

**PROFORMA FINANCIAL STATEMENT****UNAUDITED RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2005****TABLE OF CONTENTS**

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## 1 UNAUDITED RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2005

The Directors of Keppel Land Limited announce the following unaudited results of the Group for the nine months ended 30 September 2005:

### 1 (a) GROUP PROFIT AND LOSS ACCOUNT for the Nine Months Ended 30 September 2005

	Note	Third Quarter Ended 30.09.05 \$'000	Third Quarter Ended 30.09.04 (Note 3) \$'000	+ / (-) %	Nine Months Ended 30.09.05 \$'000	Nine Months Ended 30.09.04 (Note 3) \$'000	+ / (-) %
<b>SALES</b>		<b>162,945</b>	<b>96,026</b>	69.7	<b>401,559</b>	<b>381,298</b>	5.3
Cost of sales		(121,967)	(59,921)	103.5	(271,868)	(272,511)	(0.2)
<b>GROSS PROFIT</b>		<b>40,978</b>	<b>36,105</b>	13.5	<b>129,691</b>	<b>108,787</b>	19.2
Distribution costs		(677)	(675)	0.3	(2,491)	(1,910)	30.4
Administrative and other expenses	1	(10,487)	(1,919)	446.5	(18,839)	(17,430)	8.1
<b>OPERATING PROFIT</b>		<b>29,814</b>	<b>33,511</b>	(11.0)	<b>108,361</b>	<b>89,447</b>	21.1
Interest and investment income		10,113	4,094	147.0	20,852	11,153	87.0
Finance costs	2	(7,143)	(8,411)	(15.1)	(19,236)	(21,084)	(8.8)
Share of results of associated companies		8,062	12,457	(35.3)	15,121	27,645	(45.3)
<b>PROFIT BEFORE TAXATION</b>		<b>40,846</b>	<b>41,651</b>	(1.9)	<b>125,098</b>	<b>107,161</b>	16.7
Taxation		(16,269)	(8,007)	103.2	(29,712)	(13,292)	123.5
<b>PROFIT AFTER TAXATION</b>		<b>24,577</b>	<b>33,644</b>	(26.9)	<b>95,386</b>	<b>93,869</b>	1.6
Attributable to:							
<b>Shareholders of the Company</b>		<b>33,172</b>	<b>32,410</b>	2.4	<b>100,169</b>	<b>92,316</b>	8.5
Minority interests	4	(8,595)	1,234	nm	(4,783)	1,553	nm
		<b>24,577</b>	<b>33,644</b>	(26.9)	<b>95,386</b>	<b>93,869</b>	1.6
Basic earnings per share (cents)		4.7	4.6		14.1	13.0	
Diluted earnings per share (cents)		4.6	4.6		14.0	13.0	
Operating profit margin		18.3%	34.9%		27.0%	23.5%	
Return on equity		2.0%	2.1%		6.0%	6.0%	

#### Profit attributable to shareholders is arrived at after charging / (crediting) the following:

Depreciation	3,209	2,936	9,447	9,027
Foreign exchange (gain) / loss	(158)	(744)	(913)	2,169
Write-back of provision for properties held for sale	(2,723)	-	(10,360)	(14,527)
Employee emoluments	12,336	10,289	35,445	30,984

#### Notes:

- Includes share option expense of \$127,000 for 3Q2005 and \$450,000 for the nine months ended 30 September 2005 as required under the new FRS 102 (Share-based payment) (3Q2004: \$168,000; nine months ended 30 September 2004: \$406,000), and the write-back of provision for doubtful debts of \$7.4 million for the nine months ended 30 September 2005 (nine months ended 30 September 2004: \$2.2 million).
- Includes fair value gains of \$1.3 million for 3Q2005 and \$2.4 million for the nine months ended 30 September 2005 from revaluation of interest rate hedging instruments as required under the new FRS 39 (Financial instruments: Recognition and measurement).
- Adjusted for effect of adopting FRS 102.
- Includes a one-time back charge of \$8.5 million for interest cost in a non-wholly owned subsidiary in 3Q2005 and in the nine months ended 30 September 2005.

nm – not meaningful

**1(b)(i) BALANCE SHEETS as at 30 September 2005**

	Note	Group		Company	
		30.09.05 \$'000	31.12.04 \$'000	30.09.05 \$'000	31.12.04 \$'000
<b>SHARE CAPITAL</b>		<b>357,352</b>	355,975	<b>357,352</b>	355,975
<b>RESERVES</b>		<b>1,311,521</b>	1,250,831	<b>1,311,521</b>	1,250,831
<b>SHARE CAPITAL AND RESERVES</b>		<b>1,668,873</b>	1,606,806	<b>1,668,873</b>	1,606,806
<b>MINORITY INTERESTS</b>		<b>248,049</b>	225,627	-	-
<b>TOTAL EQUITY</b>		<b>1,916,922</b>	1,832,433	<b>1,668,873</b>	1,606,806
<b>LONG-TERM BORROWINGS</b>		<b>1,997,962</b>	1,828,821	<b>1,487,564</b>	1,177,608
		<b>3,914,884</b>	3,661,254	<b>3,156,437</b>	2,784,414
Represented by:					
<b>FIXED ASSETS</b>		<b>264,252</b>	265,922	<b>69</b>	73
<b>INVESTMENT PROPERTIES</b>		<b>1,490,680</b>	1,490,061	-	-
<b>PROPERTIES HELD FOR DEVELOPMENT INVESTMENTS</b>		<b>191,598</b>	186,437	-	-
Subsidiary companies		-	-	<b>2,978,095</b>	2,585,270
Associated companies		<b>1,014,521</b>	891,466	<b>334,221</b>	297,799
Other investments	4	<b>21,641</b>	16,652	<b>2,819</b>	4,120
		<b>1,036,162</b>	908,118	<b>3,315,135</b>	2,887,189
<b>CURRENT ASSETS</b>					
Properties held for sale		<b>1,256,793</b>	1,123,939	-	-
Stocks		<b>3,248</b>	3,332	-	-
Debtors	4	<b>195,624</b>	181,027	<b>1,374</b>	19,389
Amounts owing by holding and related companies		<b>20,729</b>	24,362	<b>2,115</b>	3,420
Fixed deposits, bank balances and cash		<b>483,554</b>	392,924	<b>2,163</b>	7,485
		<b>1,959,948</b>	1,725,584	<b>5,652</b>	30,294
Less:					
<b>CURRENT LIABILITIES</b>					
Creditors		<b>540,042</b>	531,549	<b>8,164</b>	6,567
Net tax provision		<b>42,449</b>	29,040	<b>882</b>	882
Short-term borrowings		<b>411,762</b>	325,812	<b>150,920</b>	121,240
		<b>994,253</b>	886,401	<b>159,966</b>	128,689
<b>NET CURRENT ASSETS / (LIABILITIES)</b>		<b>965,695</b>	839,183	<b>(154,314)</b>	(98,395)
<b>DEFERRED TAXATION</b>		<b>(33,503)</b>	(28,467)	<b>(4,453)</b>	(4,453)
		<b>3,914,884</b>	3,661,254	<b>3,156,437</b>	2,784,414
Group net debt		<b>1,926,170</b>	1,761,709		
Group net debt/equity ratio		<b>1.00 times</b>	0.96 times		
Net tangible assets per share (\$)		<b>2.34</b>	2.26		

