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REPORT ON CORPORATE GOVERNANCE for the year ended 30 September 2005

A legacy of enterprise, a future of promise - Fraser and Neave, Limited ("**F&N**") is committed to good corporate governance. Upholding the values of integrity, transparency and accountability, and pursuing entrepreneurial and strategic direction for the Group, F&N adheres to the principles and guidelines set out in the new Code of Corporate Governance 2005 ("**Code 2005**").

F&N's corporate governance practices are described with reference to Code 2005.

Code 2005
Principle 1
The Board's Conduct
of Affairs

The Board of Directors comprises:

Dr Michael Fam	(Executive Chairman)
Dr Han Cheng Fong	(Group Managing Director/Deputy Chief Executive Officer)
Mr Ho Tian Yee	(Non-executive)
Mr Stephen Lee	(Non-executive)
Mr Lee Ek Tieng	(Non-executive)
Dr Lee Tih Shih	(Non-executive)
Mr Nicky Tan Ng Kuang	(Non-executive)
Mr Anthony Cheong Fook Seng*	(Executive)
Mr Patrick Goh	(Executive)
(alternate to Dr Han Cheng Fong)	

*On 1 February 2005, Mr Anthony Cheong was appointed to the Board.

Note: Mr Fock Siew Wah, Deputy Chairman and Non-executive Director, retired from the Board at F&N's Annual General Meeting on 27 January 2005. In F&N's annual report 2004, the Executive Chairman, on behalf of the Board, had expressed deep appreciation for the years of sterling service that Mr Fock had contributed to the F&N Group.

Effectively leading the F&N Group, the Board provides entrepreneurial leadership, sets strategic goals and works with Management to achieve the mission and vision for the F&N Group, ensuring values and standards under its Code of Business Conduct, are met.

Code 2005
Guideline 1.3
Delegation of
authority on
certain Board
matters.

The Executive Committee ("**EXCO**") is a specialized Committee of the Board, and except for certain matters specifically reserved for decision by the Board, EXCO is empowered to exercise full powers and authority of the Board, when the Board does not meet. EXCO, with the Board's endorsement, formulates for the F&N Group, strategic development initiatives, provides direction for new investments and material financial and non-financial matters to ensure the achievement of its desired performance objectives and enhancement of long-term shareholder value, as well as oversees the F&N Group's conduct and corporate governance structure. EXCO comprises the following members :

Dr Michael Fam	(Chairman)
Mr Ho Tian Yee	(Member)
Mr Stephen Lee	(Member)

Code 2005
Guideline 1.4
Meetings of
the Board and
of Specialised
Committees

Regular meetings of the Board and of specialized committees established by the Board, are convened, and the number of meetings and attendance by Board members are set out in the table on page 68. F&N's Articles of Association have been amended to provide for telephone, video conference or any other form of electronic or instantaneous communication meetings.

Code 2005
Guideline 1.5
Chart of
Authority

A Chart of Authority approved by the Board, setting out the levels of authorization for specified types of transaction has been disseminated to relevant employees.

The F&N Group has in place a programme for Directors, to orientate and update Directors on the F&N Group's facilities and operations, and major new projects. During the year, as part of the orientation programme, some Directors visited the F&N Group's facilities in Shanghai.

A session for Directors and senior management, on the Companies (Amendment) Act 2005 and the revised Code of Corporate Governance 2005, was conducted in August 2005. With a few exceptions, all Directors are members of the Singapore Institute of Directors ("**SID**"), and eligible to receive updates and training from SID.

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A formal letter is provided to each Director, upon his appointment, setting out the Director's duties and obligations. Directors and Senior Management are encouraged to attend SID courses and receive journal updates on matters of topical interest.

Code 2005
Principle 2
Board Composition
and Guidance

The Board has a strong and independent element with more than one-third of independent non-executive directors, who are able to exercise objective judgement on corporate affairs independently from Management.

Given the scope and nature of the core businesses of the F&N Group, the proposed size as well as composition of the Board (including planned new directors) is appropriate, and facilitates effective decision making. The Board comprises directors of stature in the business community, and the Board's combined experience and expertise in various fields (including finance, management, industry knowledge, strategic planning as well as customer-based experience and expertise), provides the leadership, resilience and dynamism for the F&N Group's continued thrust forward in its mission and vision. The non-executive directors constructively challenge and help strategise, and review the performance of management in meeting agreed goals and objectives, as well as monitor the reporting of performance.

Code 2005
Guideline 2.2
Nature of a
Director's
Relationship

The Board, on the recommendation of the Nominating Committee, has confirmed the non-independent status of Dr Lee Tih Shih in view of his position as a non-executive director on the Board of Oversea-Chinese Banking Corporation Limited ("**OCBC**"), and his relationship with one non-executive director on the Board of OCBC who is also a member of the OCBC Executive Committee. OCBC is a substantial shareholder of F&N, with which the F&N Group has a business relationship, under normal commercial terms.

Code 2005
Principle 3
Chairman and Chief
Executive Officer

In accordance with the best practice of corporate governance, to ensure an appropriate balance of power, increased accountability and greater capacity of the Board for independent decision making, the position of the Chairman and the Chief Executive Officer will be separated. It was announced on 1 August 2005, that upon the planned retirement of the Executive Chairman, Dr Michael Fam, at F&N's AGM to be held on 26 January 2006, Dr Han Cheng Fong will assume the position of Group Chief Executive Officer. Dr Fam will continue as Chairman of the Board until the appointment of a new Group Chairman.

