocean Building, Ocean Towers and Wisma BCA and consolidation of Equity Plaza as a subsidiary in 4Q2006. Attributable profit was lower than that of 2005.

Others

This segment registered a loss of \$24 million compared with a profit of \$3 million 2005. This was due largely to a revaluation loss of \$2.4 million for the Group's interest rate hedging instruments compared with a gain of \$9.5 million for 2005, and higher interest costs. In addition, a loan of \$10 million to Bintan Lagoon Resort was recovered in 4Q2005.

By Geographical Location

Profits (before accounting for enbloc property sales and impairment provision) from overseas contributed 64% of Group's attributable profit. This was higher than that for 2005 due to profits from the sale of Evergro's subsidiary which owned the 133-ha of land in Tianjin, and the Company's interest in Singapore Suzhou Industrial Holdings Pte Ltd, and the Group's current trading projects in China and new projects in India and Vietnam.

4Q2006 vs 3Q2006**By Business Segment****Property Trading**

Turnover was higher compared with that for the previous quarter due largely to higher revenues from Freesia Woods, The Linc, Urbana and The Belvedere in Singapore, Elita Promenade in India, The Seasons in Beijing and newly launched Villa Riviera in Qingpu, Shanghai. The increase was, however, partly offset by lower revenues from the Devonshire Road Project, Park Infinia at Wee Nam and BG Junction.

Attributable profit was \$16.7 million higher than that for 3Q2006 due mainly to higher contributions from 8 Park Avenue and The Seasons in China, Villa Riviera in Vietnam and newly launched project, Villa Riviera in Qingpu, Shanghai. The profit from sale of the Company's interest in Singapore Suzhou Industrial Holdings Pte Ltd was reported in 3Q2006.

Property Investment

Turnover was higher for 4Q2006 as compared with that for 3Q2006 due largely to consolidation of D.L. Properties Pte Ltd (owner of Equity Plaza) as a subsidiary. This segment recorded a loss of \$1.4 million in 4Q2006 compared with a profit of \$14.8 million as a result of provisions for taxes in 4Q2006 and a larger write-back of provision for deferred tax in 3Q2006.

Others

This segment recorded a higher loss as compared with 3Q2006 due mainly to provisions for doubtful debts and taxes, partly offset by a lower revaluation loss for the Group's interest rate hedging instruments.

By Geographical Location

Profits before enbloc property sales and impairment provisions from overseas contributed 75% of Group attributable profit as compared with 50% in 3Q2006.

16. BREAKDOWN OF SALES AND OPERATING PROFIT

	GROUP		
	2006 \$'000	2005 \$'000	+ / (-)%
Sales reported for first half year	350,512	238,614	46.9
Operating profit after tax before deducting minority interests reported for first half year	93,382	70,809	31.9
Sales reported for second half year	597,506	347,777	71.8
Operating profit after tax before deducting minority interests reported for second half year	78,449	77,078	1.8

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.	
	2006 \$'000	2005 \$'000	2006 \$'000	2005 \$'000
(a) Property transactions -				
Keppel Corporation Limited Group :				
Project management fees	-	-	1,266	338
Property management fees	-	-	939	430
Marketing commission	-	-	2,082	2,961
Management and support services	-	-	1,244	1,749
Asset management fees	-	-	2,667	-
Rent expense	-	-	(1,293)	-
	-	-	6,905	5,478
(b) Other services and products -				
Keppel Corporation Limited Group :				
Treasury – interest income	-	-	6,767	3,655
Treasury – interest expense	-	-	(49,924)	(36,538)
Management fees paid	-	-	(3,174)	(2,971)
Other services	-	-	(559)	(788)
Temasek Group :				
Compensation received from Capitaland Retail Management Pte Ltd on termination of Parco Bugis Junction strategy retail mall advisory services agreement	2,161	-	-	-
Management fee paid	(228)	-	-	-
(c) Transactions entered into by the Group with Directors of the Company and Directors of Keppel Corporation Limited -				
Consideration for sale of units in Singapore and overseas residential developments to Directors of the Company and the Directors of Keppel Corporation Limited and their immediate family members	41,265	779	-	-

18. TOTAL ANNUAL DIVIDEND

Total annual dividend amounted to

Type of dividend	2006 (\$'000)	2005 (\$'000)
Ordinary	43,154	35,962
Preference	-	-
Total	43,154	35,962

BY ORDER OF THE BOARDCHOO CHIN TECK / YEO KAH TIANG
Joint Company Secretaries
25 January 2007