**Note:**

5. Certain comparative figures have been reclassified to conform with this year's presentation.

**Review of Financial Position**

The Group's net tangible assets per share improved to \$2.34 from \$2.26 as at 31 December 2004. Net debt/equity ratio increased to 1.00 from 0.96 at end-December 2004, due to higher borrowings to finance new projects, both locally and regionally, as well as the Group's increased property fund management activities.

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

As at 30.09.05		As at 31.12.04	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
-	411,762	204,572	121,240

**Amount Repayable after One Year**

As at 30.09.05		As at 31.12.04	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
48,069	1,949,893	43,269	1,785,552

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 on a bilateral, club or 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, 51% of the Group's borrowings are fixed. For the nine months ended 30 September 2005, 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 \$255.1 million (2004: \$538.1 million).

**1(c) CONSOLIDATED CASH FLOW STATEMENT  
for the Nine Months Ended 30 September 2005**

	Third Quarter Ended 30.09.05	Third Quarter Ended 30.09.04*	Nine Months Ended 30.09.05	Nine Months Ended 30.09.04*
	\$'000	\$'000	\$'000	\$'000
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>				
Operating profit before interest, taxation and exceptional items	29,814	33,511	108,361	89,447
Adjustments for:				
Depreciation of fixed assets	3,209	2,936	9,447	9,027
Write-back of provision for properties held for sale	(2,723)	-	(10,360)	(14,527)
Provision / (write-back) for doubtful debts	1,267	(19)	(7,370)	(2,225)
Share-based payment expense	127	168	450	406
<b>Operating income before reinvestment in working capital</b>	<b>31,694</b>	<b>36,596</b>	<b>100,528</b>	<b>82,128</b>
Increase in debtors	(6,369)	(21,049)	(35,945)	(18,644)
Increase in work-in-progress and stocks	(20,775)	(16,993)	(61,940)	(50,644)
Development expenditures	(130,056)	(81,800)	(444,666)	(301,702)
Proceeds from progress billings	155,497	52,876	391,825	138,150
Increase / (decrease) in creditors	7,522	6,693	(6,253)	5,818
<b>Cash generated from / (used in) operations</b>	<b>37,513</b>	<b>(23,677)</b>	<b>(56,451)</b>	<b>(144,894)</b>
Income from investment received	-	9	-	250
Interest received	10,413	4,085	21,152	10,903
Interest paid	(10,995)	(8,411)	(21,944)	(21,084)
Income taxes refunded / (paid)	44	(3,929)	(4,764)	(6,483)
<b>NET CASH PROVIDED BY / (USED IN) OPERATING ACTIVITIES</b>	<b>36,975</b>	<b>(31,923)</b>	<b>(62,007)</b>	<b>(161,308)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>				
Purchase of fixed assets and improvement in investment properties	(1,441)	(150)	(2,437)	(409)
Repayment by / (investment in) investee company	-	6,324	(13,069)	26,960
Additional investment in associated companies	(400)	(6,352)	(40,484)	(17,628)
Proceeds from sale of fixed assets	-	-	-	13
<b>NET CASH (USED IN) / PROVIDED BY INVESTING ACTIVITIES</b>	<b>(1,841)</b>	<b>(178)</b>	<b>(55,990)</b>	<b>8,936</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>				
Proceeds from issuance of shares by Company	2,028	1,201	4,767	2,335
Net loan drawdown / (repayment)	31,605	(28,208)	236,966	80,726
Advances from / (to) minority shareholders of certain subsidiaries	(594)	3,508	21,806	1,814
Loans to related and associated companies, less dividends received	(43,107)	(7,368)	(63,578)	(6,860)
Dividends paid to shareholders	-	-	(28,543)	(22,742)
Dividends to, less contributions from minority shareholders of subsidiary companies	5,540	(9,473)	24,184	(11,845)
<b>NET CASH (USED IN) / PROVIDED BY FINANCING ACTIVITIES</b>	<b>(4,528)</b>	<b>(40,340)</b>	<b>195,602</b>	<b>43,428</b>
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>30,606</b>	<b>(72,441)</b>	<b>77,605</b>	<b>(108,944)</b>
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	446,534	460,818	392,924	500,926
EXCHANGE ADJUSTMENTS	6,414	(3,958)	13,025	(7,563)
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>483,554</b>	<b>384,419</b>	<b>483,554</b>	<b>384,419</b>

\*Adjusted for effect of adopting FRS 102

**1(c) CONSOLIDATED CASH FLOW STATEMENT  
for the Nine Months Ended 30 September 2005**

	Third Quarter Ended 30.09.05	Third Quarter Ended 30.09.04*	Nine Months Ended 30.09.05	Nine Months Ended 30.09.04*
	\$'000	\$'000	\$'000	\$'000
<b>REPRESENTED BY:</b>				
<b>CASH AND CASH EQUIVALENTS</b>				
Fixed deposits, bank balances and cash	447,819	337,027	447,819	337,027
Deposits with related companies	35,735	47,392	35,735	47,392
	<u>483,554</u>	<u>384,419</u>	<u>483,554</u>	<u>384,419</u>

**Review of Cash Flows for 3Q2005**

(i) Net Cash Used in Operating Activities

The Group's net cash provided by operating activities was \$37 million compared with \$31.9 million used in operating activities in the corresponding quarter last year. This was due largely to higher progress billings of \$155.5 million on the back of strong take-up rates for several projects in Singapore and China, offset by higher development expenditures of \$130.1 million incurred for new residential projects. Excluding development expenditures, the Group would have generated net cash of \$167 million from operating activities.

(ii) Net Cash from Investing Activities

The Group's net cash used in investing activities was \$1.8 million in 3Q2005 compared with \$0.2 million in 3Q2004 due to some improvement works for investment properties.

