

NEWS RELEASE

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For immediate release

MCL Land Limited
First Quarter 2008 Financial Statements and Dividend Announcement

The following announcement was issued today by the Company's 77%-owned subsidiary, MCL Land Limited.

For further information, please contact:

Hongkong Land Limited

Y K Pang

(852) 2842 8428

G M Brown

(852) 2842 8138

(852) 9612 3496

GolinHarris

Sue So

(852) 2501 7984

29 April 2008

MCL LAND LIMITED
 FIRST QUARTER 2008 FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT

Highlights

- Profit recognised on completion of The Grange
- Development site acquired at Yishun Avenue 1

"Uncertainties in financial markets and the slowdown in the global economy could affect the residential property sector in Singapore in the short term; however, favourable economic fundamentals should mean that longer-term prospects remain positive. The expected completion of Mera Springs and The Esta in Singapore should benefit MCL Land's overall performance in 2008."

Y K Pang, Chairman
 29 April 2008

Group Results

	Three months ended 31 March				
	2008 US\$m	2007 US\$m	Change %	2008 S\$m	Change %
Revenue	0.4	0.4	-	0.5	- 17
Profit before tax	5.1	0.7	n/m	7.1	n/m
Underlying profit attributable to shareholders *	5.0	0.2	n/m	6.9	n/m
Profit attributable to shareholders	5.0	1.0	409	6.9	360
	US¢	US¢		S¢	
Underlying earnings per share *	1.36	0.05	n/m	1.87	n/m
Earnings per share	1.36	0.27	404	1.87	368
	At 31.3.2008 US\$m	At 31.12.2007 US\$m	Change %	At 31.3.2008 S\$m	Change %
Shareholders' funds	553.3	524.2	6	763.5	10
	US\$	US\$		S\$	
Net asset value per share	1.50	1.42	6	2.06	10

The exchange rate of US\$1=S\$1.38 (31.12.2007: US\$1=S\$1.44) was used for translating assets and liabilities at the balance sheet date and average monthly transaction rates of US\$1=S\$1.40 (2007: US\$1=S\$1.53) was used for translating the results for the financial period.

The financial results for the three months ended 31 March 2008 and 31 March 2007 have been prepared based on the International Financial Reporting Standards ("IFRS"). These financial results have not been audited or reviewed by the Auditors.

* The basis for calculating underlying profit and earnings is set out in Note 4 of this report.

CHAIRMAN'S STATEMENT

Overview

Sentiment in the residential property market in Singapore was mixed during the quarter. While price levels remained firm, activity levels were lower. 762 new residential homes were sold in first quarter of 2008, against 4,783 units in the corresponding period in 2007 and 1,449 units sold in fourth quarter of 2007.

Group Performance

MCL Land recorded revenue of US\$0.4 million for the quarter ended 31 March 2008, unchanged from the corresponding period in 2007, primarily arising from rental income from the Group's investment properties. The underlying profit for the period was US\$5.0 million, compared with US\$0.2 million in the first three months of 2007. This improvement was due mainly to the completion in March of The Grange, the Group's joint venture project in Singapore, and the sales of the remaining twelve shops at the Kuala Lumpur Suburban Centre in Malaysia.

Shareholders' funds were US\$553 million at the end of March 2008, up from US\$524 million at 31 December 2007. Progress billings of US\$26 million from development projects collected during the quarter reduced the Group's net debt from US\$244 million to US\$211 million, bringing net gearing down to 38% at the end of March 2008, from 47% at the end of 2007.

Dividend

The Board is not recommending the payment of an interim dividend for the first quarter of 2008 (2007: nil).

Properties

No new development projects were launched in Singapore during the period under review, and all projects launched previously had been fully sold by the end of 2007 other than two units at Hillcrest Villa.

Construction work on the Group's development projects is progressing well. The Grange obtained its Temporary Occupation Permit in March 2008, and The Esta and Mera Springs are expected to complete in the second half of the year.

