GuocoLand Limited
(REG. NO. 197600660W)

AUDITED FULL YEAR FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE YEAR ENDED 30 JUNE 2006

1(a) An income statement (for the Group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000 (Restated)	Increase/ (Decrease) %
Revenue	**361,327**	**419,541**	**(14)**
Cost of sales	(318,750)	(346,166)	(8)
Gross profit	**42,577**	**73,375**	**(42)**
Other operating income	146,938	46,528	216
Administrative expenses	(14,595)	(8,945)	63
Other operating expenses	(935)	(3,984)	(77)
Finance costs	(22,837)	(13,450)	70
Share of profit of associates (net of tax)	13,609	15,677	(13)
Profit before taxation	**164,757**	**109,201**	**51**
Income tax expense	(9,102)	(24,574)	(63)
Profit for the year	**155,655**	**84,627**	**84**
Attributable to:			
Equity holders of the Company	**155,630**	**82,743**	**88**
Minority interests	25	1,884	(99)
Profit for the year	**155,655**	**84,627**	**84**

The comparative profit and loss account of the Group for the financial year ended 30 June 2005 has been restated to take into account retrospective adjustments arising from the adoption of various new/revised Financial Reporting Standards disclosed in Section 5 of this announcement.

1(a)(i) Breakdown and explanatory notes to the income statement:-

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000	Increase/ (Decrease) %
Investment profit[1]	19,765	43,975	(55)
Other income including interest income	8,912	6,005	48
Depreciation of property, plant and equipment	(838)	(790)	6
Gain/(Loss) on disposal of available-for-sale securities	40,113	(3,907)	N/M
Gain on disposal of property, plant and equipment	43	94	(54)
Gain on revaluation of investment properties	32,000	-	N/M
Writeback of provision for doubtful receivables	3	82	(96)
Receivables written off	(8)	-	N/M
Writeback of provision/(Provision) for foreseeable losses on development properties (net)	26,563	(2,341)	N/M
Negative goodwill arising from acquisition of subsidiary	31,969	-	N/M
Net foreign exchange gain	3,761	455	727
Impairment loss on available-for-sale securities	(500)	-	N/M
Adjustments for (under)/overprovision of tax in respect of prior years	(2,443)	1,208	(302)

N/M : Not meaningful.

Note:

1. The investment profit comprised mainly mark-to-market gains on the Group's financial assets.

Exceptional and Extraordinary Items

There were no exceptional and extraordinary items during the financial year.

1(b)(i) A balance sheet (for the issuer and Group), together with a comparative statement as at the end of the immediately preceding financial year.

	Group As At 30/06/2006 S$'000	Group As At 30/06/2005 S$'000 (Restated)	Company As At 30/06/2006 S$'000	Company As At 30/06/2005 S$'000 (Restated)
Non-Current Assets				
Property, Plant and Equipment	127,161	1,864	-	-
Goodwill on Consolidation	1,064	-	-	-
Investment Properties	246,224	308,000	-	-
Interests in Subsidiaries	-	-	1,860,079	1,578,495
Interests in Associates and Jointly-Controlled Entities	190,462	223,541	9,083	9,964
Amounts due from Minority Shareholders of Subsidiaries	18,725	18,729	-	-
Investment Securities	54,204	154,184	-	-
Deferred Tax Assets	365	-	-	-
	638,205	706,318	1,869,162	1,588,459
Asset Held for Sale	140,000	-	-	-
Current Assets				
Inventories	1,288,334	958,800	-	-
Trade and Other Receivables	91,415	55,017	2,825	822
Cash and Cash Equivalents	542,876	403,981	356	874
	1,922,625	1,417,798	3,181	1,696
Total Assets	**2,700,830**	**2,124,116**	**1,872,343**	**1,590,155**
Equity attributable to equity holders of the Company				
Share Capital	839,716	665,540	839,716	665,540
Reserves	284,949	417,537	19,216	234,983
	1,124,665	1,083,077	858,932	900,523
Minority Interests	153,356	43,943	-	-
Total Equity	1,278,021	1,127,020	858,932	900,523
Non-Current Liabilities				
Amounts due to Subsidiaries	-	-	268,456	344,264
Amount due to Minority Shareholder of Subsidiary	3,141	5,638	-	-
Interest Bearing Loans and Borrowings	786,526	567,073	557,640	287,750
Deferred Tax Liabilities	5,138	9,663	-	-
	794,805	582,374	826,096	632,014
Current Liabilities				
Trade and Other Payables	224,063	131,865	13,751	6,674
Interest Bearing Loans and Borrowings – Current Portion	371,007	242,772	162,750	36,497
Current Tax Payable	32,934	40,085	10,814	14,447
	628,004	414,722	187,315	57,618
Total Liabilities	1,422,809	997,096	1,013,411	689,632
Total Equity and Liabilities	**2,700,830**	**2,124,116**	**1,872,343**	**1,590,155**

