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CAPITALAND LIMITED

(Registration Number : 198900036N)

2008 FULL YEAR UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT

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CapitaLand

CAPITALAND LIMITED
2008 FULL YEAR UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT

1(a)(i) Income Statement

		Group					
	Note	4Q 2008 S$'000	4Q 2007 S$'000	Change %	FY 2008 S$'000	FY 2007 S$'000	Change %
Revenue	A	**703,744**	**1,324,328**	**(46.9)**	**2,752,321**	**3,792,703**	**(27.4)**
Cost of sales	A	(424,181)	(843,818)	(49.7)	(1,680,164)	(2,465,657)	(31.9)
Gross profit		279,563	480,510	(41.8)	1,072,157	1,327,046	(19.2)
Other operating income	B	98,119	298,067	(67.1)	1,330,657	1,553,424	(14.3)
Administrative expenses	C	(86,998)	(193,263)	(55.0)	(466,844)	(561,010)	(16.8)
Other operating expenses	D	(26,936)	(22,353)	20.5	(97,574)	(7,540)	NM
Profit from operations		**263,748**	**562,961**	**(53.1)**	**1,838,396**	**2,311,920**	**(20.5)**
Finance costs		(109,775)	(115,118)	(4.6)	(516,331)	(403,549)	27.9
Share of results (net of tax)							
- associates		(42,429)	387,340	NM	318,275	907,740	(64.9)
- jointly-controlled entities		13,730	70,920	(80.6)	56,819	604,382	(90.6)
	E	(28,699)	458,260	NM	375,094	1,512,122	(75.2)
Profit before taxation		125,274	906,103	(86.2)	1,697,159	3,420,493	(50.4)
Taxation	F	(28,258)	(78,606)	(64.1)	(235,776)	(268,047)	(12.0)
Profit after taxation		97,016	827,497	(88.3)	1,461,383	3,152,446	(53.6)
Attributable to:							
Equity holders of the Company ("PATMI")		**77,956**	**674,652**	**(88.4)**	**1,260,113**	**2,759,313**	**(54.3)**
Minority interests ("MI")		19,060	152,845	(87.5)	201,270	393,133	(48.8)
		97,016	827,497	(88.3)	1,461,383	3,152,446	(53.6)

NM : Not meaningful

1(a)(ii) Explanatory Notes to Income Statement – 4Q 2008 vs 4Q 2007

(A) Revenue, Cost of Sales

The decrease in 4Q 2008 revenue was mainly attributable to lower sales from the Group's development projects in China and Australia, partially mitigated by higher sales from development projects in Singapore as well as higher rental and fee-based revenue. The cost of sales was correspondingly lower. (Please see item 8 for details).

(B) Other Operating Income

		Group		
S$'000		**4Q 2008**	**4Q 2007**	**Change (%)**
Other Operating Income		**98,119**	**298,067**	**(67.1)**
Investment income	(i)	6,725	9,746	(31.0)
Interest income	(ii)	20,582	36,692	(43.9)
Other income (including portfolio gains)	(iii)	112,444	94,907	18.5
Fair value (loss) / gain of investment properties	(iv)	(58,935)	136,754	NM
Foreign exchange gain	(v)	17,303	19,968	(13.3)

(i) The decrease in investment income was mainly attributable to the withdrawal of a money market investment in Singapore.

(ii) The lower interest income in 4Q 2008 was mainly attributable to lower interest rates and surplus funds placed with financial institutions.

(iii) Other income included $74.3 million of portfolio gains and 17.0 million of marked-to-market gains from financial instruments and assets. The portfolio gains mainly came from the divestment of Somerset Orchard and Link REIT units.

4Q 2007 other income included portfolio gains of $74.8 million which comprised mainly the gains from the dilution of the Group's stake in CapitaMall Trust (CMT) arising from CMT's equity fund raising, the liquidation of Canary Riverside group of companies and additional proceeds received from the compulsory acquisition of Master Golf & Country Club.

(iv) The fair value loss of $58.9 million in 4Q 2008 came mainly from the revaluation of the Group's portfolio of investment properties held by its subsidiaries in Australia. The worsening economic conditions had put pressures on real estate values and as a result, there was a downward revaluation of some properties for the year end valuation. The valuation of investment properties held through our associates and jointly-controlled entities were similarly affected. (see note (E))

4Q 2007 fair value gains of $136.8 million were mainly attributable to the Group's investment properties in Australia, China and Singapore.

(v) 4Q 2008 foreign exchange gain of $17.3 million arose mainly from the revaluation of SGD denominated payables in a HKD subsidiary as the HKD strengthened against the SGD and realised gains relating to the USD proceeds from a divestment. However, these gains were partially offset by the revaluation of JPY denominated payables as the JPY strengthened against the SGD.

(C) Administrative Expenses

	Group		
S$'000	**4Q 2008**	**4Q 2007**	**Change (%)**
Administrative Expenses	**(86,998)**	**(193,263)**	**(55.0)**
Included in Administrative Expenses:-			
Depreciation and amortisation	(15,757)	(11,257)	40.0
Write back / (Allowance) for doubtful receivables and bad debts written off	5,728	(836)	NM

Administrative expenses comprise staff costs, depreciation expenses, operating lease expenses and other administrative expenses. 4Q 2008 administrative expenses were lower due mainly to a reduction in staff related costs, lower professional fees and write back of allowance for doubtful debts.

(D) Other Operating Expenses

Other operating expenses of $26.9 million included provisions for the diminution in value of certain investments in Japan and China of approximately $23.8 million. 4Q 2007's other operating expenses of $22.4 million included a provision for write down in certain investments in Japan of approximately $15.5 million.

(E) Share of results (net of tax) of Associates and Jointly-Controlled Entities

The net share of results from associates and jointly controlled entities in 4Q 2008 was a loss mainly because of revaluation losses taken up by our associates and jointly controlled entities for investment properties held by them.

(F) Taxation expense and adjustments for over or under-provision of tax in respect of prior years

The current tax expense is based on the statutory tax rates of the respective countries in which the companies operate and takes into account non-deductible expenses and temporary differences.

Included in the tax expense was a $12.0 million write back of over-provision of tax for prior years (4Q 2007: $17.5 million).

