

KEPPEL LAND LIMITED

OPENING REMARKS BY GROUP CEO KEVIN WONG

FULL YEAR ENDED 31 DECEMBER 2011

Good evening. Welcome to Keppel Land's full year 2011 results presentation.

I am glad to report that Keppel Land made a record net profit of \$1.37 billion in 2011, a 30% increase from 2010, and the second consecutive year the company earnings has exceeded \$1 billion. EVA (Economic Value Added) also improved by 37% to about \$540 million.

With the strong performance, a final dividend of 20 cents per share will be recommended for shareholders' approval at the next Annual General Meeting. This is Keppel Land's highest dividend payout so far.

2011 was a difficult year. Despite government property cooling measures weighing down on an already uncertain economic outlook, Keppel Land sold about 2,500 homes, comprising mainly suburban homes in Singapore and townships in China and Indonesia.

Building on our established track record in the residential sector and leveraging our experience as a leading prime office developer in Singapore, we are growing a stronger commercial presence overseas. This will allow us to have a more balanced portfolio to moderate the volatility of the different property sectors.

In China, construction is underway for a retail mall and an office building under Phase 1 of the mixed-use development, Seasons City in Tianjin Eco-City. When fully completed, it will have three office towers, a retail mall and serviced apartments totalling about 162,000 sm, which complements Keppel Land's adjoining residential developments. In Vietnam, construction will commence for a 50,000 sm retail mall under Phase 2 of Saigon Centre in Ho Chi Minh City, while the redevelopment of International Financial Centre Tower 2 in Jakarta will provide a new 47-storey prime Grade A office tower with gross floor area of about 64,000 sm.

We just announced that we have acquired a controlling stake of a company, which is developing a commercial development with about 100,000 sm of office and retail space, located within the CBD in Beijing.

In Singapore, with the completion of the Ocean Financial Centre divestment, Keppel Land strengthened its balance sheet and continued the strategy of recycling capital for property development opportunities. K-REIT Asia now holds the largest portfolio of premium Grade A offices in Singapore, and is also one of the top three S-REITS with its assets under management now at \$6 billion.

K-REIT, together with Alpha Investment Partners, makes up Keppel Land's property fund management business. They have continued to perform well, growing its contribution from \$41 million in 2010 to \$65.3 million in 2011. Total assets under management have increased by 32% to \$14.8 billion.

Alpha had a first closing of a new fund named Alpha Asia Macro Trends Fund II, which achieved a higher-than-expected commitment of US\$485 million.

Our property fund management business is expected to continue to grow in both assets under management and contribution to our total profit.

Sustainability Journey

Continuing its path towards sustainability with strong commitment for corporate transparency, the Group took top positions at various awards including the Best Sustainability Report Award and the Grand Prize for Best Overall Investor Relations in the mid-caps category. We were also ranked third on the Business Times' Governance and Transparency Index, which ranks 660 companies on the Singapore Stock Exchange.

Looking Ahead

Asian economies will experience some knock-on effects from global economic uncertainties, but the Group's established presence in key Asian markets will position it well to ride on the market recovery when the situation settles. We believe in the long-term fundamentals of demand in Asia, and with a strong balance sheet of just 0.1 net debt-equity ratio, we are in an excellent position to capture good opportunities in Singapore and overseas such as in China, Vietnam, India and Indonesia.