The comparative balance sheets of the Group and Company as at 30 June 2005 have been restated to take into account retrospective adjustments arising from the adoption of various new/revised Financial Reporting Standards disclosed in Section 5 of this announcement.

1(b)(ii) Aggregate amount of Group's borrowings and debt securities.

Amount repayable in one year or less, or on demand

As at 30/06/2006 (S$'000)		As at 30/06/2005 (S$'000)	
Secured	Unsecured	Secured	Unsecured
190,952	180,055	156,275	86,497

Amount repayable after one year

As at 30/06/2006 (S$'000)		As at 30/06/2005 (S$'000)	
Secured	Unsecured	Secured	Unsecured
224,566	561,960	279,323	287,750

Details of any collateral

The Group's assets pledged/mortgaged to secure loan facilities granted to the Group are as follows:-

	Group As At 30/06/2006 S$'000	**Group As At 30/06/2005 S$'000**
At carrying amounts:-		
Property, plant and equipment	42,686	-
Investment properties	46,224	123,000
Investment securities	-	119,037
Asset held for sale	140,000	-
Development properties	583,746	747,509

1(c) A cash flow statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000 (Restated)
Operating activities		
Profit before taxation	164,757	109,201
Adjustments for:-		
Depreciation of property, plant and equipment	838	790
Gain on disposal of property, plant and equipment	(43)	(94)
Share of profit of associates (net of tax)	(13,609)	(15,677)
Finance costs	22,837	13,450
Impairment loss on available-for-sale securities	500	-
Interest income	(8,912)	(6,005)
Dividend income	(3,500)	(7,262)
Gain/(Loss) on disposal of available-for-sale securities	(40,113)	3,907
Gain on revaluation of investment properties	(32,000)	-
(Writeback of allowance)/Allowance for foreseeable losses on development properties (net)	(26,563)	2,341
Mark-to-market gain in respect of equity swap	(15,000)	(34,125)
Mark-to-market gain on derivative financial instruments	(1,189)	(202)
Negative goodwill arising from acquisition of subsidiary	(31,969)	-
Property, plant and equipment written off	2	72
Share option expense	685	500
	(148,036)	(42,305)
Operating profit before working capital changes	16,721	66,896
Changes in working capital:-		
Inventories	(225,079)	19,937
Trading securities	-	9,167
Trade and other receivables	(13,922)	(24,922)
Trade and other payables	36,445	5,633
Balances with holding companies and related corporations	2,012	(299)
	(200,544)	9,516
Cash (used in)/generated from operations	(183,823)	76,412
Income taxes paid	(21,550)	(7,934)
Purchase of shares by the Trust for Executives' Share Option Scheme	(68,537)	(19,850)
Cash flows from operating activities	(273,910)	48,628