(G) Gain from the sale of investments

The Group's profit after tax and minority interests ("PATMI") included the following net gains from the sale of investments / property, plant and equipment:

4Q 2008	**S$M**
Somerset Orchard	42.7
Link REIT units	14.5
Wisma Matex Sdn Bhd's land in Malaysia (accounted for in share of associates' results in item E)	3.5
Citadines Garden City (BVI) Limited	3.2
Ming Zhu Investments (BVI) Limited	2.1
Others	2.4
Total Group's share of gain after tax & MI for 4Q 2008	**68.4**

4Q 2007	**S$M**
Canary Riverside group	13.1
Master Golf & Country Club	6.0
Xinwu Mall	4.6
Grand Design (owner of AIG Tower)	(10.2)
Others	0.7
Total Group's share of gain after tax & MI for 4Q 2007	**14.2**

1(b)(i) Balance Sheet

	Group			Company		
	31/12/2008 S$'000	31/12/2007 S$'000	Change %	31/12/2008 S$'000	31/12/2007 S$'000	Change %
Non-Current Assets						
Property, Plant & Equipment	1,633,378	1,588,618	2.8	8,814	8,906	(1.0)
Intangible Assets [(1)]	588,936	37,910	NM	–	–	–
Investment Properties [(2)]	4,254,839	6,208,211	(31.5)	–	–	–
Properties Under Devt	593,945	569,205	4.3	–	–	–
Interests in Subsidiaries [(3)]	–	–	–	6,828,287	3,864,998	76.7
Interests in Associates & Jointly-Controlled Entities	7,864,593	6,450,733	21.9	–	–	–
Other Assets	603,342	723,793	(16.6)	10,001	10,001	–
	15,539,033	**15,578,470**	**(0.3)**	**6,847,102**	**3,883,905**	**76.3**
Current Assets						
Devt Properties for Sale	*3,347,168*	*3,540,778*	*(5.5)*	–	–	–
Trade & Other Receivables	*1,715,099*	*2,064,350*	*(16.9)*	*1,423,695*	*1,681,342*	(15.3)
Cash & Cash Equivalents	*4,228,405*	*4,355,986*	*(2.9)*	*757,801*	*1,532,225*	(50.5)
Other Current Assets	*253,908*	*301,728*	*(15.8)*	–	–	–
	9,544,580	**10,262,842**	**(7.0)**	**2,181,496**	**3,213,567**	**(32.1)**
Less: Current Liabilities						
Trade & Other Payables	*2,357,161*	*2,889,508*	*(18.4)*	*133,946*	*212,259*	*(36.9)*
Short-Term Borrowings	*1,871,015*	*1,802,805*	*3.8*	–	*158,213*	*(100.0)*
Finance Leases	*4,212*	*3,954*	*6.5*	–	–	–
Other Current Liabilities	*460,384*	*446,059*	*3.2*	*3,968*	*16,961*	*(76.6)*
	4,692,772	**5,142,326**	**(8.7)**	**137,914**	**387,433**	**(64.4)**
Net Current Assets	**4,851,808**	**5,120,516**	**(5.2)**	**2,043,582**	**2,826,134**	**(27.7)**
Less: Non-Current Liabilities						
Long-Term Borrowings	7,918,847	8,066,555	(1.8)	2,518,579	1,293,439	94.7
Finance Leases	35,260	42,835	(17.7)	–	–	–
Other Non-Current Liabilities [(4)]	448,932	724,257	(38.0)	103,864	57,704	80.0
	8,403,039	**8,833,647**	**(4.9)**	**2,622,443**	**1,351,143**	**94.1**
Net Assets	**11,987,802**	**11,865,339**	**1.0**	**6,268,241**	**5,358,896**	**17.0**
Representing:						
Share Capital	4,396,144	4,350,058	1.1	4,396,144	4,350,058	1.1
Revenue Reserves	5,423,671	4,011,179	35.2	1,617,293	854,944	89.2
Other Reserves	861,874	1,579,655	(45.4)	254,804	153,894	65.6
Equity attributable to Equity Holders of the Company	10,681,689	9,940,892	7.5	6,268,241	5,358,896	17.0
Minority Interests	1,306,113	1,924,447	(32.1)	–	–	
Total Equity	**11,987,802**	**11,865,339**	**1.0**	**6,268,241**	**5,358,896**	**17.0**

(1) *The increase was attributable to the goodwill arising from acquisition of the remaining interest in The Ascott Group Limited.*

(2) *The decrease was attributable to the divestment of investment properties in China and Singapore as well as lower AUD exchange rate against SGD.*

(3) *The increase was due to higher amount of long term loans to subsidiaries.*

(4) *The decrease was attributable to reclassification of notes issued to fund the development of Scotts HighPark which has maturity within 12 months from end 2008 to current liabilities and deconsolidation of deferred tax liabilities for subsidiaries disposed off during the year.*

1(b)(ii) Group's borrowings (including finance leases)

	Group	
	As at 31/12/2008 S$'000	**As at 31/12/2007 S$'000**
Amount repayable in one year or less, or on demand:-		
Secured	914,212	545,935
Unsecured	961,015	1,260,824
Sub-Total 1	**1,875,227** [1]	**1,806,759**
Amount repayable after one year:-		
Secured	1,499,019	2,769,554
Unsecured	6,455,088	5,339,836
Sub-Total 2	**7,954,107**	**8,109,390**
Total Debt	**9,829,334**	**9,916,149**

[1] *Included $659.8 million (A$663 million) of borrowings in Australand, of which A$563 million relates to Commercial Mortgage-Backed Securities.*

Details of any collateral

Secured borrowings are generally secured by the borrowing companies' land and buildings, investment properties, properties under development or development properties for sale and assignment of all rights and benefits with respect to the properties.