There was a good performance from the Group's joint venture developments in Malaysia. The 300 shop units at Kuala Lumpur Suburban Centre are now fully sold. The 391-unit condominium development, Riana Green Phase 1, in which our joint venture company, MSL Properties Sdn Bhd, has a 50% interest, received a good response with over 68% of the units sold. Progress was also made in the sales of the joint venture development in Seremban with 97 of the 260 terrace houses, bungalows and bungalow lots sold by the end of March 2008.

Acquisitions

The Group's tender for a 99-year leasehold land parcel in Yishun Avenue 1 was awarded by the Housing Development Board in March 2008. The Group's offer to purchase Casa Nassau at Upper East Coast Road was approved by the Strata Titles Board in April 2008 and completion of the purchase is expected in July 2008.

Prospects

Uncertainties in financial markets and the slowdown in the global economy could affect the residential property sector in Singapore in the short term; however, favourable economic fundamentals should mean that the longer-term prospects remain positive. The expected completion of Mera Springs and The Esta in Singapore should benefit MCL Land's overall performance in 2008.

Y K Pang
Chairman
29 April 2008

Statement pursuant to Rule 705(4) of the Listing Manual

The directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the accompanying unaudited financial results for the three months ended 31 March 2008 to be false or misleading in any material respect.

On behalf of the Directors

Y.K Pang
Chairman

Hassan Abas
Director

29 April 2008

MCL Land Limited
Consolidated Profit and Loss Account for the three months ended 31 March

	Note	2008 US\$'000	2007 US\$'000	Change %
Revenue	2	365	393	- 7
Cost of sales		-	-	-
Gross profit		<u>365</u>	<u>393</u>	- 7
Other operating income		510	2,305	- 78
Property related expenses		(177)	(1,244)	- 86
Administrative expenses		(515)	(420)	23
Financing charges		-	-	-
Share of joint ventures' results		4,941	(355)	n/m
Profit before tax	2	<u>5,124</u>	<u>679</u>	n/m
Tax	3	(110)	307	n/m
Profit after tax attributable to shareholders		<u>5,014</u>	<u>986</u>	409

		US¢	US¢	%
Earnings per share ("EPS") attributable to shareholders				
- basic and diluted*	4	1.36	0.27	404

n/m = not meaningful

* Diluted EPS is the same as basic EPS, as there were no outstanding share options.

MCL Land Limited
Consolidated Balance Sheet

	Note	At 31.3.2008 US\$'000	At 31.12.2007 US\$'000
Non-current assets			
Plant and equipment		336	354
Investment properties		18,371	17,675
Investments in joint ventures		37,109	30,743
Deferred tax assets		354	319
		56,170	49,091
Current assets			
Development properties for sale		886,840	761,363
Amounts owing by joint ventures		105,077	100,763
Debtors and prepayments		62,012	169,953
Bank balances		91,280	78,419
		1,145,209	1,110,498
Total assets		1,201,379	1,159,589
Non-current liabilities			
Borrowings	5	273,127	227,863
Deferred tax liabilities		995	958
Retention money payable		7,483	6,337
		281,605	235,158
Current liabilities			
Borrowings	5	29,135	94,760
Amounts owing to joint ventures		145	139
Creditors		321,418	290,385
Current tax liabilities		15,753	14,974
		366,451	400,258
Total liabilities		648,056	635,416
Net assets		553,323	524,173
Equity:			
Share capital and reserves			
Share capital		276,657	276,657
Translation reserve		129,364	105,228
Retained earnings		147,302	142,288
Shareholders' funds		553,323	524,173
Net asset value per share		US\$1.50	US\$1.42

MCL Land Limited

Consolidated Statement of Changes in Equity for the three months ended 31 March

	Attributable to shareholders			
	Share capital US\$'000	Translation reserve US\$'000	Retained earnings US\$'000	Total equity US\$'000
2008				
Balance at 1 January	276,657	105,228	142,288	524,173
Net gain recognised directly in equity - translation difference	-	24,136	-	24,136
Profit for the financial period	-	-	5,014	5,014
Total recognised gain for the financial period	-	24,136	5,014	29,150
Balance at 31 March	276,657	129,364	147,302	553,323
2007				
Balance at 1 January	276,657	77,370	95,154	449,181
Net gain recognised directly in equity - translation difference	-	5,724	-	5,724
Profit for the financial period	-	-	986	986
Total recognised gain for the financial period	-	5,724	986	6,710
Balance at 31 March	276,657	83,094	96,140	455,891

