

NEWS RELEASE

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For immediate release

**MCL Land Limited
First Quarter 2009 Financial Statements and Dividend Announcement**

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

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29th April 2009

MCL LAND LIMITED FIRST QUARTER 2009 FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT

Highlights

- The Fernhill completes in March
- Profit attributable to shareholders US\$1.4 million

"The outlook for the residential property markets in Singapore and Malaysia remains uncertain, despite the recent pick up in sales of mass market residential properties in Singapore. Nevertheless, the Group's results for 2009 should benefit from the completion of two further development projects in Singapore, Tierra Vue and Hillcrest Villa. With strong cash flow generated from the sale of development properties and a healthy balance sheet, the Group is well placed to weather the difficult economic and market conditions."

Y K Pang, Chairman
29th April 2009

Group Results

	Three months ended 31 March				
	2009 US\$m	2008 US\$m	Change %	2009 S\$m	Change %
Revenue	8.3	0.4	n/m	12.6	n/m
Profit before tax	2.0	5.1	- 62	3.0	- 58
Profit attributable to shareholders	1.4	5.0	- 72	2.1	- 70
	US¢	US¢		S¢	
Earnings per share	0.38	1.36	- 72	0.57	- 70
	At 31.3.2009 US\$m	At 31.12.2008 US\$m	Change %	At 31.3.2009 S\$m	Change %
Shareholders' funds	374.4	393.9	- 5	569.1	-
	US\$	US\$		S\$	
Net asset value per share	1.01	1.06	- 5	1.54	1

The exchange rate of US\$1=S\$1.52 (31.12.2008: 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\$1.52 (2008: US\$1=S\$1.41) was used for translating the results for the financial period.

The financial results for the three months ended 31st March 2009 and 31st March 2008 have been prepared based on the International Financial Reporting Standards ("IFRS"). The financial results for 31st March 2009 have not been audited or reviewed by the Auditors.

Overview

Overall market sentiment in the residential property market in Singapore remained subdued in the first quarter of 2009 as prices continued to fall in the face of weak market sentiment and a poor economic outlook. Sales of new residential properties, however, increased to 2,596 units, more than five times higher than that of the previous quarter, following a good response to mass market projects that were affordably priced and well located.

Group Performance

MCL Land recorded revenue of US\$8.3 million for the quarter ended 31st March 2009, representing mainly the sale of five units in The Fernhill. This compares with US\$0.4 million in the corresponding period in 2008, which represented mainly rental income from investment properties. Profit for the first quarter was US\$1.4 million, compared with US\$5.0 million in the first three months of 2008.

Shareholders' funds were US\$374 million at the end of March 2009, down from US\$394 million at 31st December 2008. The Group's net debt at 31st March 2009 was US\$161 million, compared with US\$181 million at the end of 2008. Net gearing was 43% at the quarter end, down from 46% at the end of 2008.

The Board is not recommending the payment of an interim dividend for the first quarter of 2009 (2008: nil).

Properties

No new development projects were launched in Singapore during the period under review. D'Pavilion, a 50-unit apartment development at Upper Serangoon Road, had 28% of the units committed as at 31st March 2009, while The Peak@Balmeg, a 180-unit condominium development, had 25% of its units committed. All other developments launched previously have been fully pre-sold, with the exception of two units at Hillcrest Villa.

The Fernhill obtained its Temporary Occupation Permit in March 2009. The purchasers of five of the 25 units paid the outstanding purchase price by the payment date, and this has been recognised in the results for the first quarter. The en-bloc purchaser of the remaining 20 units did not make the necessary payments, and the relevant revenue and profit was not recognised in the period. Had The Fernhill been paid in full, the revenue for the first quarter would have been US\$31.0 million higher and the profit would have been US\$9.3 million higher.

Construction of the Group's various projects is progressing well. Tierra Vue and Hillcrest Villa are on track to complete by the second and fourth quarters of 2009, respectively. Waterfall Gardens and D'Pavilion are scheduled to complete in 2010, followed by The Peak@Balmeg in 2011. In addition, the Group has seven development projects in Singapore with a total gross floor area of about 158,000 square metres that are at various stages of planning approval. These development projects are planned to be launched progressively over the next few years.