1(c) Consolidated Statement of Cash Flows

	Group			
	4Q 2008 S$'000	**4Q 2007 S$'000**	**FY 2008 S$'000**	**FY 2007 S$'000**
Cash Flows from Operating Activities				
Profit after taxation	**97,016**	**827,497**	**1,461,383**	**3,152,446**
Adjustments for :				
Amortisation and impairment of intangible assets	1,024	3,739	2,003	4,973
Negative goodwill on acquisition	-	-	(55,195)	-
(Write back)/Allowance for:				
- Foreseeable losses on development properties for sale	-	(107,622)	52,803	(223,179)
- Loans to associates and jointly-controlled entities	(5,585)	665	(5,585)	749
- Loans to investee companies and other external parties	(1,410)	-	(1,410)	-
- Non-current portion of financial assets	12,334	16,479	39,877	17,614
- Impairment loss on investment in associate	3,490	-	3,490	-
Provision for income support	-	-	35,654	-
Share-based expenses	13,925	13,886	57,644	53,653
Changes in fair value of financial instruments and assets	(16,994)	7,205	(41,677)	3,675
Depreciation of property, plant and equipment	15,217	11,291	55,227	39,579
(Gain on disposal)/Write-off of property, plant and equipment (net)	(34,217)	(24,737)	(33,829)	(138,862)
Gain on disposal of investment properties and property under development	(3,234)	(354)	(76,600)	(74,769)
Valuation loss/(gain) on investment properties	58,935	(136,754)	(300,682)	(778,831)
(Gain)/Loss on disposal of non-current financial assets	(14,465)	74	(22,982)	(8,300)
Gain on disposal/dilution of subsidiaries, associates and jointly-controlled entities	(13,892)	(48,122)	(531,919)	(322,959)
Share of results of associates and jointly-controlled entities	28,699	(458,260)	(375,094)	(1,512,122)
Accretion of deferred income	-	(1,797)	-	(3,819)
Interest expense	109,775	115,118	516,331	403,549
Interest income	(20,582)	(36,692)	(106,211)	(124,559)
Tax expense	28,258	78,606	235,776	268,047
	161,278	**(567,275)**	**(552,379)**	**(2,395,561)**
Operating profit before working capital changes	**258,294**	**260,222**	**909,004**	**756,885**
Decrease/(Increase) in working capital				
Trade and other receivables	377,498	(427,111)	458,226	(573,222)
Development properties for sale	(109,495)	469,700	(65,413)	409,929
Trade and other payables	2,811	392,206	(12,268)	324,328
Financial assets	46,515	9	47,996	(272,939)
	317,329	**434,804**	**428,541**	**(111,904)**
Cash generated from operations	**575,623**	**695,026**	**1,337,545**	**644,981**
Income tax refunded/(paid)	15,785	(22,332)	(192,136)	(102,990)
Customer deposits and other non-current payables received	10,797	8,102	24,636	13,185
Net cash generated from Operating Activities	**602,205**	**680,796**	**1,170,045**	**555,176**

1(c) Consolidated Statement of Cash Flows (cont'd)

	Group			
	4Q 2008 S$'000	**4Q 2007 S$'000**	**FY 2008 S$'000**	**FY 2007 S$'000**
Cash Flows from Investing Activities				
Proceeds from disposal of property, plant and equipment	99,234	16,574	101,821	236,214
Purchase of property, plant and equipment	(91,803)	(70,730)	(358,230)	(210,047)
(Increase)/Decrease in associates and jointly controlled entities	(222,285)	393,498	(1,346,566)	(127,459)
Decrease/(Increase) in amounts owing by investee companies and other receivable	4,384	(13,308)	(16,644)	(10,975)
Deposit for new investments	(9,772)	(7,977)	(21,131)	(83,586)
Acquisition of investment properties and properties under development	(188,365)	(1,088,088)	(1,366,782)	(1,386,435)
Proceeds from disposal of investment properties and property under development	4,784	37,702	1,169,478	1,586,615
Acquisition/(Disposal) of non-current financial assets (net)	58,182	(272,041)	60,930	(310,258)
Dividends received from associates and jointly-controlled entities	121,137	112,118	265,792	376,209
Disposal/(Acquisition) of subsidiaries (net)	18,194	(17,625)	1,447,461	(135,806)
Acquisition of remaining interest in a subsidiary	-	-	(959,970)	-
Interest income received	11,811	26,355	87,462	103,049
Net cash (used in)/generated from Investing Activities	**(194,499)**	**(883,522)**	**(936,379)**	**37,521**
Cash Flows from Financing Activities				
Proceeds from issue of shares under share option plan	265	2,334	22,956	44,718
Proceeds from/(Repayment of) amounts owing to minority interests	(3,447)	(60,590)	16,678	(23,088)
(Distribution to)/Contribution from minority interests (net)	(8,647)	229	162,554	119,837
(Repayment of)/Proceeds from sales of future receivables	(12,587)	7,386	(457,092)	264,106
Proceeds from issue of term loans	246,722	1,799,995	3,455,464	4,279,166
Repayment of term loans	(276,185)	(1,306,273)	(3,583,191)	(4,127,790)
Proceeds from issue of debt securities and convertible bonds	1,864	517,566	1,503,367	1,923,790
Repayment of debt securities	(190,431)	-	(443,431)	(280,250)
Repayment of finance lease payables	(5,088)	(1,039)	(8,006)	(3,936)
Dividends paid to minority interests	(2,817)	(48,953)	(76,895)	(319,155)
Dividends paid to shareholders	-	-	(423,398)	(317,065)
Interest expense paid	(153,119)	(164,912)	(556,541)	(478,032)
Net cash (used in)/generated from Financing Activities	**(403,470)**	**745,743**	**(387,535)**	**1,082,301**
Net increase/(decrease) in cash and cash equivalents	**4,236**	**543,017**	**(153,869)**	**1,674,998**
Cash and cash equivalents at beginning of the period/year	4,209,660	3,815,290	4,355,986	2,684,851
Effect of exchange rate changes on cash balances held in foreign currencies	14,509	(2,321)	26,288	(3,863)
Cash and cash equivalents at end of the period/year	**4,228,405**	**4,355,986**	**4,228,405**	**4,355,986**

Cash and cash equivalents at end of the year
The cash and cash equivalents of about $4,228.4 million as at 31/12/2008 included $3,452.9 million in fixed deposits and $74.0 million in Project Accounts whose withdrawals are restricted to the payment of development projects expenditure.

1(d)(i) Statement of Changes in Equity

As at 31/12/2008 vs 31/12/2007 – Group

	Share Capital S$'000	Revenue Reserves S$'000	Other Reserves* S$'000	**Total S$'000**	Minority Interests S$'000	**Total Equity S$'000**
Balance as at 01/01/2008	**4,350,058**	**4,011,179**	**1,579,655**	**9,940,892**	**1,924,447**	**11,865,339**
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans			63,591	**63,591**	(232,344)	**(168,753)**
Changes in fair value of available-for-sale investments			(39,339)	**(39,339)**		**(39,339)**
Effective portion of changes in fair value of cash flow hedge			(145,627)	**(145,627)**	(48,707)	**(194,334)**
Realisation of foreign exchange reserves transferred to income statement			(93,433)	**(93,433)**		**(93,433)**
Realisation of available-for-sale reserve transferred to income statement			(17,343)	**(17,343)**		**(17,343)**
Realisation of hedging reserve transferred to income statement			(5,526)	**(5,526)**		**(5,526)**
Realisation of other capital reserve transferred to income statement			(136)	**(136)**		**(136)**
Net losses recognised directly in equity			(237,813)	**(237,813)**	(281,051)	**(518,864)**
Profit for 2008		1,260,113		**1,260,113**	201,270	**1,461,383**
Total recognised gains/(losses) for the year		**1,260,113**	**(237,813)**	**1,022,300**	**(79,781)**	**942,519**
Dividends paid		(423,398)		**(423,398)**		**(423,398)**
Issue of shares	46,086		(25,665)	**20,421**	2,535	**22,956**
Transfer of capital reserve to revenue reserves		584,000	(584,000)	**-**		**-**
Transfer of equity compensation reserve to liability by a subsidiary		2,007	(14,178)	**(12,171)**		**(12,171)**
Equity portion of convertible bonds			82,940	**82,940**		**82,940**
Cost of share-based payment			54,198	**54,198**	1,281	**55,479**
Effects of acquisition/disposal, dilution and liquidation of subsidiaries (net)				**-**	(635,413)	**(635,413)**
MI contribution (net)				**-**	169,093	**169,093**
Dividends paid/declared to MI				**-**	(73,386)	**(73,386)**
Others		(10,230)	6,737	**(3,493)**	(2,663)	**(6,156)**
Balance as at 31/12/2008	**4,396,144**	**5,423,671**	**861,874**	**10,681,689**	**1,306,113**	**11,987,802**

* Includes foreign currency translation reserve, capital reserve, available-for-sale reserve, equity compensation reserve and hedging reserve.