MCL Land Limited
Company Balance Sheet

	At 31.3.2008 US\$'000	At 31.12.2007 US\$'000
Non-current assets		
Plant and equipment	289	304
Interests in subsidiaries	108,447	103,650
Investments in joint ventures	28,965	27,684
	137,701	131,638
Current assets		
Amounts owing by subsidiaries	430,330	460,975
Amounts owing by joint ventures	103,816	99,558
Debtors and prepayments	172	201
Bank balances	257	3,029
	534,575	563,763
Total assets	<u>672,276</u>	<u>695,401</u>
Non-current liability		
Borrowings	47,108	45,025
Current liabilities		
Borrowings	29,135	94,760
Amounts owing to subsidiaries	114,091	93,128
Amounts owing to joint ventures	145	139
Creditors	3,746	5,101
Current tax liabilities	2,382	2,276
	149,499	195,404
Total liabilities	<u>196,607</u>	<u>240,429</u>
Net assets	<u>475,669</u>	<u>454,972</u>
Equity:		
Share capital and reserves		
Share capital	276,657	276,657
Translation reserve	114,402	93,361
Retained earnings	84,610	84,954
Shareholders' funds	<u>475,669</u>	<u>454,972</u>
Net asset value per share	US\$1.29	US\$1.23

MCL Land Limited

Company Statement of Changes in Equity for the three months ended 31 March

	Share capital US\$'000	Translation reserve US\$'000	Retained earnings US\$'000	Total equity US\$'000
2008				
Balance at 1 January	276,657	93,361	84,954	454,972
Net gain recognised directly in equity - translation difference	-	21,041	-	21,041
Loss for the financial period	-	-	(344)	(344)
Total recognised gain/(loss) for the financial period	-	21,041	(344)	20,697
Balance at 31 March	276,657	114,402	84,610	475,669
2007				
Balance at 1 January	276,657	67,077	84,744	428,478
Net gain recognised directly in equity - translation difference	-	5,156	-	5,156
Profit for the financial period	-	-	943	943
Total recognised gain for the financial period	-	5,156	943	6,099
Balance at 31 March	276,657	72,233	85,687	434,577

MCL Land Limited

Consolidated Statement of Cash Flows for the three months ended 31 March

	2008 US\$'000	2007 US\$'000
Profit before tax	5,124	679
Non-cash items		
Interest income	(423)	(362)
Share of joint ventures' results	(4,941)	355
Depreciation	43	77
Fair value gain for investment properties	-	(1,100)
Unrealised translation losses	1	1
Profit on disposal of plant and equipment	-	(2)
	<u>(5,320)</u>	<u>(1,031)</u>
Operating loss before working capital changes	(196)	(352)
Changes in working capital		
Development properties for sale	(85,964)	(56,534)
Amount owing by joint ventures	332	(114)
Debtors and prepayments	113,960	(11,152)
Creditors	18,148	58,188
	<u>46,476</u>	<u>(9,612)</u>
Cash flows generated from/(used in) operations	46,280	(9,964)
Interest paid	(2,106)	(3,735)
Interest received	472	269
Income tax paid	(40)	(757)
	<u>(1,674)</u>	<u>(4,223)</u>
Net cash flows generated from/(used in) operating activities	44,606	(14,187)
Cash flows from investing activities		
Purchase of plant and equipment	(10)	(24)
Net proceeds from sale of plant and equipment	-	2
Net cash flows used in investing activities	(10)	(22)
Cash flows from financing activities		
Drawdown of loans	58,263	33,125
Repayment of loans	(94,343)	(12,187)
Net cash flows (used in)/provided by financing activities	(36,080)	20,938
Net change in cash and cash equivalents	8,516	6,729
Cash and cash equivalents at the beginning of the financial period	78,419	48,801
Effect of exchange rate changes	4,345	575
Cash and cash equivalents at the end of the financial period	<u>91,280</u>	<u>56,105</u>

MCL Land Limited
Notes

1 Accounting policies and basis of preparation

The financial statements contained in this announcement are consistent with those set out in the 2007 audited accounts which have been prepared in conformity with International Financial Reporting Standards ("IFRS"), including International Accounting Standards ("IAS") and interpretations adopted by the International Accounting Standards Board.

