

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

Group	Second Quarter Ended	Second Quarter Ended	Change	Half year ended	Half year ended	Change
	30/11/2009	30/11/2008		30/11/2009	30/11/2008	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Continuing operations						
Revenue	1,253	1,322	(5.2)	2,472	5,148	(52.0)
Gain on disposal of subsidiary company	-	281	n.m	-	5,240	n.m
Other income	(62)	(69)	(10.1)	3	35	91.4
Sales & marketing expenses	(5)	(37)	(86.5)	(12)	(108)	(88.9)
General & administrative expenses	(2,363)	(815)	189.9	(4,868)	(6,063)	(19.7)
Other operating expenses	(56)	(49)	14.3	(116)	(103)	12.6
(Loss)/profit from operating activities	(1,233)	633	n.m	(2,521)	4,149	n.m
Finance expenses	(400)	(58)	589.6	(635)	(297)	113.8
Share of (losses)/profits of associated companies	27	(68)	n.m	(571)	728	n.m
(Loss)/profit before taxation	(1,606)	507	n.m	(3,727)	4,580	n.m
Income tax	542	55	885.5	996	(2,074)	n.m
(Loss)/profit for the period from continuing operations, net of tax	(1,064)	562	n.m	(2,731)	2,506	n.m
Operation related to assets classified as held for sale						
Loss for the period attributable to associates classified as held for sale, net of tax	(6,052)	(2,034)	197.5	(8,063)	(4,563)	76.7
Net loss attributable to equity holders of the Company	(7,116)	(1,472)	383.4	(10,794)	(2,057)	424.7

(Loss)/profit before taxation from continuing operations is arrived at after charging/ (crediting) the following items:

	Second Quarter ended	Second Quarter ended	Half year ended	Half year ended
	30/11/2009	30/11/2008	30/11/2009	30/11/2008
	S\$'000	S\$'000	S\$'000	S\$'000
Depreciation of property, plant and equipment	56	49	109	103
Foreign exchange loss/(gain)	87	(1,892)	87	(1,237)
Interest income	-	(1)	(2)	(11)
Interest expense	401	58	635	297

n.m: not meaningful

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

Notes to the announcement

Note 1: Change of financial year end

The Company has changed its financial year end from 31 March to 31 May in the previous financial period ended 31 May 2009. As a result, the comparative consolidated results of the Company for the half year ended 30 November 2009 covered a period of eight (8) months, from 1 April 2008 to 30 November 2008.

Note 2: Associates classified as held for sale

Associates classified as held for sale relate to investments in Japan Asia Holdings Limited ("JAH") and Japan Asia Group Limited ("JAG") which have been classified as associates held for sale since 1 October 2008.

The results arising from JAH and JAG are presented separately on the income statement as "Loss for the period attributable to associates classified as held for sale, net of tax" for the period ended 30 November 2009 as the Group expects to recover the carrying amounts of the investments through sale transactions.

	Group	
	1/6/2009	1/4/2008
	to	to
	30/11/2009	30/11/2008
	S\$'000	S\$'000
Share of loss of associated companies up to date of classification as assets held for sale	-	(4,563)
Loss recognised on re-measurement to fair value less costs to sell	(8,063)	-
	<u>(8,063)</u>	<u>(4,563)</u>

As at 30 November 2009, the fair value of JAG exceeded its carrying amount by S\$10.4 million. In accordance with FRS 105, which requires an asset held for sale to be stated at the lower of its carrying amount and fair value less costs to sell, the excess of S\$10.4 million has not been recognised.