1(d)(i) Statement of Changes in Equity (cont'd)

As at 31/12/2008 vs 31/12/2007 – Group

	Share Capital S$'000	Revenue Reserves S$'000	Other Reserves* S$'000	**Total S$'000**	Minority Interests S$'000	**Total Equity S$'000**
Balance as at 01/01/2007	**4,304,907**	**1,575,167**	**1,458,040**	**7,338,114**	**2,095,273**	**9,433,387**
Exchange differences arising from consolidation of foreign operations and translation of foreign currency loans			18,895	**18,895**	62,173	**81,068**
Changes in fair value of available-for-sale investments			(14,953)	**(14,953)**		**(14,953)**
Transfer of available-for-sale reserve to income statement			9,849	**9,849**		**9,849**
Effective portion of changes in fair value of cash flow hedge			4,608	**4,608**	10,586	**15,194**
Realisation of foreign exchange reserves transferred to income statement			(7,705)	**(7,705)**	4,771	**(2,934)**
Realisation of available-for-sale reserve transferred to income statement			(6,752)	**(6,752)**		**(6,752)**
Realisation of hedging reserve transferred to income statement			(5)	**(5)**		**(5)**
Realisation of other capital reserve transferred to income statement			(1,126)	**(1,126)**		**(1,126)**
Net gains recognised directly in equity			2,811	**2,811**	77,530	**80,341**
Profit for 2007		2,759,313		**2,759,313**	393,133	**3,152,446**
Total recognised gains for the year		**2,759,313**	**2,811**	**2,762,124**	**470,663**	**3,232,787**
Dividends paid		(317,065)		**(317,065)**		**(317,065)**
Issue of shares	45,151		(556)	**44,595**	123	**44,718**
Equity portion of convertible bonds			65,441	**65,441**		**65,441**
Cost of share-based payment			46,928	**46,928**	3,487	**50,415**
Effects of acquisition/disposal, dilution and liquidation of subsidiaries (net)				**-**	(444,796)	**(444,796)**
MI contribution (net)				**-**	119,837	**119,837**
Dividends paid/declared to MI				**-**	(319,155)	**(319,155)**
Others		(6,236)	6,991	**755**	(985)	**(230)**
Balance as at 31/12/2007	**4,350,058**	**4,011,179**	**1,579,655**	**9,940,892**	**1,924,447**	**11,865,339**

* Includes foreign currency translation reserve, capital reserve, available-for-sale reserve, equity compensation reserve and hedging reserve.

1(d)(i) Statement of Changes in Equity (cont'd)

As at 31/12/2008 vs 31/12/2007 – Company

	Share Capital S$'000	Revenue Reserves S$'000	Capital Reserve S$'000	Equity Comp Reserves S$'000	**Total Equity S$'000**
Balance as at 01/01/2008	**4,350,058**	**854,944**	**117,272**	**36,622**	**5,358,896**
Profit for 2008		601,747			**601,747**
Total recognised gains for the year		**601,747**			**601,747**
Dividends paid		(423,398)			**(423,398)**
Issue of shares	46,086			(10,767)	**35,319**
Capital reduction		584,000			**584,000**
Equity portion of convertible bonds			95,940		**95,940**
Cost of share-based payment				15,737	**15,737**
Balance as at 31/12/2008	**4,396,144**	**1,617,293**	**213,212**	**41,592**	**6,268,241**
Balance as at 01/01/2007	**4,304,907**	**363,353**	**41,831**	**24,330**	**4,734,421**
Profit for 2007		808,656			**808,656**
Total recognised gains for the year		**808,656**			**808,656**
Dividends paid		(317,065)			**(317,065)**
Issue of shares	45,151			(298)	**44,853**
Equity portion of convertible bonds			75,441		**75,441**
Cost of share-based payment				12,590	**12,590**
Balance as at 31/12/2007	**4,350,058**	**854,944**	**117,272**	**36,622**	**5,358,896**

1(d)(ii) Changes in the Company's Issued Share Capital

Issued Share Capital

Movements in the Company's issued and fully paid-up share capital during the financial year were as follows:

	No. of Shares	**Capital S$'000**
As at 01/01/2008	2,805,969,493	4,350,058
Issue of shares under Share Option and Share Plans	17,536,807	46,086
As at 31/12/2008	**2,823,506,300**	**4,396,144**

The Company has today announced a fully underwritten rights issue to raise gross proceeds of approximately $1.84 billion. Pursuant to the rights issue, up to 1.42 billion of rights shares will be offered at the issue price of $1.30 per rights share on the basis of 1 rights share for every 2 existing shares held by shareholders as at 23 February 2009. For further information, please refer to the announcement made by the Company today.

Outstanding Share Options under CapitaLand Share Option Plan

	No. of Options
As at 01/01/2008	31,126,830
Exercised / Lapsed	(11,083,316)
As at 31/12/2008	**20,043,514**

Performance Shares

As at 31/12/2008, the number of shares awarded and outstanding under the Company's Performance Share Plan was 8,424,838 (31/12/2007: 8,808,558).

Under the Performance Share Plan, the final number of shares released will depend on the achievement of pre-determined targets over a three-year performance period. No shares will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more shares than the baseline award could be delivered up to a maximum of 200% of the baseline award.

Restricted Stock Plan

As at 31/12/2008, the number of shares awarded and outstanding under the Company's Restricted Stock Plan was 9,883,459, of which 1,358,003 are to be cash settled (31/12/2007: 4,552,277, of which 625,404 are to be cash settled).

Under the Restricted Stock Plan, the final number of shares released will depend on the achievement of pre-determined targets at the end of a one-year performance period and the release will be over a vesting period of two to three years. No shares will be released if the threshold targets are not met at the end of the performance period. On the other hand, if superior targets are met, more shares than the baseline award could be delivered up to a maximum of 150% of the baseline award.