(iii) Net Cash Provided by Financing Activities

The Group's net cash used in financing activities was \$4.5 million compared with \$40.3 million in the corresponding quarter last year. Funds were utilised towards funding associated companies, principally for the Business and Financial Centre and One Raffles Quay projects, of \$43.1 million offset by a net loan drawdown of \$31.6 million, largely for the financing of the Devonshire Road, Cakung and India projects, as well as contributions from minority shareholders of \$5.5 million.

(iv) Overall, the net increase in cash and cash equivalents was \$30.6 million compared with a net decrease of \$72.4 million for 3Q2004.

\*Adjusted for effect of adopting FRS 102

**Review of Cash Flows for Nine Months Ended 30 September 2005****(i) Net Cash Used in Operating Activities**

The Group's net cash used in operating activities was \$62 million compared with \$161.3 million in the corresponding period last year. This was due to higher progress billings of \$391.8 million as a result of several projects achieving good take-up rates in Singapore and China. Partly offsetting this were development expenditures of \$444.7 million which were incurred mainly for land acquisitions of adjoining sites at Devonshire Road and Wee Nam Road in Singapore, for the villa development project in Qingpu, Shanghai as well as for payment of construction costs of other overseas projects. Excluding development expenditures, the Group would have generated net cash of \$382.7 million from operating activities.

**(ii) Net Cash from Investing Activities**

Compared with net cash inflow of \$8.9 million from investing activities for the corresponding period last year, the Group's net cash used in investing activities for the first three quarters this year was \$56 million due to additional investments in Bugis Junction and fund management activities.

**(iii) Net Cash Provided by Financing Activities**

The Group's net cash provided by financing activities was \$195.6 million compared with \$43.4 million in the corresponding period last year. Funds came from a net loan draw down of \$237 million and from minority shareholders of \$24.2 million, as contributions largely for the Devonshire Road and Cakung projects. This was partly offset by increased funding for associated companies of \$63.6 million required for One Raffles Quay, Business and Financial Centre and The Botanica, as well as the dividend payment to shareholders of \$28.5 million.

(iv) The net increase in cash and cash equivalents was \$77.6 million compared with a net decrease of \$108.9 million for the corresponding period last year.

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

### GROUP STATEMENT OF CHANGES IN EQUITY for the Nine Months Ended 30 September 2005

	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
<b>Balance at 1 January 2005</b>								
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	-	-	3,788	-	(21,345)	(17,557)	-	(17,557)
	355,975	814,751	366,013	(28,650)	81,160	1,589,249	225,627	1,814,876
Exchange difference adjustments	-	-	-	(5,877)	-	(5,877)	(242)	(6,119)
Losses not recognised in profit and loss account	-	-	-	(5,877)	-	(5,877)	(242)	(6,119)
Net profit for the period	-	-	-	-	36,247	36,247	2,877	39,124
Net fair value change on available-for-sale financial assets	-	-	172	-	-	172	-	172
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
<b>Balance at 31 March 2005</b>	356,640	816,208	366,351	(34,527)	117,407	1,622,079	236,341	1,858,420
Exchange difference adjustments	-	-	-	8,861	-	8,861	4,029	12,890
Gains not recognised in profit and loss account	-	-	-	8,861	-	8,861	4,029	12,890
Net profit for the period	-	-	-	-	30,750	30,750	935	31,685
Net fair value change on available-for-sale financial assets	-	-	(90)	-	-	(90)	-	(90)
Issue of shares under the Keppel Land Share Option Scheme	194	423	-	-	-	617	-	617
Dividend paid	-	-	-	-	(28,543)	(28,543)	(2,371)	(30,914)
Cost of share-based payments	-	-	157	-	-	157	-	157
Capital contribution	-	-	-	-	-	-	12,081	12,081
Others	-	-	906	-	203	1,109	-	1,109
<b>Balance at 30 June 2005</b>	356,834	816,631	367,324	(25,666)	119,817	1,634,940	251,015	1,885,955
Exchange difference adjustments	-	-	-	5,646	-	5,646	40	5,686
Gains not recognised in profit and loss account	-	-	-	5,646	-	5,646	40	5,686
Net profit / (loss) for the period	-	-	-	-	33,172	33,172	(8,595)	24,577
Net fair value change on available-for-sale financial assets	-	-	(579)	-	-	(579)	-	(579)
Issue of shares under the Keppel Land Share Option Scheme	518	1,510	-	-	-	2,028	-	2,028
Net revaluation surplus realised and transferred to profit and loss account	-	-	(6,461)	-	-	(6,461)	-	(6,461)
Cost of share-based payments	-	-	127	-	-	127	-	127
Capital contribution	-	-	-	-	-	-	5,589	5,589
<b>Balance at 30 September 2005</b>	357,352	818,141	360,411	(20,020)	152,989	1,668,873	248,049	1,916,922

\*Includes share option reserve

**GROUP STATEMENT OF CHANGES IN EQUITY**  
for the Nine Months Ended 30 September 2004

	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
<b>Balance at 1 January 2004</b>								
As previously stated	354,946	812,833	377,479	(50,892)	(7,462)	1,486,904	206,302	1,693,206
Effect of adopting FRS 102	-	-	188	-	(188)	-	-	-
As restated	354,946	812,833	377,667	(50,892)	(7,650)	1,486,904	206,302	1,693,206
Exchange difference adjustments	-	-	-	3,150	-	3,150	-	3,150
Gain not recognised in profit and loss account	-	-	-	3,150	-	3,150	-	3,150
Net profit / (loss) for the period	-	-	-	-	29,444	29,444	(1,681)	27,763
Issue of shares under the Keppel Land Share Option Scheme	322	571	-	-	-	893	-	893
Cost of share-based payments	-	-	110	-	-	110	-	110
Net revaluation surplus realised and transferred to profit and loss account	-	-	(11,116)	-	-	(11,116)	-	(11,116)
<b>Balance at 31 March 2004</b>	355,268	813,404	366,661	(47,742)	21,794	1,509,385	204,621	1,714,006
Exchange difference adjustments	-	-	-	(18,095)	-	(18,095)	(2,076)	(20,171)
Losses not recognised in profit and loss account	-	-	-	(18,095)	-	(18,095)	(2,076)	(20,171)
Net profit for the period	-	-	-	-	30,462	30,462	2,000	32,462
Issue of shares under the Keppel Land Share Option Scheme	82	159	-	-	-	241	-	241
Cost of share-based payments	-	-	128	-	-	128	-	128
Dividend paid	-	-	-	-	(22,742)	(22,742)	(2,371)	(25,113)
<b>Balance at 30 June 2004</b>	355,350	813,563	366,789	(65,837)	29,514	1,499,379	202,174	1,701,553
Exchange difference adjustments	-	-	-	3,044	-	3,044	(4,163)	(1,119)
Transfer from property revaluation and other capital reserves to retained profit	-	-	(210)	-	210	-	-	-
Gains/ (losses) not recognised in profit and loss account	-	-	(210)	3,044	210	3,044	(4,163)	(1,119)
Net profit for the period	-	-	-	-	32,410	32,410	1,234	33,644
Issue of shares under the Keppel Land Share Option Scheme	415	784	-	-	-	1,199	-	1,199
Cost of share-based payments	-	-	168	-	-	168	-	168
Dividend paid	-	-	-	-	-	-	(9,474)	(9,474)
Net revaluation surplus realised and transferred to profit and loss account	-	-	(6,449)	-	-	(6,449)	-	(6,449)
<b>Balance at 30 September 2004</b>	355,765	814,347	360,298	(62,793)	62,134	1,529,751	189,771	1,719,522