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		Company	
	30/11/2009	31/5/2009	30/11/2009	31/5/2009
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Non-Current Assets				
Property, plant and equipment	545	525	57	79
Property under development	161,966	31,365	-	-
Intangible assets	5,120	260	157	157
Subsidiary companies	-	-	32,747	3,887
Associated companies	20,479	20,106	-	-
Other investments	407	367	389	350
Deferred tax assets	1,561	25	-	-
Other non-current financial assets	762	720	-	-
Loan to a subsidiary company	-	-	5,932	13,536
	<u>190,840</u>	<u>53,368</u>	<u>39,282</u>	<u>18,009</u>
Current Assets				
Cash and cash equivalents	2,126	6,827	98	88
Prepayments	292	199	91	64
Tax recoverable	6,560	1,149	-	-
Trade and other receivables	1,366	1,221	1,179	1,953
	<u>10,344</u>	<u>9,396</u>	<u>1,368</u>	<u>2,105</u>
Associates held for sale	18,663	26,723	15,994	15,994
Total current assets	<u>29,007</u>	<u>36,119</u>	<u>17,362</u>	<u>18,099</u>
Current Liabilities				
Trade and other payables	136,189	9,168	2,887	1,845
Interest-bearing loans and borrowings	44,406	12,032	22,860	3,008
Provision for taxation	106	46	-	-
Total current liabilities	<u>180,701</u>	<u>21,246</u>	<u>25,747</u>	<u>4,853</u>
Net current assets/(liabilities)	<u>(151,694)</u>	<u>14,873</u>	<u>(8,385)</u>	<u>13,246</u>
Less: Non-current liabilities				
Interest-bearing loans and borrowings	-	18,000	-	-
Other long term liabilities	-	397	-	-
Total non-current liabilities	<u>-</u>	<u>18,397</u>	<u>-</u>	<u>-</u>
Net assets	<u>39,146</u>	<u>49,844</u>	<u>30,897</u>	<u>31,255</u>
EQUITY				
Equity attributable to equity holder of the parent				
Share capital	79,711	79,711	79,711	79,711
Reserves	(13,842)	(3,144)	(48,814)	(48,456)
Reserves of associates held for sale	(26,723)	(26,723)	-	-
Total Equity	<u>39,146</u>	<u>49,844</u>	<u>30,897</u>	<u>31,255</u>

1 (b)(ii) The Group's borrowings and debt securities as at the end of financial period reported on and comparative figures as at the end of most recently announced financial statements.

(a) Amount repayable in one year or less or on demand

	Group			Group		
	As at 30/11/2009 (S\$'000)			As at 31/5/2009 (S\$'000)		
	Secured	Unsecured	Total	Secured	Unsecured	Total
Loans	10,374	22,860	33,234	9,024	-	9,024
Bonds	11,172	-	11,172	-	3,008	3,008
			<u>44,406</u>			<u>12,032</u>

(b) Amount repayable after one year

	Group			Group		
	As at 30/11/2009 (S\$'000)			As at 31/5/2009 (S\$'000)		
	Secured	Unsecured	Total	Secured	Unsecured	Total
Loans	-	-	-	-	18,000	18,000
Bonds	-	-	-	-	-	-
			<u>-</u>			<u>18,000</u>

(c) Details of any collaterals

The S\$10.4 million loan payable within one year as at 30 November 2009 (31.5.2009: S\$9.0 million) is secured by a pledge of 55,000 shares of KHC Limited to the financial institutions.

The S\$11.2 million bond payable after one year as at 30 November 2009 (31.5.2009: nil) is secured by a pledge of 108,583 shares of Japan Asia Group Limited to the financial institution.

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

Group	Second quarter ended 30/11/2009 S\$'000	Second quarter ended 30/11/2008 S\$'000	Half year ended 30/11/2009 S\$'000	Half year ended 30/11/2008 S\$'000
Cash flows from operating activities				
Profit/(loss) before taxation from continuing operations	(1,606)	507	(3,727)	4,580
Loss before taxation from assets classified as held for sale	(6,052)	(2,034)	(8,063)	(4,563)
Profit/(loss) before taxation, total	(7,658)	(1,527)	(11,790)	17
Adjustments for:				
Cost of share-based payment	-	-	-	82
Depreciation of property, plant and equipment	56	49	109	103
Gain on disposal of subsidiary company	-	(281)	-	(5,240)
Interest income	-	(1)	(2)	(11)
Interest expense	401	58	635	297
Loss from assets classified as held for sale	6,052	2,034	8,063	4,563
Share of losses/(profits) of associated companies	(28)	68	571	(728)
Translation difference	96	(1,063)	(374)	697
Operating loss before investment in working capital	(1,081)	(663)	(2,788)	(220)
Decrease/(increase) in receivables	(3,854)	84	(5,649)	(225)
Increase in payables	257,472	3,223	251,545	2,651
Cash generated from operations	252,537	2,644	243,108	2,206
Income tax paid	(48)	28	(430)	(1,024)
Net cash generated from operating activities	252,489	2,672	242,678	1,182

1 (c)(i) A cashflow statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year. (cont'd)

