

WHEELOCK

PROPERTIES

Co. Reg. No. 197201797H
(Incorporated in the Republic of Singapore)

AUDITED RESULTS FOR THE YEAR ENDED 31 DECEMBER 2010

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WHEELOCK PROPERTIES (SINGAPORE) LIMITED
(Incorporated in the Republic of Singapore)

1(a)(i) CONSOLIDATED INCOME STATEMENT

	Quarter ended			Year ended		
	31 Dec 2010	31 Dec 2009	Change	31 Dec 2010	31 Dec 2009	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Revenue	126,177	90,092	40.1	571,666	386,640	47.9
Cost of Sales	(53,321)	(41,204)	29.4	(242,099)	(199,191)	21.5
Gross Profit	72,856	48,888	49.0	329,567	187,449	75.8
Other Income						
- Changes in Fair Value on Investment Properties	55,186	129,425	(57.4)	54,925	127,718	(57.0)
- Others	609	643	(5.3)	2,064	2,182	(5.4)
	55,795	130,068	(57.1)	56,989	129,900	(56.1)
Selling and Marketing Expenses	(149)	(68)	119.1	(698)	(211)	230.8
Administrative and Corporate Expenses	(2,956)	(2,937)	0.6	(9,879)	(8,627)	14.5
Other Operating Expenses						
- Impairment Loss on Investments	0	0	NA	0	(23,274)	(100.0)
- Others	(65)	(5)	1,200.0	(291)	(171)	70.2
	(65)	(5)	1,200.0	(291)	(23,445)	(98.8)
Profit From Operations	125,481	175,946	(28.7)	375,688	285,066	31.8
Finance Costs	(12)	(4)	200.0	(60)	(534)	(88.8)
Profit Before Taxation	125,469	175,942	(28.7)	375,628	284,532	32.0
Income Tax Expense	(17,639)	(6,564)	168.7	(59,442)	(22,195)	167.8
Profit For The Period	107,830	169,378	(36.3)	316,186	262,337	20.5

1(a)(ii) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Quarter ended			Year ended		
	31 Dec 2010	31 Dec 2009	Change	31 Dec 2010	31 Dec 2009	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Profit For The Period	107,830	169,378	(36.3)	316,186	262,337	20.5
Other Comprehensive Income:						
Available-for-sale Financial Assets - Net Change in Fair Value	6,485	(2,943)	320.4	54,992	215,331	(74.5)
Exchange Differences Arising on Consolidation of Foreign Subsidiaries and Available-for-sale Financial Assets	210	3	NM	(2)	3	(166.7)
Other Comprehensive Income For The Period, Net of Income Tax*	6,695	(2,940)	327.7	54,990	215,334	(74.5)
Total Comprehensive Income For The Period	114,525	166,438	(31.2)	371,176	477,671	(22.3)

* There was no tax effect on the components included in other comprehensive income.

1(a)(iii) NOTES TO THE CONSOLIDATED INCOME STATEMENT

The following items have been charged or (credited) in arriving at profit for the period:

	Quarter ended			Year ended		
	31 Dec 2010	31 Dec 2009	Change	31 Dec 2010	31 Dec 2009	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Interest income	(459)	(386)	18.9	(1,490)	(1,706)	(12.7)
Exchange gain (net)	(69)	(250)	(72.4)	(382)	(252)	51.6
Gain on disposal of investment	0	0	NA	(17)	0	NA
Gain on disposal of property, plant and equipment	0	0	NA	(48)	0	NA
Others	(81)	(7)	1,057.1	(127)	(224)	(43.3)
Other income - others	(609)	(643)	(5.3)	(2,064)	(2,182)	(5.4)
Loss on disposal of investment	12	0	NA	0	0	NA
Loss on disposal of property, plant and equipment	0	0	NA	0	4	(100.0)
Others	53	5	960.0	291	167	74.3
Other operating expenses - others	65	5	1,200.0	291	171	70.2
Depreciation of property, plant and equipment	56	55	1.8	230	230	0.0
Dividend income from investments	0	0	NA	(3,182)	(1,009)	215.4
Interest expense	0	0	NA	0	502	(100.0)
Over provision of tax in prior years	(3,828)	(2,779)	37.7	(3,996)	(8,701)	(54.1)