\*Includes share option reserve

**COMPANY STATEMENT OF CHANGES IN EQUITY**  
for the Nine Months Ended 30 September 2005

	Share Capital \$'000	Share Premium \$'000	Property Revaluation and Other Capital Reserves* \$'000	Foreign Currency Translation Account \$'000	Retained Profit \$'000	Total \$'000
<b>Balance at 1 January 2005</b>						
As previously stated	355,975	814,751	-	(34,983)	471,063	1,606,806
Effect of adopting FRS 27 and FRS 28	-	-	-	-	(20,138)	(20,138)
Effect of adopting FRS 102	-	-	781	-	-	781
As restated	355,975	814,751	781	(34,983)	450,925	1,587,449
Exchange difference on foreign currency borrowings	-	-	-	2,397	-	2,397
Gain not recognised in profit and loss account	-	-	-	2,397	-	2,397
Adjustment in value of subsidiary and associated companies	-	-	-	-	29,695	29,695
Net profit for the period	-	-	-	-	250	250
Cost of share-based payments	-	-	166	-	-	166
Issue of shares under the Keppel Land Share Option Scheme	665	1,457	-	-	-	2,122
<b>Balance at 31 March 2005</b>	356,640	816,208	947	(32,586)	480,870	1,622,079
Exchange difference on foreign currency borrowings	-	-	-	(10,560)	-	(10,560)
Loss not recognised in profit and loss account	-	-	-	(10,560)	-	(10,560)
Adjustment in value of subsidiary and associated companies	-	-	-	-	49,506	49,506
Net profit for the period	-	-	-	-	1,684	1,684
Dividend paid for 2004	-	-	-	-	(28,543)	(28,543)
Cost of share-based payments	-	-	157	-	-	157
Issue of shares under the Keppel Land Share Option Scheme	194	423	-	-	-	617
<b>Balance at 30 June 2005</b>	356,834	816,631	1,104	(43,146)	503,517	1,634,940
Exchange difference on foreign currency borrowings	-	-	-	(1,617)	-	(1,617)
Loss not recognised in profit and loss account	-	-	-	(1,617)	-	(1,617)
Adjustment in value of subsidiary and associated companies	-	-	-	-	32,879	32,879
Net profit for the period	-	-	-	-	516	516
Cost of share-based payments	-	-	127	-	-	127
Issue of shares under the Keppel Land Share Option Scheme	518	1,510	-	-	-	2,028
<b>Balance at 30 September 2005</b>	357,352	818,141	1,231	(44,763)	536,912	1,668,873

\*Includes share option reserve

**COMPANY STATEMENT OF CHANGES IN EQUITY**  
for the Nine Months Ended 30 September 2004

	Share Capital \$'000	Share Premium \$'000	Property Revaluation and Other Capital Reserves* \$'000	Foreign Currency Translation Account \$'000	Retained Profit \$'000	Total \$'000
<b>Balance at 1 January 2004</b>						
As previously stated	354,946	812,833	-	(51,160)	370,285	1,486,904
Effect of adopting FRS 27 and FRS 28	-	-	-	-	(188)	(188)
Effect of adopting FRS 102	-	-	188	-	-	188
As restated	354,946	812,833	188	(51,160)	370,097	1,486,904
Exchange difference on foreign currency borrowings	-	-	-	6,340	-	6,340
Gain not recognised in profit and loss account	-	-	-	6,340	-	6,340
Adjustment in value of subsidiary and associated companies	-	-	-	-	13,237	13,237
Net profit for the period	-	-	-	-	1,901	1,901
Cost of share-based payments	-	-	110	-	-	110
Issue of shares under the Keppel Land Share Option Scheme	322	571	-	-	-	893
<b>Balance at 31 March 2004</b>	355,268	813,404	298	(44,820)	385,235	1,509,385
Exchange difference on foreign currency borrowings	-	-	-	(8,231)	-	(8,231)
Loss not recognised in profit and loss account	-	-	-	(8,231)	-	(8,231)
Adjustment in value of subsidiary and associated companies	-	-	-	-	17,085	17,085
Net profit for the period	-	-	-	-	3,513	3,513
Dividend paid for 2003	-	-	-	-	(22,742)	(22,742)
Cost of share-based payments	-	-	128	-	-	128
Issue of shares under the Keppel Land Share Option Scheme	82	159	-	-	-	241
<b>Balance at 30 June 2004</b>	355,350	813,563	426	(53,051)	383,091	1,499,379
Exchange difference on foreign currency borrowings	-	-	-	9,492	-	9,492
Loss not recognised in profit and loss account	-	-	-	9,492	-	9,492
Adjustment in value of subsidiary and associated companies	-	-	-	-	(16,069)	(16,069)
Net profit for the period	-	-	-	-	35,582	35,582
Cost of share-based payments	-	-	168	-	-	168
Issue of shares under the Keppel Land Share Option Scheme	415	784	-	-	-	1,199
<b>Balance at 30 September 2004</b>	355,765	814,347	594	(43,559)	402,604	1,529,751

\*Includes share option reserve

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

During the nine months ended 30 September 2005, the Company issued 2,753,000 ordinary shares of \$0.50 each upon the exercise of options granted under the Keppel Land Share Option Scheme to executive employees. The share capital of the Company as at 30 September 2005 comprised 714,703,581 ordinary shares of \$0.50 each.