Convertible Bonds

The Company has issued the following convertible bonds which remained outstanding as at 31/12/2008:

- $1.3 billion of Convertible Bonds due in 2018 which are convertible by holders into ordinary shares of the Company at any time on or after 15 April 2008 at a conversion price of $8.5137 per share;
- $1.0 billion of Convertible Bonds due in 2022 which are convertible by holders into ordinary shares of the Company at any time on or after 20 June 2008 at a conversion price of $13.7255 per share; and
- $430 million of Convertible Bonds due in 2016 which are convertible by holders into ordinary shares of the Company at any time on or after 26 December 2006 at a conversion price of $7.17 per share.

There has been no conversion of any of the above convertible bonds since the dates of their issues.

Assuming the Bonds are fully converted based on their respective conversion prices, the number of new ordinary shares to be issued would be 285,524,262, representing a 10.1% increase over the total number of issued shares of the Company as at 31/12/2008.

1(d)(iii) Treasury Shares

The Company did not hold any treasury shares as at 31 December 2008 and 31 December 2007.

There were no sales, transfers, disposal, cancellation and/or use of treasury shares for the year ended 31 December 2008.

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

The figures have neither been audited nor reviewed by our auditors.

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

Not applicable.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the audited financial statements for the year ended 31 December 2007.

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

Please refer to Item 4 above.

6 Earnings per ordinary share (EPS) based on profit after tax & MI attributable to the equity holders of the Company :

		Group			
		4Q 2008	4Q 2007	FY 2008	FY 2007
6(a)	EPS based on weighted average number of ordinary shares in issue (in cents)	2.8	24.0	44.7	98.6
	Weighted average number of ordinary shares (in million)	2,823.4	2,805.5	2,819.4	2,799.1
6(b)	EPS based on fully diluted basis (in cents)	2.7	23.1	43.3	95.0
	Weighted average number of ordinary shares (in million)	2,853.9	2,978.4	3,039.8	2,938.6

7 Net asset value and net tangible assets per ordinary share based on issued share capital (excluding treasury shares) as at the end of the period

	Group		Company	
	31/12/2008	31/12/2007	31/12/2008	31/12/2007
NAV per ordinary share	$3.78	$3.54	$2.22	$1.91
NTA per ordinary share	$3.57	$3.53	$2.22	$1.91

8 Review of the performance of the group

Group Overview

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
REVENUE	703.7	1,324.3	(46.9)	2,752.3	3,792.7	(27.4)
EBIT	235.0	1,021.2	(77.0)	2,213.5	3,824.0	(42.1)
Finance costs	(109.8)	(115.1)	4.6	(516.3)	(403.5)	(27.9)
PBT	125.3	906.1	(86.2)	1,697.2	3,420.5	(50.4)
PATMI	78.0 (1)	674.7 (2)	(88.4)	1,260.1 (3)	2,759.3 (2)	(54.3)

(1) *Includes unrealised fair value losses of $66.2 million.*
(2) *Includes unrealised fair value gains of $401.6 million and $1,052.2 million in 4Q 2007 and FY 2007 respectively*
(3) *Includes unrealised fair value gains of $220.5 million and provision for foreseeable losses on development projects in Australia of $22.8 million.*

4Q 2008 vs 4Q 2007

The lower revenue in 4Q 2008 was mainly attributable to lower sales from the Group's operation in Australia and China. In Australia, the lower revenue was mainly attributed to a reduction in number of units sold for development projects and lower AUD exchange rate against the SGD. In China, the lower revenue was largely due to fewer projects being released for sale. These decreases were, however, partially mitigated by higher sales from development projects in Singapore, higher rental revenue as well as higher fund management fees. The higher rental revenue came mainly from our retail malls in Malaysia which were acquired recently. The Group's fund management services continue to enjoy healthy growth with Assets under Management ("AUM") increasing steadily from $24.8 billion in September 2008 to $25.9 billion as at December 2008.

4Q 2008 earnings before interest and tax ("EBIT") was $235.0 million compared to $1,021.2 million in 4Q 2007. While the decline in revenue had resulted in lower EBIT, a large part of the reduction in EBIT was a result of revaluation losses in respect of the Group's investment properties portfolio as well as the absence of write back of provisions. The Group took up a net revaluation loss in 4Q 2008 of $103.9 million as compared to a net revaluation gain of $470.1 million in 4Q 2007 as real estate property values came under pressures amidst the weakened economic conditions and gloomy outlook.

Notwithstanding the revaluation loss for investment properties, the Group registered a profit after tax and minority interest ("PATMI") of $78.0 million in 4Q 2008.

YTD December 2008 vs YTD December 2007

Revenue for FY 2008 of $2,752.3 million was lower than last year mainly due to the lower sales from development projects, partly mitigated by higher fee and rental income. In terms of geographic spread, revenue from our overseas operations remained a significant contributor to overall Group revenue at 70% (FY 2007: 76.4%). This was a result of the Group's consistent strategy to expand and develop its geographic footprint.

For FY 2008, the Group's EBIT was $2,213.5 million. While this was comparatively lower than last year because of lower fair value gains from investment properties, lower development profits and the absence of write back of previous provisions, the EBIT of more than $2 billion by itself was a significant achievement given that 2008 was a difficult year which saw global economies spiraling downwards from the effects of the financial crisis.

Overseas EBIT contribution for FY 2008 was $1,322.7 million or 59.8% (FY 2007: $1,493.1 million or 39%) of the Group's total EBIT. The decrease in overseas EBIT was mainly due to lower contribution from Australia due to the provision for foreseeable losses on development projects and fair value losses on investment properties (versus fair value gains in FY 2007), but partly mitigated by the recognition of negative goodwill. Contribution from Europe was also lower due to lower divestment gains, fair values losses for investment properties and absence of write back of provision. These decreases were partly mitigated by higher contribution from China with gains from the divestment of Raffles City China portfolio and Capital Tower Beijing. EBIT from Malaysia was also higher due to contribution from the newly acquired shopping malls.

FY 2008's interest expenses were higher due to higher average gross debt in 2008 compared to 2007. However, the Group's gross debt was reduced from $10.4 billion as at 30 September 2008 to $9.8 billion as at 31 December 2008. Accordingly, the Group's net debt to equity (D/E) ratio has improved from 0.51 as at 30 September 2008 to 0.47 as at end 31 December 2008 (D/E ratio as at 31 December 2007: 0.47).

Segment Performance

On 31 March 2008, the Group announced key organisational changes in line with its efforts to flatten the organisational structure to support its business growth. CapitaLand Residential SBU was flattened into its 3 main components being CapitaLand Residential Singapore, CapitaLand China Holdings, and CapitaLand's holdings in Australand. In addition, CapitaLand Commercial business took on the responsibility of the overseas business in Vietnam, Malaysia, India and Thailand (including residential projects). The changes took effect from 1 April 2008.