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000 (Restated)
Investing activities		
Proceeds from disposal of property, plant and equipment	48	94
Purchase of property, plant and equipment	(1,224)	(889)
Dividends received	3,500	7,262
Interests in associates	35,532	8,825
Net proceeds from disposal of available-for-sale securities	168,984	11,025
Settlement of equity swap	21,750	32,250
Net cash outflow on acquisitions of subsidiaries	(63,238)	(50,208)
Net cash outflow on acquisition of an associate	-	(4,258)
Net proceeds from disposal of an associate	-	334,286
Proceeds from liquidation of an associate	-	10
Cash flows from investing activities	165,352	338,397
Financing activities		
Balances with minority shareholders of subsidiaries	34,665	(6,971)
Capital contribution from minority shareholder of a subsidiary	392	-
Dividends paid	(40,949)	(42,598)
Dividends paid to minority shareholders of subsidiaries	(5,354)	-
Interest paid	(39,353)	(25,791)
Interest received	9,574	6,317
Share buy-back	-	(11,013)
Proceeds from bank loans	782,745	372,864
Repayment of bank loans	(573,209)	(543,740)
Proceeds from medium-term notes	85,000	80,050
Repayment of medium-term notes	(19,997)	(79,924)
Proceeds from short-term notes	30,000	-
Cash flows from financing activities	263,514	(250,806)
Net increase in cash and cash equivalents	154,956	136,219
Cash and cash equivalents at 1 July	382,418	246,372
Exchange differences on translation of balances held in foreign currency	(11,543)	(173)
Cash and cash equivalents at 30 June	525,831	382,418

Cash and cash equivalents comprise cash in hand, bank balances and deposits with financial institutions. For the purpose of the consolidated statement of cash flows, cash and cash equivalents exclude cash collaterals and are presented net of bank overdrafts which are repayable on demand and which form an integral part of the Group's cash management.

The comparative consolidated statement of cash flows for the financial year ended 30 June 2005 has been restated to take into account retrospective adjustments arising from the adoption of new/revised Financial Reporting Standards disclosed in Section 5 of this announcement.

1(d)(i) A statement (for the issuer and Group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000	Company Year Ended 30/06/2006 S$'000	Company Year Ended 30/06/2005 S$'000
Share Capital				
At 1 July	665,540	675,524	665,540	675,524
Issue of shares to holders of non-redeemable convertible cumulative preference shares ("NCCPS") 2005 who exercised their conversion rights and upon mandatory conversion of their preference shares	107	16	107	16
Share buy-back	-	(10,000)	-	(10,000)
Transfer from share premium and capital redemption reserve upon implementation of the Companies (Amendment) Act 2005[1]	174,069	-	174,069	-
At 30 June	839,716	665,540	839,716	665,540
Share Premium				
At 1 July	161,176	161,192	161,176	161,192
Issue of shares to holders of NCCPS 2005 who exercised their conversion rights and upon mandatory conversion of their preference shares	(107)	(16)	(107)	(16)
Transfer to share capital upon implementation of the Companies (Amendment) Act 2005	(161,069)	-	(161,069)	-
At 30 June	-	161,176	-	161,176
Reserve for Own Shares[2]				
At 1 July	(19,850)	-	(19,850)	-
Purchase of shares by the Trust for Executives' Share Option Scheme	(68,537)	(19,850)	(68,537)	(19,850)
At 30 June	(88,387)	(19,850)	(88,387)	(19,850)

Notes:

1. The Companies (Amendment) Act 2005 (the "Act") was gazetted on 6 June 2005 and was effective on 30 January 2006. As prescribed by the Act, the concept of "par value" and "authorised capital" had been abolished and amounts standing to the credit of the Company's share premium account and capital redemption reserve were transferred to share capital account.

2. In October 2004, the Company established a Trust in respect of GuocoLand Limited Executives' Share Option Scheme. Pursuant to the trust deed, the Trust had acquired issued shares of the Company from the market for the purpose of satisfying options granted or to be granted to eligible employees of the Group. Subject to certain financial and performance targets being met by these employees, shares held under the Trust will be transferred to them upon exercise of their share options. As at 30 June 2006, the Company had granted a loan amounting to $88.4 million to the Trust and the Trust had acquired 49,482,000 shares.