As at 30 September 2005, there were unexercised options for 6,670,000 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 for the audited financial statements for the year ended 31 December 2004 except for the adoption of the following new Financial Reporting Standards (FRS) which are mandatory for financial years starting from 1 January 2005:

FRS 39            Financial instruments: Recognition and measurement  
FRS 102          Share-based payment

FRS 39

In accordance with the transitional provisions of FRS 39, the effect of recognition, derecognition and measurement of financial instruments, for periods prior to 1 January 2005, is not restated. As a result, the comparative figures for 2004 have not been restated. The following transitional adjustment was made on 1 January 2005:

Group:	<u>Other Reserves</u> \$'000	<u>Retained Profit</u> \$'000	<u>Total</u> \$'000
Fair valuation of:			
Investments	3,788	(1,988)	1,800
Interest rate caps and swap	-	(19,357)	(19,357)
	<u>3,788</u>	<u>(21,345)</u>	<u>(17,557)</u>

The adoption of FRS 39 has resulted in a decrease of \$17.6 million in the Group's reserves. In accordance with the transitional rules, there are no restatements for the profit and loss accounts of the Group and the Company in 2004.

## FRS 102

As a result of adopting FRS 102, the opening retained profit as at 1 January 2005 for the Group was adjusted downwards by \$0.8 million while the share option reserve was adjusted upwards by the same amount. There was no impact on the share capital and other reserves of the Group. The Company's opening reserves were increased by \$0.8 million but there was no impact on the profit and loss account as the cost of share-based payments was taken up by a subsidiary company. Apart from the reserves, the Group's profit and loss account for the nine months ended 30 September 2004 was restated to account for the share option expense of \$0.4 million. The restated profit of the Group for the nine months ended 30 September 2004 was \$92.3 million. There is no significant impact in both the basic and diluted earnings per share.

Other than the above two FRSs, the Group and Company have also adopted revisions in other FRSs that have become effective from 1 January 2005. However, they do not have any significant financial impact on the Group.

The Group recognises profit on partly completed projects which are held for sale on the percentage of completion method. In respect of large trading projects, this method is applied on a phase by phase basis (i.e. one phase for every part of projects with one temporary occupation permit).

## 5. CHANGES IN THE ACCOUNTING POLICIES

Please refer to paragraph 4.

## 6. EARNINGS PER ORDINARY SHARE

	GROUP		
	Nine Months Ended 30.09.05	Nine Months Ended 30.09.04*	+/(-)%
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	14.1 cents	13.0 cents	8.5
- Weighted average number of shares ('000)	713,032	709,842	0.4
(ii) On a fully diluted basis	14.0 cents	13.0 cents	7.7
- Adjusted weighted average number of shares ('000)	715,923	710,888	0.7
* Adjusted for effect of adopting FRS 102			

**7. NET ASSET VALUE**

	<b>GROUP</b>		<b>COMPANY</b>	
	30.09.05	31.12.04	30.09.05	31.12.04
Net asset value per share based on issued share capital at the end of the period (\$)	2.34	2.26	2.34	2.26

**8. REVIEW OF GROUP PERFORMANCE****3Q2005 vs 3Q2004**

The Group's turnover grew 70% to \$162.9 million from \$96 million for the corresponding quarter last year. The higher turnover was due to the strong performance of the Group's trading projects in Singapore and overseas. This was, however, partly offset by lower contributions from projects which were completed last year, viz Amaranda Gardens and Butterworth 8 as well as a lower revenue recognition from One Park Avenue.

Although the Singapore office market has shown signs of continued improvement, rental income from the Group's office buildings was still lower, albeit marginally, compared with that for 3Q2004 due to a lag effect.

At the pre-tax level, Group profit of \$40.8 million was slightly lower than that for 3Q2004. The Group recorded lower contributions from One Park Avenue in China, which is fully sold and physically completed, as well as from projects which were completed last year, viz Amaranda Gardens and Butterworth 8 in Singapore. Profit from associated companies was lower in 3Q2005 compared with that for 3Q2004. These were reduced by contributions from the Group's trading projects, viz Park Infinia at Wee Nam in Singapore and 8 Park Avenue, The Seasons and The Waterfront in China. In addition, a gain of \$1.3 million arising from the revaluation of the Group's interest rate hedging instruments was also taken up as required under the new FRS 39 (Financial instruments: Recognition and measurement). Additional interest income arising from the sale of receivables for The Edgewater, Amaranda Gardens and Butterworth 8 was recorded in 3Q2005. Net interest costs were maintained at below 3% for both quarters.

After taking into account minority interests' share of profits, Group attributable profit was \$33.2 million. Group tax expense of \$16.3 million for 3Q2005 was higher than for 3Q2004 on account of higher tax expenses incurred for overseas projects.

Earnings from overseas represented about 56% of the Group's attributable profit compared with 70% in 3Q2004.

**Nine Months Ended 30 September 2005 vs Nine Months Ended 30 September 2004**

The Group's turnover was \$401.6 million compared with \$381.3 million for the same period last year. The higher turnover was due to new revenue streams from the Group's trading projects mainly in Singapore and China and the sale of a residual site in Botanic Cove in Sydney. These were partly offset by the reduced revenue from the completed trading projects, viz Amaranda Gardens, Butterworth 8 and One Park Avenue, as well as the sale of one Cluny Hill land plot this year as compared with three plots sold for the corresponding period last year.

Rental income from the Group's office buildings was still lower than a year ago owing to a lag effect. However, the Singapore office market continued to show strong signs of recovery.

At the pre-tax level, Group profit of \$125.1 million was 17% higher than a year ago due largely to higher contributions from the Group's trading projects in China, viz 8 Park Avenue, The Seasons and The Waterfront and the sale of the residual site in Botanic Cove. In addition, certificates of statutory completion were obtained for Butterworth 8 and Amaranda Gardens, and cost provisions no longer required for these projects were released. A gain of \$2.4 million arising from the revaluation of the Group's interest rate hedging instruments was also taken up as required under the new FRS 39 (Financial instruments: Recognition and measurement). These were partly offset by lower contributions from One Park Avenue which is fully sold and physically completed as well as the sale of one Cluny Hill land plot this year as compared with three plots for the same period last year. In addition, the Group's hospitality assets continued to perform below expectation. Contribution from associated companies was also lower in the nine months ended 30 September 2005 compared with that for the same period last year while net interest costs were maintained at below 3% for both periods.

After taking into account minority interests' share of profits, Group attributable profit was \$100.2 million, up by 8.5% from \$92.3 million for the nine months ended 30 September 2004. Group tax expense of \$29.7 million was higher than for the corresponding period last year on account of the higher profit achieved and the write-back of deferred tax provisions of \$3 million arising from the reduction in the corporate tax rate last year from 22% to 20%.