There have been no changes to the accounting policies set out in the 2007 audited accounts except for the adoption of the following new standards, amendments and interpretations:

IFRIC 11	Group Treasury Share Transactions
IFRIC 12	Service Concession Arrangements
IFRIC 13	Customer Loyalty Programmes
IFRIC 14	The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

The adoption of the new interpretations did not have a material impact on the results of the Group.

2 Revenue and Profit

For the three months ended 31 December	Group		Change %
	2008 US\$'000	2007 US\$'000	
Profit before tax is determined after including:			
Fair value gains for investment properties	-	1,100	-100
Net exchange gain	14	1	n/m
Rental income	365	371	- 2
Interest income	423	362	17
Depreciation on plant and equipment	(43)	(77)	- 44
Profit on disposal of plant and equipment	<u>-</u>	<u>2</u>	-100

n/m = not meaningful

3 Tax

The provision for income tax is based on the statutory tax rates prevailing in the respective countries in which Group companies operate after taking into account expenses which are not tax deductible, income not subject to tax and Group tax relief.

4 Earnings per share *

	Group	
	2008	2007
For the three months ended 31 March		
Basic earnings per share*		
Profit attributable to shareholders (US\$'000)	5,014	986
Weighted average number of ordinary shares in issue ('000)	369,986	369,986
Basic earnings per share (US¢)	<u>1.36</u>	<u>0.27</u>
Underlying earnings per share		
Underlying profit attributable to shareholders (US\$'000)	5,014	194
Basic underlying earnings per share (US¢)	<u>1.36</u>	<u>0.05</u>

A reconciliation of the underlying profit and profit attributable to shareholders is as follows:

	Group	
	2008	2007
For the three months ended 31 March		
	US\$'000	US\$'000
Profit attributable to shareholders	5,014	986
Fair value gains of investment properties (net of tax)	-	(792)
Underlying profit attributable to shareholders	<u>5,014</u>	<u>194</u>

* Diluted EPS is the same as basic EPS, as there were no outstanding share options.

5 Group borrowings

	Group	
	At	At
	31.3.2008	31.12.2007
	US\$'000	US\$'000
Borrowings due within one year		
- unsecured	29,135	94,760
Borrowings due after one year		
- unsecured	47,108	45,025
- secured	226,019	182,838
	273,127	227,863
	<u>302,262</u>	<u>322,623</u>

Certain subsidiaries of the Company have mortgaged their development properties as security for bank loans. The net book value of properties mortgaged as at 31 March 2008 was US\$401.0 million (31 December 2007: US\$325.8 million).

6 Interested person transactions

<u>Name of interested person</u>	<u>Aggregate value of all interested person transactions (excluding transactions less than S\$100,000 and transactions conducted under the shareholders' mandate pursuant to Rule 920)</u>	<u>Aggregate value of interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)</u>
	US\$'000	US\$'000
Three months ended 31 March 2008		
Hongkong Land Limited		
- Management consultancy fee	31	-

7 Issue of shares

There were no rights, bonus or equity issues during the period 1 January 2008 to 31 March 2008.

8 Others

The results do not include any pre-acquisition profits and have not been affected by any item, transaction or event of a material and unusual nature. No significant transaction or event has occurred between 31 March 2008 and the date of this report.

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For further information, please contact:

MCL Land Limited
Steve Chu

Full text of the Financial Statements and Dividend Announcement for the three months ended 31 March 2008 can be accessed through the internet at www.mclland.com.sg.