	Second quarter ended 30/11/2009 S\$'000	Second quarter ended 30/11/2008 S\$'000	Half year ended 30/11/2009 S\$'000	Half year ended 30/11/2008 S\$'000
Cash flows from investing activities				
Disposal of subsidiary company, net of cash	-	-	-	193
Expenditure on property under development	(251,775)	-	(255,124)	-
Interest income received	-	1	2	11
Purchase of property, plant and equipment	(30)	(6,450)	(109)	(8,563)
Proceeds from disposal of other investments	-	510	-	9,513
Net cash (used in)/generated from investing activities	(251,805)	(5,939)	(255,231)	1,154
Cash flows from financing activities				
Payment of interest	(401)	(58)	(635)	(297)
Proceeds from bank borrowings	2,466	25,160	3,990	31,590
Proceeds from issuance of bonds	504	-	11,172	-
Repayment of bonds	(1,440)	-	(3,192)	-
Repayment of loans and borrowings	(1,668)	(3,802)	(3,192)	(48,924)
Net cash (used in)/generated from financing activities	(539)	21,300	8,143	(17,631)
Net increase/ (decrease) in cash and cash equivalents	145	18,033	(4,410)	(15,295)
Effects of exchange differences in cash and cash equivalents at beginning of period	(32)	(2,509)	(291)	(7,104)
Cash and cash equivalents at beginning of period	2,013	12,067	6,827	49,990
Cash and cash equivalents at end of period	2,126	27,591	2,126	27,591

1 (e)(i) A statement (for the issuer and the 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	Share capital S\$'000	Currency translation reserve S\$'000	Fair value reserve S\$'000	Accumulated losses S\$'000	Other reserves S\$'000	Reserves of associates classified as held for sale S\$'000	Total equity attributable to equity holders of the parent S\$'000	Minority interest S\$'000	Total equity S\$'000
At 1 June 2009	79,711	399	88	(4,995)	1,364	(26,723)	49,844	-	49,844
Total comprehensive income/(expense) for the period	-	178	108	(3,678)	(67)	-	(3,459)	-	(3,459)
At 31 August 2009	79,711	577	196	(8,673)	1,297	(26,723)	46,385	-	46,385
At 1 September 2009	79,711	577	196	(8,673)	1,297	(26,723)	46,385	-	46,385
Total comprehensive income/(expense) for the period	-	220	(343)	(7,116)	-	-	(7,239)	-	(7,239)
At 30 November 2009	79,711	797	(147)	(15,789)	1,297	(26,723)	39,146	-	39,146

1 (e)(i) A statement (for the issuer and the 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 cont'd)

<u>Group</u>	Share capital S\$'000	Currency translation reserve S\$'000	Fair value reserve S\$'000	Accumulated losses S\$'000	Other reserves S\$'000	Reserves of associates classified as held for sale S\$'000	Total equity attributable to equity holders of the parent S\$'000	Minority interest S\$'000	Total equity S\$'000
At 1 April 2008	79,711	8,050	1,509	(16,114)	1,305	(586)	73,875	26,497	100,372
Reclassification due to restatement by associated company	-	73	(976)	903	-	-	-	-	-
	79,711	8,123	533	(15,211)	1,305	(586)	73,875	26,497	100,372
Total comprehensive income/(expense) for the period	-	(4,740)	931	(588)	(41)	-	(4,438)	-	(4,438)
Disposal of subsidiary company	-	-	-	-	-	586	586	(26,497)	(25,911)
Cost of share-based payment	-	-	-	-	82	-	82	-	82
At 31 August 2008	79,711	3,383	1,464	(15,799)	1,346	-	70,105	-	70,105
At 1 September 2008	79,711	3,383	1,464	(15,799)	1,346	-	70,105	-	70,105
Total comprehensive income/(expense) for the period	-	2,297	(913)	(1,469)	4	-	(81)	-	(81)
At 30 November 2008	79,711	5,680	551	(17,268)	1,350	-	70,024	-	70,024

1 (e)(i) A statement (for the issuer and the 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. (cont'd)

<u>Company</u>	Share capital S\$'000	Accumulated losses S\$'000	Option reserve S\$'000	Fair value reserve S\$'000	Total S\$'000
At 1 June 2009	79,711	(50,008)	1,292	260	31,255
Total comprehensive income/(expense) for the period	-	(309)	-	9	(300)
At 31 August 2009	79,711	(50,317)	1,292	269	30,955
At 1 September 2009	79,711	(50,317)	1,292	269	30,955
Total comprehensive income/(expense) for the period	-	(87)	-	29	(58)
At 30 November 2009	79,711	(50,404)	1,292	298	30,897

<u>Company</u>	Share capital S\$'000	Accumulated losses S\$'000	Option reserve S\$'000	Fair value reserve S\$'000	Total S\$'000
At 1 April 2008	79,711	(48,777)	1,216	275	32,425
Total comprehensive income/(expense) for the period	-	(1,158)	-	22	(1,136)
Cost of share-based payment	-	-	76	-	76
At 31 August 2008	79,711	(49,935)	1,292	297	31,365
At 1 September 2008	79,711	(49,935)	1,292	297	31,365
Total comprehensive income/(expense) for the period	-	1,448	-	(85)	1,363
At 30 November 2008	79,711	(48,487)	1,292	212	32,728

- 1(e)(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.