Earnings from overseas rose to 57% of the Group's attributable profit from 44% for the corresponding period last year due to higher contributions from the projects in China. This has exceeded the Group's expectation of growing overseas earnings to 50% of total earnings by end-2005.

Owing to additional funding of the Group's Singapore and overseas projects, and fund management activities, the Group's net debt went up by 9% to \$1.93 billion. Net debt/equity ratio increased to 1.00 from 0.96 as at end-December 2004.

## **9. VARIANCE FROM PROSPECTS STATEMENT**

No prospects statement for nine months ended 30 September 2005 was previously provided.

## **10. PROSPECTS**

Based on the government's flash estimates, Singapore's economy expanded 6% in the third quarter. Growth was driven by manufacturing particularly in the biomedical industries, and the expansion in the business and financial services sector.

Following the relaxation of policy to allow for a lower cash downpayment and a higher loan quantum, positive sentiment has returned to the market with home buyers now being able to accelerate their buying decisions. The launch of several attractive projects has also drawn buyers back into the market. Foreign buyers have also contributed to the buying momentum.

Park Infinia at Wee Nam, which soft-launched 146 units in the third quarter, has seen a take-up of more than 90%. The Tresor, a 62-unit condominium, also saw a take-up of 28 units before its launch.

The Singapore office sector continued to strengthen on the back of economic growth, especially in the financial services sector. According to CBRE, Grade A office occupancy has grown to 91.2%, with the monthly rental of Grade A office space rising to \$5.25 psf in the third quarter, up by 14% from \$4.60 psf at end-2004. For the full year, CBRE expects island-wide office take-up to be 1.5 million sf, more than 41.5% higher than the 1.06 million sf taken up in 2004. Occupancies are expected to be supported by the limited new supply of office space in the next few years, as well as the reduction in office stock in the central business district with several buildings earmarked for conversion of use into residential developments.

One Raffles Quay, the Company's landmark office development which is developed jointly with Cheung Kong and Hongkong Land, continues to see strong interest from potential tenants. With a lettable area of 1.3 million sf, it is more than 50% committed, counting among its major tenants ABN AMRO, Deutsche Bank and UBS.

Overseas, sales have continued to progress. In China, anti-speculation measures slowed down the property market, especially in Shanghai. Nonetheless, Block 5 (115 units) of 8 Park Avenue in Shanghai achieved a take-up of more than 60%. In total, the five blocks (456 units) launched for sale have achieved more than 90% take-up. Other cities in China have been less affected. The Seasons in Beijing saw sale of 89% of the 1,056 units launched so far. The Waterfront in Chengdu achieved sale of 84% of the 876 units launched. Another development in Chengdu, The Botanica, which is the Company's first township under joint development with HDB Corp, has almost sold out the 970 units in Phase 1. This demonstrates the strong sustainable demand from the middle income buyers.

In India, all 230 units of Elita Promenade in Bangalore soft-launched in the third quarter were snapped up. Another 180 units of the condominium development have been launched to cater to the demand.

Meanwhile, work on the Business and Financial Centre as well as the office REIT continues. The Company has also finalised the deal to divest Parco Bugis Junction and consolidated ownership of the office tower for likely injection into a REIT.

Keppel Land together with Harrah's Entertainment, its partner in the joint venture to bid for the world-class integrated resorts at Marina Bayfront and Sentosa, have forged alliances with two of the finest industry players. The joint venture has tied up with global conventions specialist SMG to leverage on its expertise to make Singapore a choice destination for business travel, and Meetings, Incentives, Conventions and Exhibitions (MICE). The partners have also forged a strategic alliance with Centre Pompidou, one of the world's leading cultural institutions, to create a "Uniquely Singapore" experience for visitors.

## 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 needs of their growing middle class populations.

With the expansion of 6% in gross domestic product for the third quarter this year, the recovery of the Singapore economy remains 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 nine months ended 30 September 2005.

## 14. SEGMENTAL ANALYSIS

### 3Q2005 vs 3Q2004

#### By Business Segment

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Third Quarter 2005 \$'000	Third Quarter 2004* \$'000	Third Quarter 2005 \$'000	Third Quarter 2004* \$'000	Third Quarter 2005 \$'000	Third Quarter 2004* \$'000
Property trading	132,971	68,848	32,031	29,790	24,446	21,955
Property investment	16,712	17,618	13,797	10,714	13,147	6,492
Others	13,262	9,560	(4,982)	1,147	(4,421)	3,963
Before exceptional items	162,945	96,026	40,846	41,651	33,172	32,410
Exceptional items	-	-	-	-	-	-
After exceptional items	162,945	96,026	40,846	41,651	33,172	32,410

#### By Geographical Location

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Third Quarter 2005 \$'000	Third Quarter 2004* \$'000	Third Quarter 2005 \$'000	Third Quarter 2004* \$'000	Third Quarter 2005 \$'000	Third Quarter 2004* \$'000
Singapore	80,621	25,711	17,368	11,572	14,670	9,787
Other countries	82,324	70,315	23,478	30,079	18,502	22,623
Before exceptional items	162,945	96,026	40,846	41,651	33,172	32,410
Exceptional items	-	-	-	-	-	-
After exceptional items	162,945	96,026	40,846	41,651	33,172	32,410

\* Adjusted for effect of adopting FRS 102

**Nine Months Ended 30 September 2005 vs Nine Months Ended 30 September 2004**

**By Business Segment**

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Nine Months 2005 \$'000	Nine Months 2004* \$'000	Nine Months 2005 \$'000	Nine Months 2004* \$'000	Nine Months 2005 \$'000	Nine Months 2004* \$'000
Property trading	315,933	296,800	101,414	85,667	80,262	68,400
Property investment	49,342	53,929	34,890	32,609	28,048	24,740
Others	36,284	30,569	(11,206)	(11,115)	(8,141)	(824)
Before exceptional items	401,559	381,298	125,098	107,161	100,169	92,316
Exceptional items	-	-	-	-	-	-
After exceptional items	401,559	381,298	125,098	107,161	100,169	92,316

**By Geographical Location**

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Nine Months 2005 \$'000	Nine Months 2004* \$'000	Nine Months 2005 \$'000	Nine Months 2004* \$'000	Nine Months 2005 \$'000	Nine Months 2004* \$'000
Singapore	140,357	212,736	45,232	52,144	43,347	51,935
Other countries	261,202	168,562	79,866	55,017	56,822	40,381
Before exceptional items	401,559	381,298	125,098	107,161	100,169	92,316
Exceptional items	-	-	-	-	-	-
After exceptional items	401,559	381,298	125,098	107,161	100,169	92,316