The Group's joint venture developments in Malaysia continued to perform satisfactorily. Riana Green Phase 1 had 93% of the units committed for sale as at 31st March 2009. Sales of the joint venture development in Seremban continued with 142 of the 270 terrace houses, bungalows, bungalow lots and shop offices committed for sale.

Construction of Wangsa Walk in Kuala Lumpur, a retail mall development by the Group's joint venture company, MSL Properties, is progressing well. The development is on schedule to complete by third quarter of 2009 with an estimated net lettable area of some 25,000 square metres, of which some 90% has been pre-committed.

Prospects

The outlook for the residential property markets in Singapore and Malaysia remains uncertain, despite the recent pick up in sales of mass market residential properties in Singapore. Nevertheless, the Group's results for 2009 should benefit from the completion of two further development projects in Singapore, Tierra Vue and Hillcrest Villa. With strong cash flow generated from the sale of development properties and a healthy balance sheet, the Group is well placed to weather the difficult economic and market conditions.

Y K Pang
Chairman
29th April 2009

Statement pursuant to Rule 705(5) 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 interim financial results for the three months ended 31st March 2009 to be false or misleading in any material respect.

On behalf of the Directors

Y K Pang
Chairman

Hassan Abas
Director

29th April 2009

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

	Note	2009 US\$'000	2008 US\$'000	Change %
Revenue		8,304	365	n/m
Cost of sales		(5,162)	-	n/m
Gross profit		<u>3,142</u>	<u>365</u>	n/m
Other operating income		331	510	- 35
Property related expenses		(146)	(177)	- 18
Administrative expenses		(949)	(515)	84
Share of joint ventures' results		(409)	4,941	n/m
Profit before tax	2	<u>1,969</u>	<u>5,124</u>	- 62
Tax	3	(581)	(110)	428
Profit after tax attributable to shareholders		<u>1,388</u>	<u>5,014</u>	- 72
		US¢	US¢	%
Earnings per share ("EPS") attributable to shareholders				
- basic and diluted*	4	0.38	1.36	- 72

n/m = not meaningful

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

MCL Land Limited
Consolidated Statements of Comprehensive Income and Changes in Equity for the three months ended 31 March

Consolidated Statement of Comprehensive Income for the three months ended 31 March

	2009 US\$'000	2008 US\$'000
Profit after tax	1,388	5,014
Translation difference	(20,974)	24,136
Total comprehensive (loss)/income attributable to shareholders	<u>(19,586)</u>	<u>29,150</u>

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
2009				
Balance at 1 January	276,657	109,383	7,909	393,949
Comprehensive (loss)/income for the financial period	-	(20,974)	1,388	(19,586)
Balance at 31 March	<u>276,657</u>	<u>88,409</u>	<u>9,297</u>	<u>374,363</u>
2008				
Balance at 1 January	276,657	105,228	142,288	524,173
Comprehensive income for the financial period	-	24,136	5,014	29,150
Balance at 31 March	<u>276,657</u>	<u>129,364</u>	<u>147,302</u>	<u>553,323</u>

MCL Land Limited
Consolidated Balance Sheet

	Note	At 31.3.2009 US\$'000	At 31.12.2008 US\$'000
Non-current assets ¹			
Plant and equipment		166	212
Investment properties		15,196	15,985
Investments in joint ventures		32,475	34,739
Deferred tax assets		792	874
		48,629	51,810
Current assets ²			
Development properties for sale		664,671	683,534
Amounts owing by joint ventures		59,740	62,018
Debtors and prepayments		65,323	80,797
Bank balances		101,349	131,800
		891,083	958,149
Total assets		939,712	1,009,959
Non-current liabilities ³			
Borrowings	5	240,738	298,242
Deferred tax liabilities		437	459
Creditors		331	-
Retention money payable		6,823	7,137
		248,329	305,838
Current liabilities ⁴			
Borrowings	5	22,069	14,871
Amounts owing to joint venture		434	459
Creditors		278,101	277,437
Current tax liabilities		16,416	17,405
		317,020	310,172
Total liabilities		565,349	616,010
Net assets		374,363	393,949
Equity:			
Share capital and reserves			
Share capital		276,657	276,657
Translation reserve		88,409	109,383
Retained earnings		9,297	7,909
Shareholders' funds		374,363	393,949
Net asset value per share		US\$1.01	US\$1.06