	1/6/2009 to 30/11/2009	1/4/2008 to 30/11/2008
Changes in the share capital of the Company		
Number of shares at beginning and end of period	<u>130,121,912</u>	<u>130,121,912</u>
	As at 30/11/2009	As at 30/11/2008
Outstanding convertibles		
Outstanding share options under The 2000 Japan Land Share Option Scheme	<u>4,446,568</u>	<u>4,446,568</u>
Outstanding warrants that are convertible into ordinary shares	<u>10,642,647</u>	<u>10,642,647</u>

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

The figures have not been audited nor reviewed by the auditors.

3. **Where the figures have been audited or reviewed, the auditors' 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.**

Other than the adoption of new and revised Singapore Financial Reporting Standards ("FRS"), including related Interpretations ("INT FRS") which became effective for the financial statements of the Group and the Company for the financial year beginning 1 June 2009, the application of new and revised FRS and INT FRS does not have any material impact on the financial statements of the Group and the Company, except for FRS 1 as indicated below:-

FRS 1: Presentation of Financial Statements – Revised Presentation

The revised FRS 1 requires owner and non-owner changes in equity to be presented separately. The statement of changes in equity will include only details of transactions with owners, with all non-owner changes in equity presented as a single line item. In addition, the revised standard introduces the statement of comprehensive income: It presents all items of income and expense recognised in profit or loss, together with all other items of recognised income and expense, either in one single statement, or in two linked 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.**

None.

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	
	1/6/2009 to 30/11/2009	1/4/2008 to 30/11/2008
(Loss)/Earnings per share from continuing operations attributable to equity holders of the parent (cents per share)		
- Basic	(2.10)	1.93
- Diluted	(2.10)	1.73
Loss per share from assets held for sale (cents per share)		
- Basic	(6.20)	(3.51)
- Diluted	(6.20)	(3.51)

(a) Continuing Operations

Basic earnings per share amounts are calculated by dividing profit/(loss) for the period from continuing operations attributable to ordinary equity holders of the parent by the weighted average number of issued ordinary shares during the financial period.

Diluted earnings per share amounts are calculated by dividing profit/(loss) for the period from continuing operations attributable to ordinary equity holders of the parent (after taking into consideration adjustments for the dilutive effect of potential ordinary shares during the financial period) by the weighted average number of issued ordinary shares during the financial period plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares.

(b) Operation related to disposal group classified as held for sale

The basic and diluted earnings per share from operation related to disposal group classified as held for sale are calculated by dividing the 'profit from operation related to disposal group classified as held for sale, net of tax attributable to ordinary equity holders of the parent' by the 'Weighted average number of ordinary shares for basic earnings per share computation' and 'Weighted average number of ordinary shares for diluted earnings per share computation' respectively.

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. (cont'd)

The following reflect the profit and loss and share data used in the computation of basic and diluted earnings per share for the financial period.

	Group	
	1/6/2009 to 30/11/2009 S\$'000	1/4/2008 to 30/11/2008 S\$'000
Loss net of tax attributable to ordinary equity holders of the parent	(10,794)	(2,057)
Less: loss from assets held for sale	(8,063)	(4,563)
Profit net of tax from continuing operations attributable to ordinary equity holders of the parent used in the computation of basic and diluted earnings per share	(2,731)	2,506
Weighted average number of issued shares used to compute basic earnings and loss per share	130,121,912	130,121,912
Weighted average number of shares used to compute diluted earnings and loss per share	145,211,167	145,211,167

There were no dilutive potential shares as at 30 November 2009, hence the basic and diluted loss per share are the same.

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		Company	
	30/11/2009	31/5/2009	30/11/2009	31/5/2009
Net asset value per ordinary share based on issued share capital as at the end of the period (cents)	30.08	38.31	23.74	24.02

Notes:

Net assets per share is calculated based on the number of shares in issue as at 30 November 2009 of 130,121,912 (31/5/2009: 130,121,912).