\* Adjusted for effect of adopting FRS 102

**3Q2005 vs 2Q2005**

**By Business Segment**

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Third Quarter 2005 \$'000	Second Quarter 2005 \$'000	Third Quarter 2005 \$'000	Second Quarter 2005 \$'000	Third Quarter 2005 \$'000	Second Quarter 2005 \$'000
Property trading	132,971	115,914	32,031	33,105	24,446	25,807
Property investment	16,712	16,358	13,797	10,650	13,147	8,811
Others	13,262	11,873	(4,982)	(5,223)	(4,421)	(3,868)
Before exceptional items	162,945	144,145	40,846	38,532	33,172	30,750
Exceptional items	-	-	-	-	-	-
After exceptional items	162,945	144,145	40,846	38,532	33,172	30,750

**By Geographical Location**

	Group Figures					
	Turnover		Profit before Tax		Attributable Profit	
	Third Quarter 2005 \$'000	Second Quarter 2005 \$'000	Third Quarter 2005 \$'000	Second Quarter 2005 \$'000	Third Quarter 2005 \$'000	Second Quarter 2005 \$'000
Singapore	80,621	32,590	17,368	7,613	14,670	9,363
Other countries	82,324	111,555	23,478	30,919	18,502	21,387
Before exceptional items	162,945	144,145	40,846	38,532	33,172	30,750
Exceptional items	-	-	-	-	-	-
After exceptional items	162,945	144,145	40,846	38,532	33,172	30,750

## 15. REVIEW OF SEGMENTAL PERFORMANCE

### 3Q2005 vs 3Q2004

#### By Business Segment

##### Property Trading

Turnover rose 93% compared with that for 3Q2004 due to higher revenue streams from the Group's trading projects, e.g. Park Infinia at Wee Nam, Urbana and The Belvedere in Singapore, 8 Park Avenue, The Seasons and The Waterfront in China, Villa Arcadia at Srinakarin in Bangkok, Villa Riviera in Vietnam as well as the retail complex, BG Junction, in Surabaya, Indonesia. These were partly offset by reduced revenue as a result of the completion of Amaranda Gardens and Butterworth 8 last year as well as lower contributions from One Park Avenue in China.

Attributable profit was 11% higher compared with that for 3Q2004 due mainly to contributions from Park Infinia in Singapore, 8 Park Avenue, The Seasons and The Waterfront in China. The profit increase was partly offset by lower contribution from other residential projects in Singapore, which were completed last year.

##### Property Investment

Turnover was 5% lower due to lower contributions from the Singapore's office buildings. Despite the lower turnover, attributable profit was more than 100% higher for 3Q2005 compared with that for last year due to improved contributions from the Group's associated companies, mainly Equity Plaza and Keppel Bay Tower. Higher interest income from the Saigon Centre project also contributed to the higher profit.

##### Others

The Group's hotels and resorts incurred higher losses in 3Q2005.

#### By Geographical Location

Profits from overseas contributed 56% of Group's attributable profit. This was lower than that for 3Q2004 due to higher contributions from the Group's residential trading projects in Singapore as a result of the continued pick-up in Singapore's property market. Maiden profit streams from the Group's trading projects in China, viz 8 Park Avenue in Shanghai, The Seasons in Beijing and The Waterfront in Chengdu were also offset by lower contributions from One Park Avenue in Shanghai, which is fully sold and physically completed last year.

### Nine Months Ended 30 September 2005 vs Nine Months Ended 30 September 2004

#### By Business Segment

##### Property Trading

Turnover was 6% higher compared with that for the same period in 2004 due largely to the new revenue streams from the Group's trading projects such as Park Infinia at Wee Nam and The Belvedere in Singapore, and 8 Park Avenue, The Seasons and The Waterfront in China. This was partly offset by lower contributions from completed Singapore residential projects, viz Amaranda Gardens and Butterworth 8, as well as One Park Avenue. The Group sold one Cluny Hill land plot (versus three in the corresponding period last year).

Attributable profit was 17% higher compared with last year's due mainly to contributions from Park Infinia at Wee Nam in Singapore and China's residential projects as well as cost provisions no longer required for the Group's trading projects in Singapore.

##### Property Investment

Turnover was 8.5% lower due to lower contributions from the Singapore's office buildings. Attributable profit was however 13% higher compared with that for the same period last year due to higher interest income and an improved contribution from the Group's associated companies, Equity Plaza and Keppel Bay Tower.

Others

Losses for the Group's hotels and resorts were higher in the nine months ended 30 September 2005.

**By Geographical Location**

Profits from overseas contributed 57% of Group's attributable profit. This was higher than that for the same period in 2004 due to maiden profit streams from the Group's trading projects in China, 8 Park Avenue, The Seasons and The Waterfront.

**3Q2005 vs 2Q2005****By Business Segment**Property Trading

Turnover was 15% higher compared with the previous quarter on account of higher revenue streams from Park Infinia at Wee Nam, The Belvedere and Urbana in Singapore. Additional contributions also came from Villa Arcadia at Srinakarin in Bangkok, Thailand, as well as the retail complex in Indonesia, BG Junction.

Attributable profit was maintained at similar levels for both quarters.

Property Investment

Turnover was maintained at similar levels for both quarters. Attributable profit was 49% higher than that in 2Q2005 due to better contribution from associated company, Bugis Junction, and higher net interest income.

Others

The Group's hotels and resorts sustained higher losses in 3Q2005.

**By Geographical Location**

Profits from overseas contributed 56% of Group attributable profit as compared to 70% in 2Q2005. This was due to higher contributions from the Singapore's residential trading projects. Maiden profit streams from the Group's trading projects in China, viz 8 Park Avenue in Shanghai, The Seasons in Beijing and The Waterfront in Chengdu, were also offset by lower contributions from One Park Avenue in Shanghai, which is fully sold and physically completed last year.