Following the above changes, the segmental information has been presented based on the new organisational structure and the comparative information has been restated accordingly.

CapitaLand Residential Singapore ("CRS")

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
Revenue	105.6	73.5	43.6	400.2	548.7	(27.1)
EBIT	50.0	155.2	(67.8)	175.0	308.6	(43.3)

Revenue for 4Q 2008 was higher mainly due to higher revenue recognition for Scotts HighPark. However, the revenue for FY 2008 was comparatively lower as two large-scale projects, Citylights and Varsity Park Condominium, were completed in December 2007 and February 2008 respectively. In addition, revenue recognition from the sales of The Seafront on Meyer has yet to commence.

EBIT for 4Q 2008 and FY 2008 were lower mainly due to an absence of write-back of previous provisions.

CapitaLand China Holdings ("CCH")

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
Revenue	43.0	283.6	(84.8)	330.3	985.3	(66.5)
EBIT	34.7	99.7	(65.2)	883.4	403.4	119.0

The decline in revenue in 4Q and FY 2008 was due to fewer residential projects released for sale.

With the decrease in revenue, 4Q 2008 EBIT was correspondingly lower as compared to 4Q in the previous year. However this was partially offset by foreign exchange gains. FY 2008 EBIT increased due to the divestment gains from the sale of Capital Tower, Beijing and Raffles City portfolio in China, namely Raffles City Shanghai, Raffles City Beijing and Raffles City Chengdu.

CapitaLand Commercial ("CCL")

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
Revenue	65.2	78.4	(16.8)	227.9	165.7	37.6
EBIT	9.2	295.2	(96.9)	395.6	1,876.7	(78.9)

The decrease in revenue for 4Q 2008 was mainly due to the lower progressive recognition of revenue for the sale of Wilkie Edge and lower rental income due to the divestment of One George Street in July 2008.

The decrease in EBIT for 4Q 2008 was mainly due to the fair value losses arising from the revaluation of investment properties in December 2008 as compared to fair value gains for the same period in 2007.

Revenue for FY 2008 increased over last year mainly due to the higher progressive recognition of revenue for the sale of Wilkie Edge and the consolidation of One George Street and The Adelphi strata units which became subsidiaries in September 2007. The increase was partially offset by lower rental income due to the divestment of Temasek Tower in April 2007.

However, EBIT for FY 2008 decreased mainly due to the lower fair value gains arising from the revaluation of investment properties as well as lower amount of gains from the divestment of One George Street and Hitachi Tower as compared to the divestment of Temasek Tower, Chevron House and AIG Tower in FY 2007

CapitaLand Retail ("CRTL")

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
Revenue	73.0	40.5	80.2	206.7	124.2	66.3
EBIT	43.9	128.2	(65.7)	298.6	297.9	0.3

Revenue for 4Q 2008 was higher than 4Q 2007 mainly due to the inclusion of full quarter revenue in 2008 for the three shopping malls in Malaysia, while in 2007 only Gurney Plaza and Mines were included from December 2007.

Lower EBIT for 4Q 2008 was due to lower fair value gains from the revaluation of investment properties as compared to 4Q 2007 and unrealised foreign exchange loss. However, this was partially mitigated by profit contribution from three Malaysian malls as mentioned above and gain from the sale of Link REIT units.

Revenue for FY 2008 grew by 66.3% as compared to last year, contributed mainly by the three shopping malls in Malaysia. Property management fees from China also increased as more malls commenced operations in 2008.

EBIT for FY 2008 was slightly higher mainly attributable to profit contribution from the Malaysian malls, realisation of deferred gain upon transfer of title of WangJing Mall to CapitaRetail China Trust and divestment gain of Link REIT units. This was partially offset by the lower fair value gains from the revaluation of investment properties in Singapore, Japan and China.

The Ascott Group ("Ascott")

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
Revenue	100.8	115.1	(12.5)	441.8	459.5	(3.9)
EBIT	38.5	107.4	(64.2)	132.2	337.2	(60.8)

With effect from June 2008, the contributions from the fund management companies managing Ascott Residence Trust ("ART") and Ascott China Fund have been presented under CapitaLand Financial.

Excluding the effect of the above, revenue for 4Q 2008 decreased by $7.9 million due mainly to properties divested and operating leases expired.

Revenue for FY 2007 included consolidation of 3 months revenue of ART before it became an associated company in April 2007. Excluding this, revenue for FY 2008 was higher than 2007 due to better performance from operations in Europe and Singapore as well as newly-opened properties in Singapore, China and Vietnam.

Despite higher portfolio gains in 4Q 2008, 4Q 2008's EBIT was lower due mainly to unrealised fair value losses as compared to unrealised fair value gains in 4Q 2007.

FY 2008 EBIT was lower mainly due to: (a) unrealised fair value losses as compared to unrealised fair value gains in FY 2007, (b) lower portfolio gains in FY 2008 and (c) the deconsolidation of ART's results. This is partly mitigated by better operating performance in FY 2008 as compared to FY 2007.

CapitaLand Financial ("CFL")

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
Revenue	47.5	32.2	47.6	182.2	119.2	52.9
EBIT	13.8	18.5	(25.5)	90.4	69.7	29.6

The increase in revenue for 4Q 2008 and FY 2008 as compared to the corresponding period last year was mainly due to higher fund management fees resulting from the enlarged AUM, as well as contribution from fund management companies transferred from Ascott. As at December 2008, CFL manages 5 REITs and 17 private equity funds with a total AUM of $25.9 billion.

EBIT for 4Q 2008 was lower as compared to corresponding period last year mainly due to lower share of profits from an associated company, partially offset by higher revenue.

EBIT for FY 2008 was higher mainly due to higher revenue and lower operating expenses, partially offset by higher impairment losses made on investments and lower share of profits from associates.

Others

S$M	4Q 2008	4Q 2007	Variance %	FY 2008	FY 2007	Variance %
Revenue	268.6	701.0	(61.7)	963.2	1,390.2	(30.7)
EBIT	45.0	217.0	(79.2)	238.3	530.7	(55.1)

Others include the Corporate Office, Australand and new start-up business units.

Revenue for 4Q and FY 2008 was lower mainly due to lower sales from development projects in Australia and the weaker AUD exchange rate against the SGD in current quarter.

EBIT in 4Q 2008 was also lower largely attributable to fair value losses from the revaluation of investment properties in Australia as compared to fair value gains on revaluation of the properties in 4Q 2007.