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.**

The Group reported a net loss of S\$2.7 million from continuing operations for the 6 months ended 30 November 2009 ("1H FY10") as compared to net profit from continuing operations of S\$2.5 million for the 8 months ended 30 November 2008 ("1H FY09"). This is mainly attributable to reduction in revenue recognised as mentioned in A(i) below and different accounting periods in 1H FY09 being used for comparison with 1H FY10.

During 1H FY09, the Group derived gains on disposal of subsidiary of S\$5.2 million. There was no such income earned in 1H FY10.

The increase in loss was also attributable to increased share of losses from associated companies, Lux Partners Co., Limited ("Lux") and KHC Limited ("KHC") during 1H FY10 as compared to 1H FY09. Lux had contributed net loss of S\$0.3 million to the Group in 1H FY10 as compared to net profits of S\$1.0 million in 1H FY09. The significant decrease in profits made was due to the cessation of project management services rendered to the Fuchu Data Centre project in 1H FY10.

Share of KHC's loss had increased from S\$0.2million in 1H FY09 to S\$0.3 million due to reduced profit margins from customised housing (1H FY10: 13.9%; 1H FY09: 17.7%) and increased advertising and marketing costs incurred due to the opening of new sales office in Himeiji, Japan in 1H FY10.

The Group reported a net loss after tax of S\$10.8 million for the 1H FY10 as compared to net loss of S\$2.1 million for 1H FY09. The increase in loss was mainly attributable to loss recognised on re-measurement to fair value less costs to sell on assets classified as held for sale, being investment in Japan Asia Holdings Limited amounting to S\$8.0 million. The Group applied FRS105, Non-Current Assets Held For Sale and Discontinued Operations with respect to assets, liabilities, income and cashflow contributions from JAH and JAG for 1H FY10 and 1H FY09.

Please see the following for further details on the Group's results for 1H FY10 and its financial position as at 30 November 2009.

A. Review of income statement of the Group for the 6 months ended 30 November 2009

i. Revenue

Revenue had decreased from S\$5.1 million in 1H FY09 to S\$2.5 million in 1H FY10 as the Group did not register project arrangement fees in 1H FY10 due to cessation of the provision of project arrangement services subsequent to the completion of the Fuchu Data Centre in 1H FY09. The Group had earned project arrangement fees of S\$2.4 million from the development of Fuchu Data Centre in 1H FY09.

Revenue was generated in Japan mainly from the provision of real-estate related services. During 1H FY10, the Group earned S\$0.9 million (1H FY09: S\$1.6 million) from the provision of property management services to the Fuchu Data Centre. Property management services constitute 37.5% of the total revenue in 1H FY10 as compared to 31.7% in 1H FY09.

The Group also earned advisory fees from the setting up of a Vietnam fund amounting to S\$1.1 million in 1H FY10 (1H FY09: S\$0.5 million). Advisory fees constitute 43.7% of the total revenue in 1H FY10 (1H FY09: 9.2%).

The remaining revenue were generated from the provision of management services to associated companies which amounts to S\$0.5 million in 1H FY10 as compared to S\$ 0.6 million in 1H FY09.

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. (cont'd)**

A. Review of income statement of the Group for the 6 months ended 30 November 2009(cont'd)

ii. General and administrative expenses

General & administrative expenses had decreased by 19.7% from S\$6.1 million in 1H FY09 to S\$4.9 million which was in line with the lesser number of months in 1H FY10.

The significant decrease was attributable to appreciation of Japanese Yen against Singapore Dollar in 1H FY10 in contrast to depreciation of Japanese Yen against Singapore Dollar in 1H FY09. In 1H FY09, there was S\$0.7 million foreign exchange loss recognised on translation of JPY denominated loan receivables from Japan Asia Land Limited while in 1H FY10, there was S\$0.5 million foreign exchange gain earned on translation of the Japanese Yen denominated loan receivables.

Professional and consultancy fees had decreased by S\$0.3 million due to reduction in professional and consultancy expenses incurred in relation to the project and property management of the Fuchu Data Centre. Outsourcing expenses had decreased from S\$0.2 million in 1H FY09 to S\$0.1 million as lesser outsourced accounting services were utilised in 1H FY10.

iii. Income tax

The decrease in income tax by S\$3.1 million was due to the reduction in revenue generated during 1H FY10.