NA : Not Applicable

NM : Not Meaningful

1(b)(i) STATEMENTS OF FINANCIAL POSITION

	Group		Company	
	31 Dec 2010	31 Dec 2009	31 Dec 2010	31 Dec 2009
	\$'000	\$'000	\$'000	\$'000
Non-Current Assets				
Property, Plant and Equipment	1,379	1,011	1,174	913
Investment Properties	1,141,811	1,052,500	291,811	258,000
Amounts Due From Subsidiaries	0	0	486,315	604,997
Interests in Subsidiaries	0	0	229,696	232,964
Interests in an Associate	7	7	0	0
Investments	394,271	334,420	0	0
Other Non-Current Assets	540	540	540	540
	1,538,008	1,388,478	1,009,536	1,097,414
Current Assets				
Development Properties	623,799	683,720	328,644	193,427
Trade and Accrued Receivables	102,437	47,835	7,141	19,576
Amounts Due From Subsidiaries	0	0	54,619	192,802
Amounts Due From Related Corporations	24	21	24	21
Other Receivables	2,627	968	1,753	449
Cash and Cash Equivalents	860,702	759,427	830,001	568,188
	1,589,589	1,491,971	1,222,182	974,463
Total Assets	3,127,597	2,880,449	2,231,718	2,071,877
Equity Attributable to Equity Holders of the Company				
Share Capital	1,055,901	1,055,901	1,055,901	1,055,901
Reserves	1,702,961	1,403,579	732,540	604,037
Total Equity	2,758,862	2,459,480	1,788,441	1,659,938
Non-Current Liabilities				
Interest-bearing Liability (Ref:1(b)(ii))	0	103,028	0	0
Deferred Tax Liabilities	141,605	105,744	53,286	15,807
	141,605	208,772	53,286	15,807
Current Liabilities				
Trade Payables	63,437	49,571	26,321	11,342
Other Payables	33,156	27,208	13,836	8,020
Amounts Due to Subsidiaries	0	0	349,834	246,158
Interest-bearing Liability (Ref:1(b)(ii))	103,925	130,612	0	130,612
Current Tax Payable	26,612	4,806	0	0
	227,130	212,197	389,991	396,132
Total Liabilities	368,735	420,969	443,277	411,939
Total Equity and Liabilities	3,127,597	2,880,449	2,231,718	2,071,877

REVIEW OF FINANCIAL POSITION

Group

Increase in investment properties of \$89 million was mainly due to the increase in fair value of Wheelock Place and construction costs incurred for Scotts Square Retail.

Increase in investments of \$60 million was mainly due to the increase in market value of the Group's equity investment in Hotel Properties Limited. This was partially offset by the decrease in market value of the Group's investment in SC Global Developments Ltd.

Decrease in development properties of \$60 million was mainly due to progress billings from the development properties and recognition of the remaining 15% of sales consideration to be billed upon completion of Ardmore II and Orchard View. This was partially offset by recognition of profit on development properties and construction costs incurred.

Increase in trade and accrued receivables of \$55 million was mainly due to recognition of the remaining 15% of sales consideration as accrued receivables upon completion of Ardmore II and Orchard View in financial year ("FY") 2010. This was partially offset by receipts of progress billings of Ardmore II and Scotts Square which had been accounted for as accrued receivables as at 31 December 2009.

Increase in cash and cash equivalents of \$101 million was mainly due to the sales proceeds received from the development properties. This was partially offset by repayment of a bank loan and payment of dividends.

Increase in reserves of \$299 million was mainly due to the profits recognised in FY2010 and net increase in market value of the Group's investments. This was partially offset by the payment of dividends.

Decrease in interest-bearing liability of \$130 million was mainly due to the repayment of a bank loan.

