

**Response to queries from SGX on Half Year Results Announcement**

---

Further to Japan Land Limited's (the "Company") release of its first half year results announcement for the six months from 1 June 2009 to 30 November 2009 on 11 January 2010, the Board of Directors of the Company wishes to provide the following responses in respect of the queries received from the Singapore Exchange Securities Trading Limited on 18 January 2010.

**Query**

**Please explain the significant increase of 190% in General & Administrative Expenses from S\$0.82 million in 2Q09 to S\$2.36million in 2Q10, given that the Company's revenue dropped by 5.2% for the similar corresponding periods.**

**Response to Query**

The significant increase in General & Administrative Expenses by 190% from S\$0.82 million in 2Q09 to S\$2.36 million in 2Q10 was mainly attributable to the following:-

1. Appreciation of Japanese Yen against Singapore Dollar in 2Q10 as compared to the depreciation of Japanese Yen against Singapore Dollar in 2Q09. Foreign exchange loss of S\$0.09 million was recognised in 2Q10 as compared to foreign exchange gain of S\$1.98 million in 2Q09.
2. There was increase in staff costs by S\$0.1 million due to increase in staff headcount in Q210 as compared to Q209.
3. The increase in general and administrative expenses was partially offset by the reduction in professional and consultancy fees by S\$0.76 million. Subsequent to the completion of the development of the Fuchu Data Centre, there was a decrease in external professional and consultancy services which was engaged previously for the project development of the Fuchu Data Centre.

By Order of the Board

Leow Tet Sin  
Managing Director

19 January 2010