**16. BREAKDOWN OF SALES AND OPERATING PROFIT**

	GROUP		
	2005 \$'000	2004* \$'000	+ / (-)%
Sales reported for first quarter	94,469	112,141	(15.8)
Operating profit after tax before deducting minority interests reported for first quarter	39,124	27,763	40.9
Sales reported for second quarter	144,145	173,131	(16.7)
Operating profit after tax before deducting minority interests reported for second quarter	31,685	32,462	(2.4)
Sales reported for third quarter	162,945	96,026	69.7
Operating profit after tax before deducting minority interests reported for third quarter	24,577	33,644	(26.9)
*Adjusted for effect of adopting FRS 102			

**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.	
	Third Quarter 2005 \$'000	Third Quarter 2004 \$'000	Third Quarter 2005 \$'000	Third Quarter 2004 \$'000
Property transactions -				
Keppel Corporation Limited Group :				
Rental	-	-	13	13
Project management fees	-	-	466	253
Property management fees	-	-	55	77
Marketing commission	-	-	888	148
	-	-	1,422	491
Other services and products -				
Keppel Corporation Limited Group :				
Treasury – interest income	-	-	951	375
Treasury – interest expense	-	-	(9,369)	(5,098)
Management fees paid	-	-	(685)	(657)
Other services	-	-	(359)	(311)
Temasek Group	-	-	(1,376)	(1,634)

**18. TOTAL ANNUAL DIVIDEND**

Total annual dividend amounted to

Type of dividend	2005 (\$'000)	2004 (\$'000)
Ordinary	-	28,543
Preference	-	-
Total	-	28,543

**BY ORDER OF THE BOARD**

 CHOO CHIN TECK / YEO KAH TIANG  
 Joint Company Secretaries  
 24 October 2005

Appendix

**KEPPEL LAND'S SEGMENTAL RESULTS – QUARTERLY BREAKDOWN**

**By Business Segment (\$m)**

	FY2003	1Q2004*	2Q2004*	1H2004*	3Q2004*	4Q2004*	FY2004*	1Q2005	2Q2005	1H2005	3Q2005
<b>TURNOVER</b>											
Property											
Investment	79.3	18.5	17.7	36.2	17.6	17.4	71.2	16.3	16.3	32.6	16.7
Trading	563.6	82.8	145.2	228.0	68.8	64.3	361.1	67.1	115.9	183.0	133.0
Others	35.9	10.8	10.2	21.0	9.6	13.2	43.8	11.1	11.9	23.0	13.2
Total	678.8	112.1	173.1	285.2	96.0	94.9	476.1	94.5	144.1	238.6	162.9
<b>EBITDA</b>											
Property											
Investment	50.9	11.8	9.9	21.7	10.0	8.0	39.7	8.7	10.2	18.9	10.5
Trading	109.4	17.5	28.2	45.7	23.3	12.9	81.9	39.3	28.9	68.2	25.4
Others	(18.7)	(3.5)	(1.8)	(5.3)	3.1	5.2	3.0	(3.3)	1.0	(2.3)	(2.9)
Total	141.6	25.8	36.3	62.1	36.4	26.1	124.6	44.7	40.1	84.8	33.0
<b>OPERATING PROFIT</b>											
Property											
Investment	49.1	11.8	9.9	21.7	10.0	8.0	39.7	8.7	10.2	18.9	10.5
Trading	109.4	17.5	28.2	45.7	23.3	12.9	81.9	39.3	28.9	68.2	25.4
Others	(30.5)	(6.5)	(4.9)	(11.4)	0.2	0.7	(10.5)	(6.4)	(2.2)	(8.6)	(6.1)
Total	128.0	22.8	33.2	56.0	33.5	21.6	111.1	41.6	36.9	78.5	29.8
<b>PRE-TAX PROFIT (before EI)</b>											
Property											
Investment	40.5	12.1	9.8	21.9	10.7	9.9	42.5	10.4	10.6	21.0	13.8
Trading	124.2	22.4	33.4	55.8	29.8	20.0	105.6	36.3	33.1	69.4	32.0
Others	(29.4)	(5.0)	(7.2)	(12.2)	1.2	2.9	(8.1)	(1.0)	(5.2)	(6.2)	(5.0)
Total	135.3	29.5	36.0	65.5	41.7	32.8	140.0	45.7	38.5	84.2	40.8
<b>ATTRIBUTABLE PROFIT</b>											
Property											
Investment	32.1	11.5	6.7	18.2	6.5	7.7	32.4	6.1	8.8	14.9	13.1
Trading	103.3	19.4	27.0	46.4	22.0	28.8	97.2	30.0	25.9	55.9	24.5
Others	(9.0)	(1.5)	(3.2)	(4.7)	3.9	3.9	3.1	0.1	(3.9)	(3.8)	(4.4)
Exceptional Items	(25.8)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.6	29.4	30.5	59.9	32.4	40.4	132.7	36.2	30.8	67.0	33.2

\* Adjusted for effect of adopting FRS 102

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

	FY2003	1Q2004*	2Q2004*	1H2004*	3Q2004*	4Q2004*	FY2004*	1Q2005	2Q2005	1H2005	3Q2005
<b>TURNOVER</b>											
Singapore	339.2	71.6	115.4	187.0	25.7	33.1	245.8	27.2	32.6	59.8	80.6
Other Countries	339.6	40.5	57.7	98.2	70.3	61.8	230.3	67.3	111.5	178.8	82.3
Total	678.8	112.1	173.1	285.2	96.0	94.9	476.1	94.5	144.1	238.6	162.9
<b>EBITDA</b>											
Singapore	71.7	17.0	17.8	34.8	7.0	4.1	45.9	14.4	7.9	22.3	9.2
Other Countries	69.9	8.8	18.5	27.3	29.4	22.0	78.7	30.3	32.2	62.5	23.8
Total	141.6	25.8	36.3	62.1	36.4	26.1	124.6	44.7	40.1	84.8	33.0
<b>OPERATING PROFIT</b>											
Singapore	71.1	17.0	17.8	34.8	7.0	4.0	45.8	14.4	7.9	22.3	9.2
Other Countries	56.9	5.8	15.4	21.2	26.5	17.5	65.2	27.2	29.0	56.2	20.6
Total	128.0	22.8	33.2	56.0	33.5	21.5	111.0	41.6	36.9	78.5	29.8
<b>PRE-TAX PROFIT (before EI)</b>											
Singapore	80.3	19.4	21.1	40.5	11.6	8.2	60.3	20.2	7.6	27.8	17.3
Other Countries	55.0	10.1	14.9	25.0	30.1	24.6	79.7	25.5	30.9	56.4	23.5
Total	135.3	29.5	36.0	65.5	41.7	32.8	140.0	45.7	38.5	84.2	40.8
<b>ATTRIBUTABLE PROFIT</b>											
Singapore	86.5	20.6	21.6	42.2	9.8	23.3	75.3	19.2	9.4	28.6	14.7
Other Countries	39.9	8.8	8.9	17.7	22.6	17.1	57.4	17.0	21.4	38.4	18.5
Exceptional Items	(25.8)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.6	29.4	30.5	59.9	32.4	40.4	132.7	36.2	30.8	67.0	33.2

\* Adjusted for effect of adopting FRS 102