Increase in deferred tax liabilities of \$36 million was mainly due to increased profits recognised from Scotts Square in FY2010 and increase in fair value of the Group's investment property. This was partially offset by the reclassification of tax liabilities to current tax payable upon completion of Ardmore II and Orchard View.

Increase in current tax payable of \$22 million was mainly due to the reclassification of tax liabilities from deferred tax liabilities upon completion of Ardmore II and Orchard View.

Company

Increase in investment properties of \$34 million was mainly due to construction costs incurred for Scotts Square Retail.

Decrease in amounts due from subsidiaries of \$257 million was mainly due to repayment of inter-company loans by subsidiaries.

Increase in development properties of \$135 million was mainly due to profit recognition on Scotts Square and construction costs incurred. This was partially offset by progress billings served in FY2010.

Decrease in trade and accrued receivables of \$12 million was mainly due to receipts of progress billings of Scotts Square which had been accounted for as accrued receivables as at 31 December 2009.

Increase in cash and cash equivalents of \$262 million was mainly due to the transfer of surplus funds from subsidiaries and sales proceeds received from Scotts Square. This was partially offset by the repayment of a bank loan and payment of dividends.

Increase in reserves of \$129 million was mainly due to the profits recognised in FY2010. This was partially offset by the payment of dividends.

Increase in deferred tax liabilities of \$37 million was mainly due to increased profits recognised from Scotts Square in FY2010.

Increase in amounts due to subsidiaries of \$104 million was mainly due to transfer of surplus funds from subsidiaries.

Decrease in interest-bearing liability of \$130 million was mainly due to the repayment of a bank loan.

1(b)(ii) BORROWINGS

	Group	
	31 Dec 2010	31 Dec 2009
	\$'000	\$'000
Repayable within one year:		
Interest-bearing liability (secured)	103,925	130,612
	103,925	130,612
Repayable after one year but within five years:		
Interest-bearing liability (secured)	0	103,028
	0	103,028

The secured interest-bearing liabilities are generally secured by mortgages over the Group's development properties and an investment property in Singapore, legal assignment of all rights, titles, interests and benefits under contracts in respect of the properties and corporate guarantee issued by the Company.

The secured interest-bearing liabilities are secured on the following assets:

	Group	
	31 Dec 2010	31 Dec 2009
	\$'000	\$'000
Development properties	222,302	409,402
Investment property	0	258,000
	222,302	667,402

1(c) CONSOLIDATED STATEMENT OF CASH FLOWS

	Quarter ended		Year ended	
	31 Dec 2010	31 Dec 2009	31 Dec 2010	31 Dec 2009
	\$'000	\$'000	\$'000	\$'000
Operating Activities				
Profit for the period	107,830	169,378	316,186	262,337
Adjustments for:				
Income tax expense	17,639	6,564	59,442	22,195
Depreciation of property, plant and equipment	56	55	230	230
Exchange loss/(gain)	218	3	(2)	3
(Gain)/Loss on disposal of property, plant and equipment	0	0	(48)	4
Interest expense	0	0	0	502
Interest income	(459)	(386)	(1,490)	(1,706)
Changes in fair value on investment properties	(55,186)	(129,425)	(54,925)	(127,718)
Impairment loss on investments	0	0	0	23,274
Loss/(Gain) on disposal of investment	12	0	(17)	0
Dividend income from investments	0	0	(3,182)	(1,009)
Operating profit before working capital changes	70,110	46,189	316,194	178,112
Changes in working capital:				
Development properties	(75,554)	10,185	60,891	11,616
Trade and accrued receivables	9,588	(25,116)	(54,602)	100,570
Amounts due from related corporations	(12)	1	(3)	28
Other receivables	635	364	(1,622)	673
Trade payables	(12,589)	(8,259)	13,866	(5,090)
Other payables	4,399	3,784	5,996	4,219
Cash generated from operations	(3,423)	27,148	340,720	290,128
Interest received	585	622	2,731	2,506
Net income tax refund/(paid)	2,024	0	(1,775)	(46,452)
Dividends paid	0	0	(71,794)	(71,794)
Cash flows from operating activities	(814)	27,770	269,882	174,388