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000	Company Year Ended 30/06/2006 S$'000	Company Year Ended 30/06/2005 S$'000
Share Option Reserve				
At 1 July, as previously reported	-	-	-	-
Effect of adopting FRS 102	500	-	500	-
At 1 July, as restated	500	-	500	-
Value of employee services received for issue of share options	685	500	685	500
At 30 June	1,185	500	1,185	500
Capital Reserve				
At 1 July	1,300	1,300	1,300	1,300
Transfer from capital redemption reserve of a subsidiary upon implementation of the Companies (Amendment) Act 2005	83	-	-	-
At 30 June	1,383	1,300	1,300	1,300
Exchange Translation Reserve				
At 1 July, as previously reported	(6,338)	1,180	(3,447)	1,074
Effect of adopting FRS 21 (revised)	-	-	3,447	(1,074)
At 1 July, as restated	(6,338)	1,180	-	-
Translation differences relating to financial statements of foreign subsidiaries and associates	786	(2,996)	-	-
Exchange differences on monetary items forming part of net investments in foreign subsidiaries and associates	(28,822)	(4,522)	-	-
At 30 June	(34,374)	(6,338)	-	-
Revaluation Reserve				
At 1 July, as previously reported	7,969	680	-	-
Effect of adopting FRS 40	(7,969)	(680)	-	-
At 1 July, as restated	-	-	-	-
Increase in fair value of property, plant and equipment and development properties from previously held interests in associates	8,522	-	-	-
At 30 June	8,522	-	-	-

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000	Company Year Ended 30/06/2006 S$'000	Company Year Ended 30/06/2005 S$'000
Capital Redemption Reserve				
At 1 July	13,083	3,083	13,000	3,000
Share buy-back	-	10,000	-	10,000
Transfer to share capital and capital reserve upon implementation of the Companies (Amendment) Act 2005	(13,083)	-	(13,000)	-
At 30 June	-	13,083	-	13,000
Mark-to-market Reserve				
At 1 July	(118)	(37,768)	-	-
Change in fair value of:-				
- available-for-sale securities	54,947	35,908	-	-
- available-for-sale securities held by an associate	(561)	(2,165)	-	-
Transfer to profit and loss account upon disposal of available-for-sale securities	(34,744)	3,907	-	-
At 30 June	19,524	(118)	-	-
Unappropriated Profits				
At 1 July, as previously reported	260,315	237,972	82,304	97,308
Effects of adopting:-				
- FRS 21 (revised)	-	-	(3,447)	1,074
- FRS 102	(500)	-	-	-
- FRS 40	7,969	680	-	-
At 1 July, as restated	267,784	238,652	78,857	98,382
Share buy-back	-	(11,013)	-	(11,013)
Transfer to profit and loss account upon disposal of available-for-sale securities	(5,369)	-	-	-
Profit attributable to equity holders of the Company	155,630	82,743	67,210	34,086
Dividends	(40,949)	(42,598)	(40,949)	(42,598)
At 30 June	377,096	267,784	105,118	78,857
Equity attributable to equity holders of the Company	**1,124,665**	**1,083,077**	**858,932**	**900,523**

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000	Company Year Ended 30/06/2006 S$'000	Company Year Ended 30/06/2005 S$'000
Minority Interests				
At 1 July	43,943	41,852	-	-
Profit attributable to minority interests	25	1,884	-	-
Exchange differences on translation	(308)	(282)	-	-
Acquisition of interests in subsidiaries	114,658	489	-	-
Capital contribution	392	-	-	-
Dividends	(5,354)	-	-	-
At 30 June	153,356	43,943	-	-
Total Equity	**1,278,021**	**1,127,020**	**858,932**	**900,523**
Note:-				
(a) Attributable to equity holders of the Company				
Net (losses)/gains recognised directly in equity	(5,241)	30,132	-	-
Profit attributable to equity holders of the Company	155,630	82,743	67,210	34,086
Total recognised income and expense for the year	150,389	112,875	67,210	34,086
(b) Attributable to minority interests				
Net losses recognised directly in equity	(308)	(282)	-	-
Profit attributable to minority interests	25	1,884	-	-
Total recognised income and expense for the year	(283)	1,602	-	-

1(d)(ii) Details of any changes in the Company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

		Fourth Quarter Ended 30/06/2006 S$ million
(a)	Issued and fully paid ordinary shares:-	
	At 1 April and 30 June 2006	839.72
		million
(b)	Issue of Executives' share options:-	
	At 1 April and 30 June 2006	18.50

	As At 30/06/2006 million	As At 30/06/2005 million
No. of shares that would be issued on exercise of all NCCPS and share options outstanding at end of the year	18.50	18.61
Less : No. of shares acquired by the Trust for Executives' Share Option Scheme	(18.50)	(15.76)
	-	2.85

2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.