In addition to fair value losses taken up in 4Q 2008, FY 2008's EBIT was also reduced by provision for foreseeable losses.

9 Variance from Prospect Statement

The current results are broadly in line with the prospect statement made when the third quarter 2008 financial results were announced.

10 Commentary of the significant trends and the 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

CapitaLand Residential Singapore ("CRS")

CRS expects its earnings in 2009 to continue to benefit from the progressive recognition of sales achieved over 2006 and 2007.

In Singapore, buyer sentiment is expected to remain cautious in 2009 given the economic slowdown. CRS will continue to assess its pipeline of projects against market conditions in deciding its sales and construction plans in order to maintain a high degree of financial and operational flexibility.

CapitaLand China Holdings ("CCH")

Global financial crisis has impacted China and the consensus view is that the 2009's GDP growth is expected to be lower than the 9% achieved in 2008. This will likely result in weaker real estate demand. However, urbanisation trend and high accumulated household savings, coupled with recent government measures to boost real estate market is likely to mitigate the full impact of a slower GDP growth.

CCH's residential projects are well located and its projects in Foshan and Chengdu will be launch-ready in 2009. CCH will time the release of its residential projects for sale according to market conditions.

For CCH's integrated commercial developments, Raffles City Shanghai has performed well and market response to Raffles City Beijing which is due to commence operations in 2009 has been good.

CapitaLand Commercial (“CCL”)

Office rentals in Singapore are likely to face downward pressure in tandem with the economic slowdown. However, returns from CCL’s office properties, held through CapitaCommercial Trust, are expected to remain resilient given its high occupancy of 99% and good quality tenants.

On its overseas operations, namely in Vietnam, Thailand, Malaysia and India, CCL will focus on completing the existing projects and will look out cautiously for opportunistic acquisitions.

CapitaLand Retail (“CRTL”)

In Singapore, the economic outlook for 2009 provides a weaker environment for retailers. Against the challenging market conditions, CRTL will continue to work closely with its tenants to increase shoppers’ traffic and promote spendings.

China’s economy is expected to grow at its slowest pace in the last decade. However, mass market retail malls selling basic necessities are expected to continue to perform well. We remain optimistic of the long-term growth potential of China’s retail market and will continue to build on our strong brand name as a premier retail mall developer and manager in China.

CRTL has taken the opportunity to review and prioritise its mall pipeline in China in order to optimise financial returns and operational resources. As part of the review, it will not proceed with 12 malls signed under the respective MOUs. With that, CRTL now has a retail mall portfolio of 58 malls in China comprising 28 completed ones and 30 under construction of which 10 are scheduled for opening in 2009.

In India, CRTL will grow its retail market presence with its joint venture partners, Advanced India Projects Ltd and Prestige Estate Projects (P) Ltd, through its 45% stake in CapitaRetail India Development Fund. Out of the 15 retail projects in the pipeline, definitive agreements have been signed for 9 of them.

In Japan, amid the weak economic outlook, CRTL will take a conservative stance and focus on strengthening its existing operations.

CRTL has deferred the launch of the proposed Malaysia retail REIT in the light of the economic crisis.

The Ascott Group (“Ascott”)

The current challenges facing the worldwide hospitality industry are unprecedented. Ascott’s extended stay business model, geographical diversification and strong brand recognition will help to mitigate the impact, though it will not fully insulate Ascott from any deteriorating market conditions.

Ascott Hospitality will continue to grow its fee-based income through securing new management contracts and maximise asset yield on current properties through more cost containment measures and the deferment of discretionary capital expenditure. In the next 12 months, Ascott expects to open more than 10 properties in cities across Asia and Europe such as Tokyo, Tianjin, Chennai and Munich, which will add operating income, including the realisation of management fees from third-party management contracts signed in the previous years.

Ascott Real Estate will continue with the strategy of reconstituting its asset portfolio and optimizing returns through divestments and selective investments.

The above focus will enable Ascott to further consolidate its position as the world’s largest international serviced residence owner-operator.

CapitaLand Financial ("CFL")

In 2009, CFL will continue to build upon its dominant AUM position of $25.9 billion. CFL will grow its AUM and fee-based income through selective asset enhancement programs and competent portfolio management with its existing 5 REITs and 17 private equity funds.

CFL sees opportunities to strengthen its fund management business as it continues to evaluate transactions in an environment of market dislocation over the short to medium term. It will leverage on its track record, domain knowledge and financial services expertise to structure transactions. We remain optimistic that in this environment, there remains opportunities to acquire quality assets at good value. In line with this strategy, CFL intends to explore value adding acquisitions by our REITs and funds, with continued focus in Asia.

GROUP OVERALL PROSPECTS FOR 2009

We are in the midst of an unprecedented global economic crisis. Although it is a difficult to predict the length and severity of this downturn, the Group has a strong business and a good financial position to navigate the challenges.

We have executed a consistent business strategy over the years and this has secured our market leadership in a number of areas. We are one of the largest listed real estate groups in the Asia Pacific and a leading developer in Singapore, China and Australia. We have made a name for ourselves as a leading Asian retail mall owner/manager, and a global leader in serviced residences through the Ascott SBU. We are also a leading Asia based real estate fund and REIT manager with more than $25 billion of assets under management. Furthermore, the Group has developed a strong network of blue chip partners across the region. We intend to continue growing by capitalising on this strong foundation.

Financially, we have maintained a conservative and pro-active approach to capital management. We divested assets before the cycle peak, raised long term fixed rate debt at low rates, maintained a low net debt to equity ratio, and held comfortable levels of cash.

The Group's greatest strength is its employees who are dedicated, skilled and experienced with a good knowledge of the markets in which we operate. We have pro-actively implemented scaled pay cuts and re-emphasised employee training instead of making across-the-board headcount reductions. In this way we control expenses in a downturn, but preserve our capability to take advantage of opportunities.

We expect to delay some projects, but continue to work on others and in all cases are mindful of market conditions and the over-riding interests of our shareholders. We are also making efforts to reduce other costs. Risks are higher than they were but we shall continue to be prudent and do all we can to preserve and enhance value.

We believe that all these factors put us in a strong position to take advantage of the many opportunities that are likely to present themselves in the future.

CapitaLand today announced a rights issue to raise gross proceeds of approximately $1.84 billion (1). The Rights Issue is a strategic initiative undertaken from a position of business and financial strength and is consistent with the Group's track record of pro-active capital management. It will significantly enhance the Group's financial flexibility and competitive position. Details of the Rights Issue may be found in a separate announcement.

(1) *CapitaLand's proforma cash position and net debt to equity ratio after the Rights Issue are $6.0 billion and 0.28 respectively.*

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11 Dividend

11(a) Any dividend declared for the present financial period? Yes. Please refer to Note 16.