	Quarter ended		Year ended	
	31 Dec 2010	31 Dec 2009	31 Dec 2010	31 Dec 2009
	\$'000	\$'000	\$'000	\$'000
Investing Activities				
Proceeds from sale of property, plant and equipment	0	0	86	0
Proceeds from sale of investment	6,164	0	10,345	0
Purchase of property, plant and equipment	(94)	(4)	(708)	(99)
Expenditure on investment properties	(16,446)	(2,689)	(34,162)	(9,923)
Acquisition of investments	0	0	(15,187)	0
Dividends received	0	0	3,182	1,009
Cash flows from investing activities	(10,376)	(2,693)	(36,444)	(9,013)
Financing Activities				
Repayment of bank loans	0	0	(132,147)	(162,000)
Drawdown of bank loan	0	1,855	1,295	4,041
Finance costs	(193)	(485)	(1,311)	(4,666)
Deposit pledged	0	0	10,388	0
Cash flows from financing activities	(193)	1,370	(121,775)	(162,625)
Net (decrease)/increase in cash and cash equivalents	(11,383)	26,447	111,663	2,750
Cash and cash equivalents at beginning of the period	867,705	718,212	744,659	741,909
Cash and cash equivalents at end of the period (Note 1)	856,322	744,659	856,322	744,659

	Quarter ended		Year ended	
	31 Dec 2010	31 Dec 2009	31 Dec 2010	31 Dec 2009
	\$'000	\$'000	\$'000	\$'000
Note 1				
Cash and cash equivalents in the statements of financial position	860,702	759,427	860,702	759,427
Less: Deposits pledged	(4,380)	(14,768)	(4,380)	(14,768)
Cash and cash equivalents in the statement of cash flows	856,322	744,659	856,322	744,659

Deposits pledged represent bank balances of certain subsidiaries pledged as security to obtain credit facilities.

1(d)(i) CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share Capital	Translation Reserve	Fair Value Reserve	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000	\$'000	\$'000
Group					
At 1 January 2010	1,055,901	(1)	215,331	1,188,249	2,459,480
Total comprehensive income for the year					
Profit for the year	0	0	0	316,186	316,186
Other comprehensive income					
Available-for-sale financial assets					
- net change in fair value	0	0	54,992	0	54,992
Exchange differences arising on consolidation of foreign subsidiaries	0	(2)	0	0	(2)
Total other comprehensive income	0	(2)	54,992	0	54,990
Total comprehensive income for the year	0	(2)	54,992	316,186	371,176
Transactions with owners of the Company, recorded directly in equity					
Distributions to owners					
Dividends to equity holders	0	0	0	(71,794)	(71,794)
Total transactions with owners	0	0	0	(71,794)	(71,794)
At 31 December 2010	1,055,901	(3)	270,323	1,432,641	2,758,862

	Share Capital	Translation Reserve	Fair Value Reserve	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000	\$'000	\$'000
Group					
At 1 January 2009	1,055,901	(4)	0	997,706	2,053,603
Total comprehensive income for the year					
Profit for the year	0	0	0	262,337	262,337
Other comprehensive income					
Available-for-sale financial assets					
- net change in fair value	0	0	215,331	0	215,331
Exchange differences arising on consolidation of foreign subsidiaries	0	3	0	0	3
Total other comprehensive income	0	3	215,331	0	215,334
Total comprehensive income for the year	0	3	215,331	262,337	477,671
Transactions with owners of the Company, recorded directly in equity					
Distributions to owners					
Dividends to equity holders	0	0	0	(71,794)	(71,794)
Total transactions with owners	0	0	0	(71,794)	(71,794)
At 31 December 2009	1,055,901	(1)	215,331	1,188,249	2,459,480