The figures have been audited by our auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).

We have audited the financial statements of GuocoLand Limited for the year ended 30 June 2006. These financial statements are the responsibility of the Company's directors. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Singapore Standards on Auditing. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the directors, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion:

(a) the consolidated financial statements of the Group and the balance sheet and statement of changes in equity of the Company are properly drawn up in accordance with the provisions of the Companies Act, Chapter 50 (the "Act") and Singapore Financial Reporting Standards to give a true and fair view of the state of affairs of the Group and of the Company as at 30 June 2006 and of the results, changes in equity and cash flows of the Group and of the changes in equity of the Company for the year ended on that date; and

(b) the accounting and other records required by the Act to be kept by the Company and by those subsidiaries incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

KPMG
Certified Public Accountants
Singapore
25 August 2006

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Except as disclosed in Section 5, the Group applied the same accounting policies and methods of computation as in the most recently audited annual financial statements.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

(a) The Group adopted the following new/revised Financial Reporting Standards ("FRS") issued by the Council on Corporate Disclosure and Governance, which were applicable for financial statements covering periods beginning on or after 1 January 2005:-

(i) FRS 21 *(revised) The Effects of Changes in Foreign Exchange Rates*

The revised FRS requires exchange differences on loans from the Company to its subsidiaries and associates which form part of the Company's net investments in the subsidiaries and associates to be included in the Company's profit and loss account. These exchange differences were previously recognised as equity in the financial statements of the Company. In the consolidated financial statements, these exchange differences are reclassified to equity.

(ii) FRS 102 *Share-based Payment*

This FRS requires the Company and its subsidiaries to recognise share-based payment transactions with their employees, such as executives' share options, in their financial statements.

In accordance with the transitional provisions, FRS 102 has been applied to the executives' share options granted by the Company's subsidiaries to their employees after 29 October 2004 that were not yet vested as at 1 July 2005. The adoption of FRS 102 has resulted in the Group charging the cost of these share options to the profit and loss account.

(b) On 1 July 2005, the Group early adopted FRS 40 *Investment Properties* which would have become effective for financial statements covering periods beginning on or after 1 January 2007.

This FRS requires the Group to state its investment properties, which are held either to earn rental income or for capital appreciation or both, at fair value. Any gain or loss arising from a change in the fair value is recognised in the profit and loss account.

The effects of the adoption of FRS 21 *(revised),* FRS 102 and FRS 40 on the unappropriated profits, exchange translation reserve, share option reserve and revaluation reserve are set out in item 1(d)(i). The impact on the profit attributable to equity holders of the Company is as follows:-

	Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000	Company Year Ended 30/06/2006 S$'000	Company Year Ended 30/06/2005 S$'000
Profit before changes in accounting policies	138,685	75,954	96,039	38,607
Effects of adopting:-				
- FRS 21 *(revised)*	-	-	(28,829)	(4,521)
- FRS 102	(685)	(500)	-	-
- FRS 40	17,630	7,289	-	-
Profit attributable to equity holders of the Company	155,630	82,743	67,210	34,086

The adoption of FRS 102 does not have a material impact on the Group's basic and diluted earnings per share. The adoption of FRS 40 resulted in an increase in the Group's basic and diluted earnings per share of 2.77 cents and 2.74 cents respectively.

Apart from FRS 21 *(revised)*, FRS 102 and FRS 40, the Group adopted revisions in other FRSs, which were applicable for financial statements covering periods beginning on or after 1 January 2005. However, they do not have a significant impact on the financial statements of the Group and the Company.

6. Earnings per ordinary share of the Group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

		Group Year Ended 30/06/2006	Group Year Ended 30/06/2005 (Restated)
Earnings per ordinary share for the year based on the Group's net profit derived at after deducting provision for preference dividends:-			
(a)	Based on weighted average number of ordinary shares in issue after adjusting for the shares acquired by the Trust (cents)	24.43	12.57
	Weighted average number of ordinary shares ('000)	637,164	658,265
(b)	On a fully diluted basis (cents)	24.20	12.57
	Adjusted weighted average number of ordinary shares ('000)*	642,983	658,478

* The weighted average number of ordinary shares has been adjusted for the dilutive effect of potential ordinary shares arising from the conversion of non-redeemable convertible cumulative preference shares and the exercise of all outstanding share options.