Explanatory notes on material variances:

¹ The decrease in non-current assets at 31.3.2009 as compared to 31.12.2008 is mainly due to the loss incurred from the Group's joint ventures and translation loss.

² The decrease in current assets is mainly due to lower bank balances arising from the repayment of bank loans, lower development properties for sale from the completion of The Fernhill in March 2009 and progress billings received from the Group's completed projects.

³ The lower non-current liabilities at 31.3.2009 as compared to 31.12.2008 is mainly due to repayment of long-term bank loans during the financial period from progress billings collected from the Group's completed projects.

⁴ The higher current liabilities at 31.3.2009 as compared to 31.12.2008 is mainly due to the increase in short-term bank loans during the financial period.

MCL Land Limited
Company Balance Sheet

	At 31.3.2009 US\$'000	At 31.12.2008 US\$'000
Non-current assets		
Plant and equipment	141	182
Interests in subsidiaries	55,105	58,909
Investments in joint ventures	26,290	27,773
	81,536	86,864
Current assets		
Amounts owing by subsidiaries	301,470	353,289
Amounts owing by joint ventures	59,740	62,018
Debtors and prepayments	265	280
Bank balances	43,161	70,916
	404,636	486,503
Total assets	486,172	573,367
Non-current liability		
Borrowings	42,758	45,170
Current liabilities		
Borrowings	-	9,034
Amounts owing to subsidiaries	37,550	35,564
Amounts owing to joint venture	434	459
Creditors	2,982	3,336
Current tax liabilities	1,642	2,284
	42,608	50,677
Total liabilities	85,366	95,847
Net assets	400,806	477,520
Equity:		
Share capital and reserves		
Share capital	276,657	276,657
Translation reserve	70,539	96,048
Retained earnings	53,610	104,815
Shareholders' funds	400,806	477,520
Net asset value per share	US\$1.08	US\$1.29

MCL Land Limited

Company Statements of Comprehensive Income and Changes in Equity for the three months ended 31 March

Company Statement of Comprehensive Income for the three months ended 31 March

	2009 US\$'000	2008 US\$'000
Loss after tax	(51,205)	(344)
Translation difference	(25,509)	21,041
Total comprehensive (loss)/income attributable to shareholders	<u>(76,714)</u>	<u>20,697</u>

Company 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
2009				
Balance at 1 January	276,657	96,048	104,815	477,520
Comprehensive loss for the financial period	-	(25,509)	(51,205)	(76,714)
Balance at 31 March	<u>276,657</u>	<u>70,539</u>	<u>53,610</u>	<u>400,806</u>
2008				
Balance at 1 January	276,657	93,361	84,954	454,972
Comprehensive income/(loss) for the financial period	-	21,041	(344)	20,697
Balance at 31 March	<u>276,657</u>	<u>114,402</u>	<u>84,610</u>	<u>475,669</u>