	Share Capital	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000
Company			
At 1 January 2010	1,055,901	604,037	1,659,938
Total comprehensive income for the year	0	200,297	200,297
Dividends paid	0	(71,794)	(71,794)
At 31 December 2010	1,055,901	732,540	1,788,441

	Share Capital	Retained Earnings	Total Equity
	\$'000	\$'000	\$'000
Company			
At 1 January 2009	1,055,901	376,934	1,432,835
Total comprehensive income for the year	0	298,897	298,897
Dividends paid	0	(71,794)	(71,794)
At 31 December 2009	1,055,901	604,037	1,659,938

1(d)(ii) SHARE CAPITAL

Since the last financial year ended 31 December 2009, there has been no change in the issued and paid-up share capital of the Company (1,196,559,876 shares).

As at 31 December 2010, there were no unissued shares of the Company or its subsidiaries under option (31 December 2009: nil).

1(e) SHARE PURCHASE

The Company has not made any purchase of its shares during the year ended 31 December 2010.

2. REVIEW OF RESULTS BY AUDITORS

The figures have been audited by the auditors.

3. AUDITORS' REPORT

Refer to the attached auditors' report.

4. BASIS OF PREPARATION

Except as disclosed in Section 5 below, the Group has adopted the same accounting policies and methods of computation in the financial statements ended 31 December 2010, as compared with the Group's audited financial statements as at 31 December 2009.

5. EFFECT OF CHANGES IN ACCOUNTING POLICIES AND METHODS

In financial year 2010, the Group adopted the new accounting standards, amendments to the standards and interpretations applicable for the financial year beginning 1 January 2010. The adoption of the new/revised accounting standards and interpretations did not have any impact on the financial statements of the Group.

6. EARNINGS PER SHARE

	Quarter ended		Year ended	
	31 Dec 2010	31 Dec 2009	31 Dec 2010	31 Dec 2009
Basic earnings per share	9.01 cents	14.15 cents	26.42 cents	21.92 cents
Diluted earnings per share	9.01 cents	14.15 cents	26.42 cents	21.92 cents

Basic and diluted earnings per share are calculated based on the Group's profit attributable to shareholders and on the weighted average number of shares of the Company in issue for the 4th quarter and year ended 31 December 2010 of 1,196,559,876 (2009: 1,196,559,876).

7. NET ASSET VALUE PER SHARE

Group		Company	
31 Dec 2010	31 Dec 2009	31 Dec 2010	31 Dec 2009
\$	\$	\$	\$
2.31	2.06	1.49	1.39

8. REVIEW OF PERFORMANCE

Revenue and Profit

The Group achieved revenue of \$126 million and profit after tax of \$108 million for the 4th quarter ended 31 December 2010, an increase of 40% and a decrease of 36% respectively when compared to the same period last year.

The Group achieved revenue of \$572 million and profit after tax of \$316 million for the year ended 31 December 2010, a significant increase of 48% and 21% respectively when compared to the same period last year.

Revenue for the 4th quarter ended 31 December 2010 increased mainly due to higher revenue recognition from Scotts Square based on the progress of construction works in financial year ("FY") 2010. This was partially offset by lower revenue recognised from Ardmore II and Orchard View as the projects were completed in the 2nd quarter of 2010.

Revenue for the year ended 31 December 2010 increased mainly due to higher revenue recognition from Scotts Square. The sale of units in Orchard View in FY2010 also contributed to the higher revenue. This was partially offset by lower revenue recognised from Ardmore II.

Gross profit margin for the 4th quarter and year ended 31 December 2010 was 58%, compared to 54% and 48% respectively in the same period last year. The increase was mainly due to the higher profit margin for Scotts Square.

The increase in cost of sales for the 4th quarter and year ended 31 December 2010 was in line with the increase in revenue.

The Group's investment properties were valued by firms of independent professional valuers. Wheelock Place was revalued from \$794.5 million to \$850 million and the fair value gain of \$55.5 million (2009: \$130 million) has been accounted for in the income statement under other income. Scotts Square Retail was valued at \$292 million to take into consideration the progressive construction costs incurred during FY2010.