7. Net asset value (for the issuer and Group) per ordinary share based on issued share capital of the issuer at the end of the:-

(a) current financial period reported on; and

(b) immediately preceding financial year.

	Group As At 30/06/2006 S$	Group As At 30/06/2005 S$	Company As At 30/06/2006 S$	Company As At 30/06/2005 S$ (Restated)
Net asset value per ordinary share based on existing issued share capital after adjusting for the shares acquired by the Trust	1.83	1.67	1.39	1.39

8. A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. It must include a discussion of the following:-

(a) any significant factors that affected the turnover, costs and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the Group during the current financial period reported on.

For the financial year ended 30 June 2006, the Group reported a net profit of $155.6 million compared to $82.7 million in the previous corresponding year.

The Group's revenue decreased by 14% to $361.3 million for the financial year ended 30 June 2006. The decrease was because the bulk of the revenue from Central Park in Shanghai had already been recognised in the previous corresponding year. This decrease in revenue was partially offset by the revenue recognised from the sale of property development projects in Singapore and from the sale of the remaining area in Corporate Square in Beijing. For the financial year ended 30 June 2006, 65% of the revenue was from Singapore and the balance from China.

The Group's cost of sales decreased by 8% to $318.8 million for the financial year ended 30 June 2006. The decrease was mainly due to lower cost of sales from Central Park in Shanghai and a writeback of provision for foreseeable losses on the Group's residential projects in Singapore, in particular from Paterson Residence, and from Corporate Square. This decrease in cost of sales was partially offset by the cost of sales recognised from the sale of property development projects in Singapore and from Corporate Square.

The Group's gross profit decreased by 42% to $42.6 million as a significant portion of Central Park's profit had already been recognised in the previous corresponding year.

Other operating income increased from $46.5 million to $146.9 million mainly due to the profit of $40.1 million arising from the sale of the Group's long-term investment in Hotel Properties Limited, gains of $17.0 million and $15.0 million arising from the revaluation of the Group's investment properties, Robinson Centre and Tung Centre respectively, and negative goodwill of $32.0 million arising from the acquisition of additional interest in GuocoLand (Malaysia) Berhad ("GLM").

Finance costs increased by 70% to $22.8 million due to an increase in bank borrowings to finance the Group's land acquisitions in China during the financial year.

The contribution from the Group's associates to profit after tax decreased by 13% to $13.6 million due to lower profit contribution from GLM, which became a subsidiary during the financial year, but offset by higher profit contribution from the Group's 40% associates, Razgrad Pte Ltd (which owns The Ladyhill) and Crawforn Pte Ltd (which owns The Boulevard Residence).

The Group's net asset value per ordinary share increased from $1.67 as at 30 June 2005 to $1.83 as at 30 June 2006.

Current developments

The Group currently has ten launched developments on the market in Singapore: Sanctuary Green, The Gardens at Bishan, Bishan Point, Le Crescendo, Leonie Studio, Paterson Residence, The Stellar, The Quartz, The Ladyhill (in which the Group has 40% interest) and The Boulevard Residence (in which the Group has 40% interest). As at 24 August 2006, the Group has achieved sales of 72% in Sanctuary Green, 99% in The Gardens at Bishan, 98% in Bishan Point, 51% in Le Crescendo, 95% in Leonie Studio, 94% in Paterson Residence, 77% in The Stellar, 84% in The Ladyhill and 80% in The Boulevard Residence. In May 2006, the Group launched 232 units in The Quartz, a 625-unit development, of which 48% of the units launched had been sold. Excluding the recent acquisition of Casa Rosita which is to be completed, the Group's landbank in Singapore, in terms of saleable area, is approximately 105,000 square meters (1.1 million square feet).

