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PRESS RELEASE

KEPPEL LAND LIMITED UNAUDITED RESULTS FOR THE QUARTER ENDED 31 MARCH 2008

23 April 2008

The Directors of Keppel Land Limited advise the following results of the Company and of the Group for the quarter ended 31 March 2008.

These figures have not been audited.

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

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1 UNAUDITED RESULTS FOR THE QUARTER ENDED 31 MARCH 2008

The Directors of Keppel Land Limited announce the following unaudited results of the Group for the quarter ended 31 March 2008:

**1 (a) GROUP PROFIT AND LOSS ACCOUNT
for the Quarter Ended 31 March 2008**

	First Quarter Ended 31.03.08 \$'000	First Quarter Ended 31.03.07 \$'000	+ / (-) %
Sales	273,084	295,416	(7.6)
Cost of sales	(184,306)	(223,381)	(17.5)
Gross profit	88,778	72,035	23.2
Distribution costs	(1,560)	(4,104)	(62.0)
Administrative and other expenses (Note 1)	(16,148)	(12,942)	24.8
Operating profit	71,070	54,989	29.2
Interest and investment income	10,868	13,705	(20.7)
Finance costs (Note 2)	(12,096)	(21,463)	(43.6)
Share of results of associated companies (Note 3)	13,116	36,567	(64.1)
Profit before taxation	82,958	83,798	(1.0)
Taxation	(14,469)	(13,502)	7.2
Profit after taxation	68,489	70,296	(2.6)
Attributable to:			
Shareholders of the Company	60,285	62,467	(3.5)
Minority interests	8,204	7,829	4.8
	68,489	70,296	(2.6)
Basic earnings per share (cents)	8.4	8.7	.
Diluted earnings per share (cents)	8.3	8.6	.
Operating profit margin	26.0%	18.6%	.
Annualised return on equity	10.4%	15.6%	.
Profit before taxation is arrived at after charging / (crediting) the following:			
Write-back of provisions for property held for sale	(23,144)	(9,757)	.
Depreciation	1,775	2,379	.
Cost of share-based payments	606	431	.
Foreign exchange gain	(1,919)	(2,031)	.
(Write-back of)/allowance for doubtful debts	(23)	525	.
Fair value loss from revaluation of interest rate hedging instruments	-	3,030	.
Employee emoluments	18,886	16,502	.

Notes

- The increase in administrative and other expenses was due mainly to higher staff costs.
- Finance costs were lower primarily on account of lower interest rates and proceeds received from the restructuring of the Group's interest in One Raffles Quay Pte Ltd to K-REIT Asia which were utilised to repay the Group's loans.
- Marina Bay Residences contributed to the higher profit from associated companies in 1Q2007.

1(b)(i) BALANCE SHEETS as at 31 March 2008

	Group		Company	
	31.03.08	31.12.07	31.03.08	31.12.07
	\$'000	\$'000	\$'000	\$'000
Share capital	1,186,514	1,185,341	1,186,514	1,185,341
Reserves	1,144,323	1,105,890	430,415	423,713
Share capital and reserves	2,330,837	2,291,231	1,616,929	1,609,054
Minority interests	349,201	352,460	-	-
Total equity	2,680,038	2,643,691	1,616,929	1,609,054
Long-term borrowings	1,499,117	1,955,914	834,975	833,488
	4,179,155	4,599,605	2,451,904	2,442,542
Represented by:				
Fixed assets	143,045	148,417	56	57
Investment properties	1,365,501	1,378,315	-	-
Properties held for development	163,812	172,657	-	-
Investments				
Subsidiary companies	-	-	1,108,284	1,108,282
Associated companies	673,605	665,412	125,320	125,320
Long-term investments	56,551	56,949	4,677	4,677
	730,156	722,361	1,238,281	1,238,279
Current assets				
Properties held for sale	1,199,630	1,421,669	-	-
Stocks	3,539	3,550	-	-
Debtors	467,656	196,317	637	1,007
Amounts owing by holding and related parties	889,007	884,679	1,831,134	1,871,370
Fixed deposits, bank balances and cash	584,902	1,187,305	6,914	10,980
	3,144,734	3,693,520	1,838,685	1,883,357
Less:				
Current liabilities				
Creditors	788,653	862,698	14,094	12,417
Net tax provision	122,354	121,606	3,556	3,556
Short-term borrowings	241,787	318,862	130,000	192,250
Amounts owing to holding and related parties	86,643	81,811	466,721	460,181
	1,239,437	1,384,977	614,371	668,404
Net current assets	1,905,297	2,308,543	1,224,314	1,214,953
Deferred taxation	(128,656)	(130,688)	(10,747)	(10,747)
	4,179,155	4,599,605	2,451,904	2,442,542
Group net debt (\$'000)	1,156,002	1,087,471		
Group net debt/equity ratio (times)	0.43	0.41		
Net tangible assets per share (\$)	3.23	3.18		

Review of Financial Position

The Group's net tangible assets per share increased to \$3.23 from \$3.18 as at 31 December 2007. Net debt/equity ratio was 0.43 at end-March 2008 compared with 0.41 at end-December 2007.

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

As at 31.03.08		As at 31.12.07	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
-	241,787	5,880	312,982

Amount Repayable after One Year

As at 31.03.08		As at 31.12.07	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
285,096	1,214,021	290,830	1,665,084

In addition to funds from internal sources and related companies, the Group obtained its funds from the capital market through its US\$800 Million Medium Term Note Programme and the convertible bond issue of \$300 million, and banks either on a bilateral or on a syndicated basis. At end-March 2008, about 23% of the Group's borrowings was on fixed interest rate basis. For the quarter ended 31 March 2008, the Group's cost of funds was 3.2%.