Copies of the revaluation reports are available for inspection at the Company's registered office, 501 Orchard Road #11-01, Wheelock Place, Singapore 238880, during normal business hours for 3 months from 21 February 2011.

The higher other operating expenses in FY2009 was mainly due to impairment loss on the Group's equity investments.

The decrease in finance costs was due to the repayment of a bank loan upon maturity in FY2009.

Nature of business and profit recognition

Profits on pre-sale of development properties are recognised using the percentage of completion method. The percentage of completion is measured by reference to the percentage of construction costs incurred at the reporting date to the estimated total construction costs for each project. Revenue and profits are only recognised in respect of finalised sales agreements and to the extent that such revenue and profits relate to the progress of the construction work.

This basis of revenue and profit recognition together with the nature of our business lead to volatility of earnings between comparable periods.

Assets

The Group's total assets as at 31 December 2010 were \$3.1 billion compared to \$2.9 billion as at 31 December 2009. The increase in total assets was mainly attributed to the increase in cash position, largely from sales proceeds from the development properties. The increase in market value of the Group's investments in equity securities and increase in fair value of the Group's investment property also contributed to the increase in total assets. Return on assets (based on profit for the year) for the year ended 31 December 2010 was 10.1% (year ended 31 December 2009: 9.1%).

Shareholders' Equity

The Shareholders' equity as at 31 December 2010 was \$2.8 billion compared to \$2.5 billion as at 31 December 2009. The increase was mainly attributed to the profit from operations in FY2010, higher market value of the Group's investments in equity securities and increase in fair value of the Group's investment property. Return on shareholders' equity (based on profit for the year) for the year ended 31 December 2010 was 11.5% (year ended 31 December 2009: 10.7%).

Borrowings

The Group's borrowings as at 31 December 2010 were \$104 million compared to \$234 million as at 31 December 2009. The lower borrowings were mainly due to prepayment of a bank loan from funds received from the sale of a residential project. The debt-equity ratio as at 31 December 2010 was 3.8%, down from 9.5% as at 31 December 2009.

Net Cash Flow

Net cash flow from operating activities for the year ended 31 December 2010 was \$270 million, mainly attributed to sales proceeds received from the development properties. For investing activities, the Group incurred \$34 million on construction of Scotts Square Retail and upgrading of Wheelock Place. For financing activities, net loan repayment was \$130 million.

Commitments

The Group's outstanding commitments relating to the construction of the development properties and construction of/additions to the investment properties are as follows:

	Group	
	31 Dec 2010	31 Dec 2009
	\$'000	\$'000
Commitments contracted but not provided for	44,950	154,969

The Group leases out its investment property, Wheelock Place, during FY2010. The future minimum lease payments receivable under non-cancellable leases are as follows:

	Group	
	31 Dec 2010	31 Dec 2009
	\$'000	\$'000
Within 1 year	38,090	39,490
After 1 year, but within 5 years	37,720	54,109
	75,810	93,599

The lease typically runs for an initial period from 2 to 4 years. The non-cancellable operating lease receivables have not taken into account the potential new and renewal of leases and revision of rental rates after the expiry of these leases.

Property Review

Development Properties

Island-wide prices of residential properties increased by 2.7% in the 4th quarter of 2010 compared with a 2.9% increase in the preceding quarter. In the Core Central Region, prices of residential properties increased by 2.2% compared with an increase of 1.6% in the 3rd quarter. (Source: URA)

Ardmore II

Ardmore II is 100% sold.

The development received its Temporary Occupation Permit ("TOP") on 21 June 2010. The Certificate of Statutory Completion ("CSC") was received on 15 December 2010.

Orchard View

Orchard View is a luxury 36-storey development located in the serene enclave of Angullia Park, and within walking distance to Orchard MRT. The 30 four-bedroom apartments enjoy almost 360 degree views. Each unit occupies a whole floor in the development.

The development received its TOP on 18 May 2010 and CSC on 7 December 2010. Marketing is on-going at the showflat located on the 24th floor.