In April 2006, the Group entered into a conditional collective sale and purchase agreement to acquire the freehold Casa Rosita condominium at the Newton/Scotts area with the intention of redeveloping the site. This acquisition will upon completion, add a saleable area of approximately 46,000 square metres (494,000 square feet) to the Group's existing landbank.

In June 2006, the Group entered into a sale and purchase agreement to sell its investment property, Robinson Centre for a consideration of $145.0 million. The sale has resulted in a revaluation gain of $17.0 million under FRS 40 which was recognised in the financial year ended 30 June 2006. The sale was completed on 31 July 2006. On completion, there will be no further gain recognised in the financial year ending 30 June 2007 as the investment property was valued at the net selling price on 30 June 2006.

In Beijing, the Group sold the remaining area in Corporate Square for a consideration of approximately US$48.6 million (S$79.8 million) during the financial year. In July 2006, the Group soft launched 307 units in West End Point, an 814-unit development located within the Second Ring Road in Feng Sheng, Xicheng District in Beijing upon obtaining the sale permits. As at 24 August 2006, 35% of the units launched had been sold.

Resettlement in three development sites in the Xuanwu District of Nanjing, in the Putuo District of Shanghai and in the Qixia District of Nanjing is currently in progress. The Group's landbank in China, in terms of saleable area, is approximately 978,000 square metres (10.5 million square feet)

In December 2005, the Group entered into a conditional agreement with Vietnam Singapore Industrial Park JV Co. Ltd. to acquire a land parcel of approximately 174,935 square metres forming part of the Vietnam Singapore Industrial Park in Binh Duong Province. This site can be developed into an integrated residential, office, commercial cum hotel development.

In April 2006, the Group launched a successful mandatory general offer on GLM at RM0.78 per share. Together with market purchases, the Group's shareholding in GLM has increased to 64.53% as at 24 August 2006. GLM is now a subsidiary of the Group.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

Nil.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months.

In view of the strong economic growth of 9.4% for Singapore in the first half of 2006, the official GDP growth forecast for 2006 for Singapore has been revised upwards from its previous forecast of between 5% to 7% to between 6.5% to 7.5%. The latest official statistics from URA indicate that the residential property market is recovering with prices of private residential properties posting a 1.8% gain in the second quarter of 2006, compared with the 1.5% increase in the previous quarter. In line with the positive economic growth and the positive sentiment for the residential property market, the Group expects the demand for private homes to remain stable with some momentum for property price growth. The Group intends to launch The View @ Meyer, a 45-unit development, in the second half of 2006.

In China, new regulations on the restriction of foreign investment in real estate were recently introduced as part of the government's overall measures to cool the fast-growing economy. Despite these new measures, the Group is of the view that domestic demand for quality residential housing in China will remain satisfactory because of China's strong economic growth and rapid urbanisation. The Group has focused and positioned its development properties to meet domestic demand with its landbank in key cities of Beijing, Shanghai and Nanjing.

In Malaysia, the economy is expected to expand 6% in 2006, compared to 5.2% in the previous year. The huge expenditure under the 9th Malaysian Plan to revitalise private sector investment and build infrastructure projects, coupled with a young demographic profile will help to sustain demand for quality residential housing in the short and medium term. The Group stands to benefit from this demand through its 64.53% shareholding in GLM.

The Group has financial assets comprising equities and derivatives. These include an ongoing cash settled equity swap, for which the underlying securities are 75 million shares in BIL International Limited. The equity swap is a synthetic transaction resulting in a financial adjustment whereby payments are calculated and determined by reference to the price of the underlying securities, with no powers or rights in the underlying securities. All these financial assets including the equity swap are marked to market and any market price movements in these financial assets have a financial impact on the Group's reserves or profitability.

11. Dividend

(a) *Current Financial Period Reported On*

Details of dividends declared for the current financial year reported on are as follows:-

Name of Dividend	Proposed Ordinary (First and Final)	Preference (NCCPS 2005)
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	8 cents per ordinary share (one-tier)	4.5 cents per annum per preference share (less tax)
Tax Rate	-	20%

In November 2005, the NCCPS 2005 were mandatorily converted into ordinary shares on the basis of one ordinary share for every one NCCPS 2005 held.