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 \$685 million (31.12.07: \$682 million).

**1(c) CONSOLIDATED CASHFLOW STATEMENT
for the Quarter Ended 31 March 2008**

	First Quarter Ended 31.03.08 \$'000	First Quarter Ended 31.03.07 \$'000
Operating Activities:		
Operating profit	71,070	54,989
Adjustments for:		
Depreciation of fixed assets	1,775	2,379
Write-back of provision for properties held for sale	(23,144)	(9,757)
(Write-back of)/allowance for doubtful debts	(23)	525
Cost of share-based payments	606	431
Operating cashflows before changes in working capital	50,284	48,567
(Increase)/decrease in debtors	(3,695)	8,644
Increase in work-in-progress	(34,296)	(22,014)
Decrease in consumable stocks	11	305
Development expenditures	(119,530)	(181,508)
Proceeds from progress billings	111,810	179,991
Decrease in creditors	(78,968)	(18,780)
Cashflows (used in)/ from operations	(74,384)	15,205
Interest received	10,868	13,705
Interest paid	(12,096)	(21,463)
Income taxes paid	(9,386)	(30,039)
Net cashflows used in operating activities	(84,998)	(22,592)
Investing Activities:		
Purchase of fixed assets	(2,306)	(1,213)
Expenditure on investment properties	(1,738)	(2,201)
Expenditure on development properties	(1,965)	(39)
Investment in investee company	-	(3,214)
Investment in associated company	(7,391)	(13,005)
Redemption of shares by an associated company	961	-
Net cashflows used in investing activities	(12,439)	(19,672)
Financing Activities:		
Proceeds from issuance of shares by Company	1,173	434
Net loan repayments	(520,796)	(210,172)
Loan from related companies	1,253	512,138
Loan to associated companies	(749)	(315,499)
Dividends received from associated companies	7,020	21,029
Advances from/(to) minority interests of certain subsidiaries	16,146	(27,653)
Contribution from minority shareholders	-	4,357
Dividends paid to minority shareholders	(53)	-
Net cashflows used in financing activities	(496,006)	(15,366)

**1(c) CONSOLIDATED CASHFLOW STATEMENT
for the Quarter Ended 31 March 2008**

	First Quarter Ended 31.03.08 \$'000	First Quarter Ended 31.03.07 \$'000
Net decrease in cash and cash equivalents	(593,443)	(57,630)
Cash and cash equivalents at beginning of the period	1,187,305	580,951
Exchange adjustments	(8,960)	1,621
Cash and cash equivalents at end of year of the period	584,902	524,942
Represented By:		
Cash and cash equivalents		
Fixed deposits, bank balances and cash	577,230	516,690
Deposits with related companies	7,672	8,252
	584,902	524,942

Review of Cash Flows for 1Q2008**(i) Net Cash Used in Operating Activities**

The Group's net cash used in operating activities was \$85.0 million compared with \$22.6 million in the corresponding quarter last year. There was an increased cash flow from operating activities of \$50.3 million because of the higher profit made in the current quarter. In addition, lower development expenditures were incurred in the current quarter as compared with last year. Offsetting these inflows were lower progress billings received from the development projects, and higher payments to creditors.

(ii) Net Cash Used in Investing Activities

The Group's net cash used in investing activities was lower at \$12.4 million compared with \$19.7 million used in the corresponding quarter last year. This was due largely to lower investments in associated companies of \$7.4 million in the current quarter, compared with \$13.0 million incurred in the corresponding quarter last year. Redemption of shares by an associated company in the current quarter brought in a cash inflow of \$1.0 million. In the corresponding quarter last year, the Group spent \$3.2 million in an investee company.

(iii) Net Cash Used in Financing Activities

The Group's net cash used in financing activities was \$496.0 million compared with \$15.4 million in the corresponding quarter last year. This was due mainly to higher repayment of loans in the current quarter. In the corresponding quarter last year, the Group granted a loan to an associated company to fund the Phase II of the Marina Bay Financial Centre project.

(iv) Overall, the net decrease in cash and cash equivalents was \$593.4 million, compared with \$57.6 million in the corresponding quarter last year.

1(d)(i) STATEMENTS OF CHANGES IN EQUITY**GROUP STATEMENT OF CHANGES IN EQUITY**
for the Quarter Ended 31 March 2008

	Share Capital \$'000	Capital Reserves \$'000	Foreign Currency Translation Account \$'000	Revenue Reserves \$'000	Total \$'000	Minority Interests \$'000	Total Equity \$'000
Balance at 1 January 2008	1,185,341	62,103	(1,324)	1,045,111	2,291,231	352,460	2,643,691
Net fair value change on available-for-sale financial assets	-	(1,219)	-	-	(1,219)	-	(1,219)
Exchange differences on consolidation	-	-	(21,239)	-	(21,239)	(11,410)	(32,649)
Transfer from capital reserves to revenue reserves	-	(13)	-	13	-	-	-
Net (losses)/gain directly recognised in equity	-	(1,232)	(21,239)	13	(22,458)	(11,410)	(33,868)
Net profit for the period	-	-	-	60,285	60,285	8,204	68,489
Total (losses)/gains recognised for the period	-	(1,232)	(21,239)	60,298	37,827	(3,206)	34,621
Issue of shares under the Keppel Land Share Option Scheme	1,173	-	-	-	1,173	-	1,173
Cost of share-based payments	-	606	-	-	606	-	606
Dividend paid	-	-	-	-	-	(53)	(53)
Balance at 31 March 2008	1,186,514	61,477	(22,563)	1,105,409	2,330,837	349,201	2,680,038