As at 31 December 2010, 9 units have been sold at an average price of \$3,244 psf.

Scotts Square

As at 31 December 2010, Scotts Square is 70% (236 units) sold. This represents 76.4% of the net saleable area at an average price of \$3,992 psf. Billings are in progress and have advanced to the Doors and Windows stage for the 42nd floor for Scotts Wing and the 32nd floor for Orchard Wing.

Profit recognition on the units sold has commenced in accordance with the Group's accounting policy. The development is scheduled for completion in the 2nd half of 2011.

Ardmore Three

Ardmore Three will be our next luxury development along Ardmore Park. The design development has been finalised and construction will commence in mid 2011, following the completion of piling. A showflat will be built on site and targeted to be completed in the 4th quarter of 2011.

Investment Property

Office and Retail Market

Retail rental has stabilised and the overall retail rentals increased by 1.7% in the 4th quarter of 2010, compared to the 0.8% increase in the 3rd quarter of 2010. (Source: URA)

Island-wide rentals for office space increased by 4.7% in the 4th quarter of 2010, compared with 6.0% in the 3rd quarter of 2010. Overall vacancy rate of office space was 12.1% as at the end of 4th quarter 2010, which is a decrease from the 13.0% vacancy rate as at the end of 3rd quarter 2010. (Source: URA)

Wheelock Place

The occupancy rate of Wheelock Place is 100% as at 31 December 2010. The average rentals for office and retail space for the same period were \$10 psf and \$14 psf per month respectively.

The reversion in 2011 for the office space in Wheelock Place is 26%. We have completed our renewal exercise for the 1st quarter of 2011. 2 out of the 3 tenants have renewed their leases. This represents approximately 81% retention rate of the leasable space expiring in the 1st quarter of 2011.

The reversion in 2011 for the retail area is 30%. Renewal for the 1st quarter of 2011 has been completed and all 4 tenants have renewed their leases, representing 100% retention rate. Most of the renewals were secured at higher rentals.

9. FORECAST STATEMENT

No forecast or prospect statement had been previously made to shareholders.

10. CURRENT YEAR'S PROSPECTS

In 2011, the Group will recognise the remaining profits from sold units of Scotts Square as the project is expected to obtain its Temporary Occupation Permit ("TOP"). 100% of profits will also be recognised on additional units sold in Orchard View and Scotts Square in 2011.

Progress billings for the development properties projects are on-going. 98% of progress billings have been served on Ardmore II and Orchard View. 5% of the sales proceeds, held with the Singapore Academy of Law, are expected to be released to the Group in 2011.

Strata Subdivision Certificates are expected to be obtained in 2011 for the above 2 developments and the final 2% of the sales proceeds will be collected upon legal completion. 45% to 55% of progress billings have been served on Scotts Square and we expect to achieve 85% in 2011.

Wheelock Place, which has achieved good rental rates and high occupancy, is expected to continue to generate good recurring income. The completion of Scotts Square Retail in 2011 will further contribute to the Group's annual recurring income.

The Group remains in a strong financial position to take advantage of investments and development opportunities which may arise locally or overseas.

11. DIVIDEND

	Year ended	Year ended
	31 Dec 2010	31 Dec 2009
Name of Dividend	Proposed First & Final (One-tier)	First & Final (One-tier)
Dividend Type	Cash	Cash
Dividend Rate	6 cents	6 cents
Dividend (\$'000)	71,794	71,794
Total Annual Dividend (\$'000)	71,794	71,794

The proposed first and final dividend, if approved by the shareholders at the Annual General Meeting, to be held on 29 April 2011, will be paid on 26 May 2011 to those shareholders whose names are in the Company's Register of Members up to 5.00pm on 10 May 2011.

ADDITIONAL INFORMATION

12. SEGMENTAL INFORMATION

The Group has three reportable segments as described below:

Property development: The development, construction and sale of development properties.

Property investment: The holding and management of investment properties.

Investments: The holding of investments in equity securities.

Other operations include investment holding company and provision of management services.