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

	2009 US\$'000	2008 US\$'000
Profit before tax	1,969	5,124
Non-cash items		
Interest income	(302)	(423)
Share of joint ventures' results	409	(4,941)
Depreciation	37	43
Unrealised translation losses	-	1
	144	(5,320)
Operating profit/(loss) before working capital changes	2,113	(196)
Changes in working capital		
Development properties for sale	(16,210)	(85,964)
Amounts owing by joint ventures	(1,041)	332
Debtors and prepayments	11,277	113,960
Creditors	15,571	18,148
	9,597	46,476
Cash flows generated from operations	11,710	46,280
Interest paid	(1,288)	(2,106)
Interest received	294	472
Income tax paid	(609)	(40)
	(1,603)	(1,674)
Net cash flows generated from operating activities ⁵	10,107	44,606
Cash flows from investing activities		
Purchase of plant and equipment	(2)	(10)
Net cash flows used in investing activities	(2)	(10)
Cash flows from financing activities		
Drawdown of loans	297	58,263
Repayment of loans	(33,856)	(94,343)
Net cash flows used in financing activities ⁶	(33,559)	(36,080)
Net change in cash and cash equivalents	(23,454)	8,516
Cash and cash equivalents at the beginning of the financial period	131,800	78,419
Effect of exchange rate changes	(6,997)	4,345
Cash and cash equivalents at the end of the financial period	101,349	91,280

Explanatory notes on material variances:

⁵ The net cash flows generated from operating activities for the financial period ended 31 March 2009 relates mainly to lower development costs incurred for on-going projects and advances to joint ventures.

⁶ The net cash flows used in financing activities for the financial period ended 31 March 2009 relates mainly to long-term bank loans repaid from the progress billings collected from the Group's completed projects.

MCL Land Limited
Notes

1 Accounting policies and basis of preparation

The financial statements contained in this announcement are prepared in accordance with the accounting policies and methods of computation set out in the 2008 audited accounts, which are based on International Financial Reporting Standards ("IFRS"). There have been no changes to the accounting policies set out in the 2008 audited accounts except for the adoption of the new standards, amendments and interpretations shown below:

IAS 1 (Revised)	Presentation of Financial Statements
Amendment to IAS 19	Employee Benefits
Amendment to IAS 23	Borrowing Costs
Amendment to IAS 36	Impairment of Assets
Amendment to IAS 38	Intangible Assets
Amendment to IAS 40	Investment Property
Amendment to IFRS 2	Share-based Payment
Amendment to IFRS 7	Improving Disclosures about Financial Instruments
IFRS 8	Operating Segments
IFRIC 15	Agreements for Construction of Real Estate
IFRIC 16	Hedges of a Net Investment in a Foreign Operation

The adoption of the above standards, amendments and interpretations did not have a material impact on the results of the Group.

2 Profit

For the three months ended 31 March	Group		Change %
	2009 US\$'000	2008 US\$'000	
Profit before tax is determined after including:			
Net exchange gain	1	14	- 93
Rental income	267	365	- 27
Interest income	302	423	- 29
Depreciation on plant and equipment	<u>(37)</u>	<u>(43)</u>	- 14

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 *

For the three months ended 31 March	Group	
	2009	2008
Basic earnings per share*		
Profit attributable to shareholders (US\$'000)	1,388	5,014
Weighted average number of ordinary shares in issue ('000)	369,986	369,986
Basic earnings per share (US¢)	<u>0.38</u>	<u>1.36</u>

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

5 Group borrowings

	Group	
	At	At
	31.3.2009	31.12.2008
	US\$'000	US\$'000
Borrowings due within one year		
- unsecured	-	9,034
- secured	22,069	5,837
	22,069	14,871
Borrowings due after one year		
- unsecured	42,757	45,170
- secured	197,981	253,072
	240,738	298,242
	<u>262,807</u>	<u>313,113</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 2009 was US\$277.5 million (31 December 2008: US\$296.6 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> US\$'000	<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
Three months ended 31 March 2009		
Jardine Matheson Limited		
- Internal audit fee	-	69
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7 Issue of shares

There have been no changes in the issued share capital of the Company since 31 December 2008.

There are no outstanding convertibles issued or treasury shares held by the Company as at 31 March 2009.

The total number of issued share capital (excluding treasury shares) as at 31 March 2009 and 31 December 2008 was 369,985,977.

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 2009 and the date of this report.

- end -

For further information, please contact:
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Full text of the Financial Statements and Dividend Announcement for the three months ended 31 March 2009 can be accessed through the internet at www.mclland.com.sg.