11(b) Any dividend declared for the previous corresponding period? Yes

11(c) Date payable : To be announced at a later date.

11(d) Books closing date : To be announced at a later date.

12 If no dividend has been declared/recommended, a statement to that effect

Not applicable.

13 Segmental Revenue & Results

13(a)(i) By Strategic Business Units (SBUs) – 4Q 2008 vs 4Q 2007

	Revenue			Earnings before interest & tax		
	4Q 2008 S$'000	4Q 2007 [(1)] S$'000	Variance %	4Q 2008 S$'000	4Q 2007 [(1)] S$'000	Variance %
CapitaLand Residential Singapore	105,595	73,519	43.6	49,993	155,242	(67.8)
CapitaLand China Holdings [(2)]	43,042	283,577	(84.8)	34,658	99,688	(65.2)
CapitaLand Commercial [(3)]	65,213	78,381	(16.8)	9,195	295,206	(96.9)
CapitaLand Retail	73,008	40,525	80.2	43,908	128,172	(65.7)
The Ascott Group [(4)]	100,753	115,120	(12.5)	38,496	107,448	(64.2)
CapitaLand Financial	47,511	32,183	47.6	13,775	18,488	(25.5)
Others [(5)]	268,622	701,023	(61.7)	45,024	216,977	(79.2)
Total	**703,744**	**1,324,328**	**(46.9)**	**235,049**	**1,021,221**	**(77.0)**

13(a)(ii) By Strategic Business Units (SBUs) – FY 2008 vs FY 2007

	Revenue			Earnings before interest & tax		
	FY 2008 S$'000	FY 2007 [(1)] S$'000	Variance %	FY 2008 S$'000	FY 2007 [(1)] S$'000	Variance %
CapitaLand Residential Singapore	400,193	548,673	(27.1)	174,989	308,551	(43.3)
CapitaLand China Holdings [(2)]	330,328	985,279	(66.5)	883,434	403,378	119.0
CapitaLand Commercial [(3)]	227,878	165,656	37.6	395,587	1,876,674	(78.9)
CapitaLand Retail	206,682	124,247	66.3	298,625	297,864	0.3
The Ascott Group [(4)]	441,759	459,475	(3.9)	132,198	337,187	(60.8)
CapitaLand Financial	182,233	119,172	52.9	90,380	69,724	29.6
Others [(5)]	963,248	1,390,201	(30.7)	238,277	530,664	(55.1)
Total	**2,752,321**	**3,792,703**	**(27.4)**	**2,213,490**	**3,824,042**	**(42.1)**

Note : [(1)] *The comparatives have been restated due to the Group's internal restructuring.*
[(2)] *Excludes Retail and Serviced Residences in China.*
[(3)] *Includes residential projects in Vietnam, Malaysia, India and Thailand.*
[(4)] *Includes all holdings in ART.*
[(5)] *Includes Corporate Office, Australand and others.*

13(b)(i) By Geographical Location – 4Q 2008 vs 4Q 2007

	Revenue			Earnings before interest & tax		
	4Q 2008 S$'000	4Q 2007 S$'000	Variance %	4Q 2008 S$'000	4Q 2007 S$'000	Variance %
Singapore	214,613	197,043	8.9	146,100	614,166	(76.2)
China [1]	96,880	318,121	(69.5)	54,595	164,676	(66.8)
Asia / GCC [2]	33,121	17,663	87.5	(3,969)	(34,560)	88.5
Australia & New Zealand	285,093	715,167	(60.1)	26,812	220,649	(87.8)
Europe	62,895	73,055	(13.9)	12,622	53,771	(76.5)
Others	11,142	3,279	239.8	(1,111)	2,519	NM
Total	**703,744**	**1,324,328**	**(46.9)**	**235,049**	**1,021,221**	**(77.0)**

13(b)(ii) By Geographical Location – FY 2008 vs FY 2007

	Revenue			Earnings before interest & tax		
	FY 2008 S$'000	FY 2007 S$'000	Variance %	FY 2008 S$'000	FY 2007 S$'000	Variance %
Singapore	834,938	895,244	(6.7)	890,825	2,330,988	(61.8)
China [1]	469,477	1,094,201	(57.1)	986,975	879,255	12.3
Asia / GCC [2]	108,325	68,221	58.8	43,713	(537)	NM
Australia & New Zealand	1,014,765	1,446,306	(29.8)	217,962	450,226	(51.6)
Europe	288,383	280,181	2.9	68,485	161,737	(57.7)
Others	36,433	8,550	326.1	5,530	2,373	133.0
Total	**2,752,321**	**3,792,703**	**(27.4)**	**2,213,490**	**3,824,042**	**(42.1)**

Note : [1] *China including Macau and Hong Kong.*
[2] *Excludes Singapore and China.*

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

Please refer to Item 8.

15 Breakdown of Group's revenue and profit after tax for first half year and second half year

	2008 S$'000	2007 S$'000	Increase / (Decrease) %
(a) Revenue			
- first half	1,451,412	1,572,606	(7.7)
- second half	1,300,909	2,220,097	(41.4)
Full year revenue	**2,752,321**	**3,792,703**	**(27.4)**
(b) Profit after tax before deducting minority interests ("PAT")			
- first half	920,144	1,723,441	(46.6)
- second half	541,239	1,429,005	(62.1)
Full year PAT	**1,461,383**	**3,152,446**	**(53.6)**

16 Breakdown of Total Annual Dividend (in dollar value) of the Company

In view of the good performance for FY2008, the Board has decided to propose a special dividend of 1.5 cents per share on top of the first and final dividend of 5.5 cents per share. Payment of the said dividends is subject to the approval of shareholders at the forthcoming Annual General Meeting.

The proposed dividends for FY 2008 are as follows:

	Current financial year ended 31/12/2008		
Name of Dividend	**First & Final (One-tier)**	**Special (One-tier)**	**Total**
Type of Dividend	Cash	Cash	Cash
Dividend Per share	5.5 cents	1.5 cents	7.0 cents
Annual Dividend (S$'000)	**233,164**	**63,590**	**296,754**

The above dividend amounts are estimated based on the number of issued shares as at 31 December 2008, taking into consideration the enlarged share base following the proposed rights issue as announced today. The actual dividend payment can only be determined on books closure dates.

	Previous financial year ended 31/12/2007		
Name of Dividend	**First & Final (One-tier)**	**Special (One-tier)**	**Total**
Type of Dividend	Cash	Cash	Cash
Dividend Per share	8.0 cents	7.0 cents	15.0 cents
Annual Dividend (S$'000)	**225,812**	**197,586**	**423,398**

BY ORDER OF THE BOARD

Low Sai Choy
Company Secretary
9 February 2009