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Quarter ended 31 Dec 2010						
Total revenue from external customers	114,452	11,725	0	0	0	126,177
Inter-segment revenue	0	579	0	1,419	(1,998)	0
Reportable segment profit/(loss) before taxation	62,470	63,958	(18)	85	(1,026)	125,469

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Quarter ended 31 Dec 2009						
Total revenue from external customers	78,749	11,343	0	0	0	90,092
Inter-segment revenue	0	559	0	3,120	(3,679)	0
Reportable segment profit/(loss) before taxation	34,131	138,310	(5)	2,700	806	175,942

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Year ended 31 Dec 2010						
Total revenue from external customers	521,847	46,637	3,182	0	0	571,666
Inter-segment revenue	0	2,322	0	5,195	(7,517)	0
Reportable segment profit before taxation	279,624	91,769	3,162	2,659	(1,586)	375,628

	Property Development	Property Investment	Investments	Other Operations	Inter- segment Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Year ended 31 Dec 2009						
Total revenue from external customers	341,112	44,519	1,009	0	0	386,640
Inter-segment revenue	0	2,028	0	9,555	(11,583)	0
Reportable segment profit/(loss) before taxation	126,807	163,147	(22,288)	9,918	6,948	284,532

13. COMMENTS ON SEGMENT RESULTS

Revenue and profit for property development for the 4th quarter ended 31 December 2010 increased mainly due to higher revenue recognition from Scotts Square based on the progress of construction works in financial year ("FY") 2010. This was partially offset by lower revenue recognised from Ardmore II and Orchard View as the projects were completed in the 2nd quarter of 2010.

Revenue and profit for property development for the year ended 31 December 2010 increased mainly due to higher revenue recognition from Scotts Square. The sale of units in Orchard View in FY2010 also contributed to the higher revenue. This was partially offset by lower revenue recognised from Ardmore II.

The increase in revenue for property investment was mainly due to higher occupancy. The decrease in profit was mainly due to lower fair value gain in FY2010.

The increase in revenue for investments for the year ended 31 December 2010 was mainly due to higher dividend income received from the Group's equity investments in FY2010. The loss incurred in FY2009 was mainly due to impairment loss on the Group's equity investments charged to profit or loss.

14. BREAKDOWN OF GROUP REVENUE AND PROFIT AFTER TAX FOR FIRST HALF AND SECOND HALF YEAR

	Year ended		
	31 Dec 2010	31 Dec 2009	Change
	\$'000	\$'000	%
Revenue			
- first half	283,887	163,471	73.7
- second half	287,779	223,169	29.0
Total Revenue	571,666	386,640	47.9
Profit After Tax			
- first half	133,899	38,699	246.0
- second half	182,287	223,638	(18.5)
Total Profit After Tax	316,186	262,337	20.5

By Order Of the Board

Tan Ling Ling
Company Secretary
21 February 2011



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Independent auditors' report

Members of the Company
Wheelock Properties (Singapore) Limited

Report on the financial statements

We have audited the accompanying financial statements of Wheelock Properties (Singapore) Limited (the "Company") and its subsidiaries (the "Group"), which comprise the statements of financial position of the Group and the Company as at 31 December 2010, the income statement, statement of comprehensive income, statement of changes in equity and statement of cash flows of the Group for the year then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages FS1 to FS53.

Management's responsibility for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Singapore Companies Act, Chapter 50 (the "Act") and Singapore Financial Reporting Standards, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair profit and loss accounts and balance sheets and to maintain accountability of assets.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

In our opinion, the consolidated financial statements of the Group and the statement of financial position of the Company are properly drawn up in accordance with the provisions of the Act and Singapore Financial Reporting Standards to give a true and fair view of the state of affairs of the Group and of the Company as at 31 December 2010 and the results, changes in equity and cash flows of the Group for the year ended on that date.

Report on other legal and regulatory requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiaries incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

KPMG LLP

KPMG LLP
Public Accountants and
Certified Public Accountants

Singapore
21 February 2011