B. Review of balance sheet of the Group as at 30 November 2009

i. Property under development

The increase in property under development from S\$31.4 million as at 31 May 2009 to S\$162.0 million as at 30 November 2009 was due to increase in capitalised development costs of the data centre project invested through Jurong Data Centre Development Pte Ltd.

ii. Assets held for sale

The decrease in assets held for sale was due to loss recognised on re-measurement to fair value less costs to sell on investment in Japan Asia Holdings Limited amounting to S\$8.1 million.

iii. Deferred tax assets

The increase in deferred tax assets from S\$25,000 as at 31 May 2009 to S\$1.6 million as at 30 November 2009 was due to deferred tax assets recognised on net tax losses carried forward.

iv. Cash and cash equivalents

The Group's cash and cash equivalents had decreased from S\$6.8 million as at 31 May 2009 to S\$2.1 million as at 30 November 2009. The decrease was due mainly to the financing of working capital.

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. (cont'd)**

B. Review of balance sheet of the Group as at 30 November 2009(cont'd)

v. Tax recoverable

The increase in tax recoverable from S\$1.1 million as at 31 May 2009 to S\$6.6 million as at 30 November 2009 was attributable to goods and services tax receivable that arose from the Singapore data centre project.

vi. Trade and other payables

The increase in trade and other payables from S\$9.2 million as at 31 May 2009 to S\$136.2 million as at 30 November 2009 was mainly due to costs incurred in relation to the development of the data centre in Singapore.

vii. Interest-bearing loans and borrowings

The increase in interest-bearing loans and borrowings from S\$30.0 million as at 31 May 2009 to S\$44.4 million was mainly due to additional financing obtained during the 1H FY10 to finance the construction of the data centre project.

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

Not applicable.

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.**

Other factors and events that may affect the Group in the next 12 months

The data centre development project in Singapore undertaken by Jurong Data Centre Development Pte Ltd ("JDD"), a wholly-owned subsidiary of the Company, is expected to obtain temporary occupancy permit ("TOP") on or about 29 January 2010.

As announced on 3 November 2009, the Company has entered into an Investment Agreement with ConnectedPlanet Holding Pte Ltd ("Investor") and JDD, in relation to the subscription of the new ordinary shares in the capital of JDD by the Investor and the partial disposal of the Company's shareholdings in JDD in favour of the Investor. Please refer to the shareholders' circular dated 8 January 2010 which have already been despatched to shareholders.

An Extraordinary General Meeting will be held on 25 January 2010 to seek approval from the shareholders for the subscription of new ordinary shares by the Investor and the partial disposal of the Company's shareholdings in JDD. Upon the contemporaneous completion of the proposed subscription by the Investor and proposed partial disposal of JDD's shares, the Investor will hold 85% of the total issued and paid up share capital of and the Company shall cease to have control over the management of JDD. Upon fulfilment of the conditions precedent in relation to tranche 1 and 2 of the partial disposal of JDD, the Company expects to receive sales proceeds amounting to S\$36 million. Thereafter, the Company will reclassify the balance of 15% shareholding in JDD as other investments.

The Group is actively exploring other property-related project development projects in the Asia region for provision of project and property management services and other business opportunities.

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.

Barring any unforeseen circumstances, the management is cautiously optimistic that the Group's performance will show significant improvement in the current financial year when the Investment Agreement is completed as the Group is expected to recognise an extraordinary gain of approximately S\$28.8 million from the disposal of investment in JDD.

11. Dividend

11(a) Any dividend declared for the present financial period?

None.

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

None.

11(c) Date payable

Not applicable.

11(d) Books closure rate

Not applicable.

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

No dividend has been declared or recommended.

13. Interested person transactions

	Types of transactions and name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under a shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
1.	Treasury transactions Kokusai Land & Development Co., Ltd	Nil	S\$4,860,000 (A)
2	Treasury transactions Aizawa Securities Co., Ltd	Nil	S\$240,275(B)

(A) Computed based on the S\$18 million loan payable to Kokusai Land & Development Co., Ltd.

(B) Computed based on 5% of the JPY700 million (approximately S\$11.2 million) straight bond with effective period from 26 June 2009 to 26 March 2010.

14. Confirmation by the Board

The Board of Directors of Japan Land Limited hereby confirm that, to the best of its knowledge, nothing has come to its attention which may render the above unaudited financial results of Japan Land Limited Group for the period ended 30 November 2009 to be false or misleading in any material respect.

On behalf of the Board of Directors
Singapore
11 January 2010