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	2Q 06	1H 06	3Q 06	4Q 06	FY 06
TURNOVER													
Property													
Investment	71.2	16.3	16.3	32.6	16.7	20.0	69.3	21.4	16.0	37.4	14.6	15.2	67.2
Trading	361.1	67.1	115.9	183.0	133.0	149.1	465.1	84.3	198.9	283.2	221.5	305.1	809.8
Others	43.8	11.1	12.0	23.1	13.2	15.7	52.0	13.3	16.6	29.9	19.5	21.6	71.0
Total	476.1	94.5	144.2	238.7	162.9	184.8	586.4	119.0	231.5	350.5	255.6	341.9	948.0
EBITDA													
Property													
Investment	39.7	8.7	10.2	18.9	10.5	5.2	34.6	12.6	8.1	20.7	7.3	9.5	37.5
Trading	81.9	39.3	28.9	68.2	25.4	33.7	127.3	29.6	77.9	107.5	37.7	44.9	190.1
Others	3.0	(3.3)	1.0	(2.3)	(2.9)	7.2	2.0	(1.1)	(8.2)	(9.3)	1.7	(4.7)	(12.3)
Total	124.6	44.7	40.1	84.8	33.0	46.1	163.9	41.1	77.8	118.9	46.7	49.7	215.3
OPERATING PROFIT													
Property													
Investment	39.7	8.7	10.2	18.9	10.5	5.2	34.6	12.5	8.0	20.5	7.1	9.3	36.9
Trading	81.9	39.3	28.9	68.2	25.4	33.7	127.3	29.4	77.7	107.1	37.4	44.5	189.0
Others	(10.5)	(6.4)	(2.2)	(8.6)	(6.0)	(0.7)	(15.3)	(3.5)	(10.5)	(14.0)	(0.5)	(7.3)	(21.8)
Total	111.1	41.6	36.9	78.5	29.9	38.2	146.6	38.4	75.2	113.6	44.0	46.5	204.1
PRE-TAX PROFIT *													
Property													
Investment	42.5	10.4	10.6	21.0	13.8	6.8	41.6	12.9	8.3	21.2	10.8	5.4	37.4
Trading	105.6	36.3	33.1	69.4	32.0	43.2	144.6	31.2	81.3	112.5	39.7	55.5	207.7
Others	(8.1)	(1.0)	(5.2)	(6.2)	(5.0)	8.4	(2.8)	2.1	(14.3)	(12.2)	(11.2)	(3.7)	(27.1)
Total	140.0	45.7	38.5	84.2	40.8	58.4	183.4	46.2	75.3	121.5	39.3	57.2	218.0
ATTRIBUTABLE PROFIT													
Property													
Investment	32.4	6.1	8.8	14.9	13.1	11.6	39.6	9.6	4.6	14.2	14.8	(1.4)	27.6
Trading	97.2	30.0	25.9	55.9	24.5	31.6	112.0	19.5	45.3	64.8	34.6	51.3	150.7
Others	3.1	0.1	(3.9)	(3.8)	(4.4)	11.1	2.9	7.2	(5.6)	1.6	(10.9)	(14.7)	(24.0)
Enbloc property sales/ impairment	-	-	-	-	-	1.2	1.2	-	-	-	-	46.0	46.0
Total	132.7	36.2	30.8	67.0	33.2	55.5	155.7	36.3	44.3	80.6	38.5	81.2	200.3

* before enbloc property sales and impairment provision

By Geographical Location (\$m)

	FY 04	1Q 05	2Q 05	1H 05	3Q 05	4Q 05	FY 05	1Q 06	2Q 06	1H 06	3Q 06	4Q 06	FY 06
TURNOVER													
Singapore	245.8	27.2	32.6	59.8	80.6	66.9	207.3	34.8	92.8	127.6	142.5	185.5	455.6
Other Countries	230.3	67.3	111.6	178.9	82.3	117.9	379.1	84.2	138.7	222.9	113.1	156.4	492.4
Total	476.1	94.5	144.2	238.7	162.9	184.8	586.4	119.0	231.5	350.5	255.6	341.9	948.0
EBITDA													
Singapore	45.9	14.4	7.9	22.3	9.2	5.2	36.7	16.4	13.0	29.4	20.5	15.2	65.1
Other Countries	78.7	30.3	32.2	62.5	23.8	40.9	127.2	24.7	64.8	89.5	26.2	34.5	150.2
Total	124.6	44.7	40.1	84.8	33.0	46.1	163.9	41.1	77.8	118.9	46.7	49.7	215.3
OPERATING PROFIT													
Singapore	45.8	14.4	7.9	22.3	9.3	5.2	36.8	16.1	12.7	28.8	20.1	14.9	63.8
Other Countries	65.2	27.2	29.0	56.2	20.6	33.0	109.8	22.3	62.5	84.8	23.9	31.6	140.3
Total	111.0	41.6	36.9	78.5	29.9	38.2	146.6	38.4	75.2	113.6	44.0	46.5	204.1
PRE-TAX PROFIT *													
Singapore	60.3	20.2	7.6	27.8	17.4	16.0	61.2	19.7	11.7	31.4	13.1	12.6	57.1
Other Countries	79.7	25.5	30.9	56.4	23.4	42.4	122.2	26.5	63.6	90.1	26.2	44.6	160.9
Total	140.0	45.7	38.5	84.2	40.8	58.4	183.4	46.2	75.3	121.5	39.3	57.2	218.0
ATTRIBUTABLE PROFIT													
Singapore	75.3	19.2	9.4	28.6	14.7	20.0	63.3	17.2	10.9	28.1	19.2	8.9	56.2
Other Countries	57.4	17.0	21.4	38.4	18.5	34.3	91.2	19.1	33.4	52.5	19.3	26.3	98.1
Enbloc property sales/ impairment	-	-	-	-	-	1.2	1.2	-	-	-	-	46.0	46.0
Total	132.7	36.2	30.8	67.0	33.2	55.5	155.7	36.3	44.3	80.6	38.5	81.2	200.3

* before enbloc property sales and impairment provision