(b) ***Corresponding Period of the Immediately Preceding Financial Year***

Details of dividends declared for the corresponding year of the immediately preceding financial period are as follows:-

Name of Dividend	Proposed Ordinary (First and Final)	Preference (NCCPS 2005)
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	8 cents per ordinary share (less tax)	4.5 cents per annum per preference share (less tax)
Tax Rate	20%	20%

(c) Date payable

To be announced with the books closure date.

(d) Books closure date

The announcement relating to the closure of Register of Members for the preparation of dividend warrants will be made at a later date.

12. Segmented revenue and results for business or geographical segments (of the Group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Year ended 30 June 2006	**Total Revenue from External Customers S$'000**	**Inter-Segment Revenue S$'000**	**Total Revenue S$'000**	**Segment Results S$'000**
By Business Segments:-				
Property development	345,940	1,322	347,262	71,190
Property investment	11,544	1,063	12,607	42,904
Equity investment	3,576	-	3,576	58,023
Other operations	267	61,986	62,253	94,109
Eliminations	-	(64,371)	(64,371)	(101,888)
Total	361,327	-	361,327	164,338
Unallocated income				10,308
Unallocated expenses				(661)
Finance costs				(22,837)
Share of profit of associates (net of tax)*				13,609
Income tax expense				(9,102)
Profit for the year				155,655

Year ended 30 June 2005	Total Revenue from External Customers S$'000	Inter-Segment Revenue S$'000	Total Revenue S$'000	Segment Results S$'000
By Business Segments:-				
Property development	400,069	1,009	401,078	62,570
Property investment	9,444	973	10,417	5,983
Equity investment	9,935	-	9,935	40,186
Other operations	93	48,575	48,668	47,632
Eliminations	-	(50,557)	(50,557)	(53,229)
Total	419,541	-	419,541	103,142
Unallocated income				4,380
Unallocated expenses				(548)
Finance costs				(13,450)
Share of profit of associates (net of tax)*				15,677
Income tax expense				(24,574)
Profit for the year				84,627

*Share of Profit of Associates (net of tax)

	Year Ended 30/06/2006 S$'000	Year Ended 30/06/2005 S$'000
Property development	13,848	12,687
Property investment	-	-
Equity investment	-	-
Other operations	(239)	2,990
	13,609	15,677

13. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Revenue

The decrease in revenue was mainly due to lower revenue from Central Park in Shanghai as a significant portion had already been recognised in the previous corresponding year. This decrease in revenue was partially offset by the revenue recognised from the sale of property development projects in Singapore and from the sale of the remaining area in Corporate Square in Beijing.

Segment Results

Property development recorded a higher profit for the financial year ended 30 June 2006 mainly due to negative goodwill of $32.0 million arising from the acquisition of additional interest in GuocoLand (Malaysia) Berhad and a writeback of provision for foreseeable losses on the Group's residential projects. The increase in profit was partially offset by lower profit contribution from Central Park in Shanghai.

Property investment recorded a higher profit for the financial year ended 30 June 2006 mainly due to a gain of $32.0 million arising from the revaluation of the Group's investment properties.

Equity investment recorded a higher profit for the financial year ended 30 June 2006 mainly due to a profit of $40.1 million arising from the sale of the Group's long-term investment in Hotel Properties Limited. The increase in profit was partially offset by lower mark-to-market gains on the Group's financial assets.

14. A breakdown of sales.

		Group Year Ended 30/06/2006 S$'000	Group Year Ended 30/06/2005 S$'000 (Restated)	Increase/ (Decrease) %
(a)	Sales reported for first half year	224,516	213,768	5
(b)	Operating profit after tax before deducting minority interests reported for first half year	44,064	42,270	4
(c)	Sales reported for second half year	136,811	205,773	(34)
(d)	Operating profit after tax before deducting minority interests reported for second half year	111,591	42,357	163

15. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

	Latest Full Year S$'000	Previous Full Year S$'000
Ordinary – Proposed	49,293	40,948
Preference	1	4
Total:	49,294	40,952

BY ORDER OF THE BOARD

Dawn Pamela Lum
Group Company Secretary
25 August 2006