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PRESS RELEASE

Keppel Land Limited Unaudited Results for the Full Year Ended 31 December 2011

19 January 2012

The Directors of Keppel Land Limited advise the following results of the Company and of the Group for the full year ended 31 December 2011.

These figures have not been audited.

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

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PRESS RELEASE

Keppel Land's Financial Highlights for the Year Ended 31 December 2011

19 January 2012

Keppel Land Delivers Second Year of Record Profits

- **Net profit grew almost 30% to \$1.37 billion**
- **Profit contribution from property trading was relatively stable with the completion of several overseas projects/phases**
- **Fund management earnings grew 59% to \$65.3 million on higher fee income from K-REIT Asia Management and Alpha Investment Partners**
- **Proposed final dividend of 20 cents per share**

Keppel Land achieved a new record net profit of \$1,365.6 million for the year ended 31 December 2011, up 29.7% from restated net profit of \$1,052.9 million in 2010. This was lifted mainly by a \$508.1 million gain from the sale of the Group's 87.5% stake in Ocean Properties (owner of Ocean Financial Centre) to K-REIT Asia and a \$549.8 million fair value gain on investment properties/impairment.

Net profit from property trading was slightly lower at \$198.5 million in 2011, compared with \$212.9 million in 2010. Contribution was mainly from Reflections at Keppel Bay, Marina Bay Suites, The Lakefront Residences, The Luxurie and Madison Residences in Singapore, Elita Promenade in India as well as phases from three projects in China namely The Springdale in Shanghai, The Botanica in Chengdu and Stamford City in Jiangyin.

Fund management achieved a 59.3% increase in net profit to \$65.3 million with higher fee income from K-REIT Asia Management and Alpha Investment Partners.

Keppel Land's Board has recommended a final dividend of 20 cents per share, subject to approval by shareholders at the next Annual General Meeting.

Financial Highlights

(\$m)	Year Ended		Quarter Ended	
	31 Dec 11	31 Dec 10	31 Dec 11	31 Dec 10
Turnover	949	685.4	375.2	131
EBITDA	195.7	205.1	58.9	37
Pre-tax Profit	1,503.9	1,176.8	1,261.4	841.2
Net Profit	1,365.6	1,052.9	1,173.9	796.8

From 1 January 2011, the Group adopted the INT FRS 115 under which revenue and profit from overseas trading projects are recognised only on full completion. With the issuance of a clarification note by the Accounting Standards Council on 7 June 2011, the Group has also revised its accounting treatment to recognise revenue and profit upon completion for units sold under the deferred payment scheme in Singapore. The change has been applied retrospectively.

Singapore Property Market Showing Signs of Moderation

Take-up of new homes in Singapore was about 16,000 units in 2011, a shade lower than the record high of 16,292 units sold in 2010. Keppel Land sold about 480 homes in Singapore in 2011, owing to positive response received for suburban condominium projects The Luxurie in Sengkang and The Lakefront Residences in Jurong Lake District.

The recent introduction of an additional buyer's stamp duty amidst a weak global economic outlook is expected to affect buyer sentiments.

Following a 22.2% appreciation in 2010, Grade A office rent rose 11.1% year-on-year to \$11.00 psf in the fourth quarter of 2011, according to CBRE. As business sentiments turn more cautious on concerns over a slower pace of growth in the Singapore economy due to uncertainty in the Euro zone and a weak US recovery, the office market is expected to moderate in 2012.

Consistent with its capital recycling strategy, Keppel Land sold its 87.5% interest in Ocean Properties, owner of Ocean Financial Centre (OFC), a premium Grade A office development in the Raffles Place district, to K-REIT Asia. The divestment has strengthened the Group's financial position and capacity to acquire good sites and properties.

Keppel Land's fund management vehicles continued to perform well, enlarging the Group's total assets under management by 32% to \$14.8 billion as at end-2011 from \$11.2 billion a year ago. With OFC, K-REIT Asia is now the largest landlord of premium grade office buildings located in the heart of Singapore's prime CBD at Marina Bay and Raffles Place. K-REIT Asia has also signed on its first anchor tenant at 8 Chifley Square in Sydney, Australia.

Alpha Investment Partners' follow-on fund Alpha Asia Macro Trends Fund II has completed its maiden acquisition of a 142-room boutique Central Park Hotel in Hong Kong. The fund's first closing has exceeded expectations with US\$485 million raised. It is now open for further closing with investors with a target fund size of US\$1 billion.

Overseas Home Sales Subdued

Property cooling measures and credit tightening policies have affected the Group's residential sales overseas.

Keppel Land sold more than 2,000 homes overseas in 2011. In China, the government's tightening measures have subdued market sentiments. Nonetheless, the Group managed to sell more than 1,400 units during the year, mainly from its township projects such as The Botanica in Chengdu, Central Park City in Wuxi and The Seasons in Shenyang. Believing in the long-term fundamentals of demand, the Group acquired two prime residential sites in Shanghai and Wuxi during the year. In total, they add about 450,000 sm of gross floor area (GFA), and contribute over 3,500 homes to the Group's pipeline of more than 43,000 homes in China.

Jakarta Garden City, the first residential township in Indonesia to achieve Singapore's Building and Construction Authority Green Mark Gold Award, received healthy take-up with about 290 units sold in 2011. The Group is also growing its commercial portfolio overseas. Capitalising on continued demand and limited supply of prime Grade A office space, Keppel Land China acquired a prime 2.6-ha site located in Beijing's CBD, the Group's second commercial project in China after Seasons City in Tianjin Eco-City. To be completed in 2014, the development will comprise three office towers and retail space with about 100,000 sm of GFA.

In Vietnam, the Group will commence with the initial construction of the retail component of Phase 2 of Saigon Centre, a mixed development which also includes Grade A office and service apartments, in Ho Chi Minh City to meet rising demand. In Indonesia, International Financial Centre Tower 2 will be redeveloped into a 47-storey prime Grade A office building with GFA of 64,000 sm.

Positioning for the Long Term

The economic environment is likely to stay challenging in 2012. Keppel Land will monitor the markets and selectively launch new projects and new phases of existing developments at the appropriate time. Confident of Asia's long-term growth prospects, the Group will also seek to acquire well-located sites in Singapore and overseas for residential, commercial, township and mixed-use developments.

Disclaimer

This release may contain statements which are subject to risks and uncertainties that could cause actual results to differ materially from such statements. You are cautioned not to place undue reliance on such statements, which are based in the current views of Management on future developments and events.