The division of responsibilities between the Chairman and the Group Chief Executive Officer has been clearly established, set out in writing, and agreed by the Board. The Chairman, with his wealth of experience and expertise will, among other responsibilities, continue to lead the Board, ensure effective communication with shareholders, encourage constructive relations between the Board and Management, as well as between Board members, and promote high standards of corporate governance.

All Board and specialised Committee meetings are formally convened, with the prior circulation of agenda and relevant supporting papers to members. There is control over the quality, quantity and timeliness of information flow between Management, the Board and between Management and the specialised Committees.

Code 2005
Guideline 3.1
Relationship
between the
Chairman and
Group CEO

The Chairman and the Group Chief Executive Officer (Designate) have no familial relationship with each other.

Code 2005
Principle 4
Board Membership

The Nominating Committee comprises the following Directors, the majority of whom, including the Chairman, are independent from Management. In addition, the Chairman is not directly associated with the substantial shareholder, OCBC, as explained in the next paragraph:

Mr Ho Tian Yee	(Chairman)
Dr Michael Fam	(Member)
Mr Stephen Lee	(Member)
Dr Lee Tih Shih*	(Member)

*Appointed on 23 December 2004

REPORT ON CORPORATE GOVERNANCE for the year ended 30 September 2005

Code 2005
Guideline 4.1
Association
with Substantial
Shareholder (with
interest of 5% or
more in the voting
shares of F&N)

Mr Ho Tian Yee is a non-executive director of both Oversea Assurance Company Ltd, as well as the holding company, Great Eastern Holdings Limited, which in turn is a subsidiary of OCBC. OCBC is a substantial shareholder of F&N, with which the F&N Group has a business relationship, under normal commercial terms. Mr Ho is not *directly associated with OCBC.

Note: *A director will be considered “directly associated” to a substantial shareholder when the director is accustomed or under an obligation, whether formal or informal, to act in accordance with the directions, instructions or wishes of the substantial shareholder.

The Nominating Committee makes recommendations to the Board on all board appointments. The Nominating Committee is responsible for re-nomination of directors at regular intervals and at least every three years. In recommending to the Board any re-nomination and re-election of existing Directors, the Nominating Committee takes into consideration the Directors’ contribution and performance at Board meetings, including attendance, preparedness, participation and candour.

It is also responsible for determining annually, the independence of directors. In its annual review, the Nominating Committee, having considered the guidelines set out in the Code, has confirmed the status of the following non-Executive Directors :

Mr Ho Tian Yee	Independent
Mr Stephen Lee	Independent
Mr Lee Ek Tieng	Independent
Dr Lee Tih Shih	Non-independent
Mr Nicky Tan Ng Kuang	Independent

The Nominating Committee is satisfied that sufficient time and attention are being given by the Directors to the affairs of the F&N Group, notwithstanding that some of the Directors have multiple board representations.

Code 2005
Guideline 4.5
Description
of Search &
Nomination
Process for New
Directors

In its search and nomination process for new directors, the Nominating Committee has, at its disposal, search companies, personal contacts and recommendations, to cast its net as wide as possible for the right candidates.

Code 2005
Guideline 4.6
Key Information
regarding
Directors

Key information regarding directors is set out on pages 69 and 70.

Code 2005
Principle 5
Board Performance

The Nominating Committee has assessed the effectiveness of the Board as a whole and the contribution of each director.

Code 2005
Guideline 5.1
Process for
Assessing
Effectiveness of
the Board and
each Director

An objective performance criteria was used in such assessment, which criteria includes achieving of financial targets set, performance of the Board as a whole, and of individual directors vis-à-vis their attendance and contributions during Board meetings, as well as consideration of other factors as set out in the *Guidelines to Principle 5 of the Code 2005*. The differing roles, skills and expertise of the Board members, as well as their commitment to their respective roles, facilitate effective decision making for F&N.

Code 2005
Principle 6
Access to
Information

Board members are provided with adequate and timely information prior to Board meetings, and on an on-going basis. They have separate and independent access to the Company’s senior management, including the Group Company Secretary who attends all Board meetings, and ensures board procedures are followed and applicable rules and regulations are complied with. Under the direction of the Chairman, the Group Company Secretary is responsible for ensuring good information flows within the Board and its committees and between senior management and non-Executive Directors, as well as facilitating orientation and assisting with professional development as required.

REPORT ON CORPORATE GOVERNANCE for the year ended 30 September 2005

Code 2005
Principle 7
Remuneration
Matters

Directors may, in the furtherance of their duties, take independent professional advice at F&N's expense.

The Remuneration Committee is responsible for ensuring a formal and transparent procedure for developing policy on executive remuneration, and for fixing the remuneration packages of individual directors and senior management. The Remuneration Committee recommends to the Board for endorsement, a framework of remuneration which should cover all aspects of remuneration, including directors' fees, salaries, allowances, bonuses, options and benefits in kind, and the specific remuneration packages for each director. It also administers the F&N Executives Share Option Scheme (the **"F&N ESOS"**).

The Remuneration Committee comprises entirely non-executive Directors, all of whom, including the Chairman, are independent :

Mr Stephen Lee	(Chairman)
Mr Ho Tian Yee	(Member)
Mr Lee Ek Tieng	(Member)

Mr Stephen Lee, as Chairman and independent non-executive Director, has a wealth of experience and expertise in the field of executive compensation, being Chairman of the Singapore Business Federation, President of the Singapore National Employers' Federation and a council member of the National Wages Council. Members comprise non-executive directors who are independent of Management and free from any business or other relationships which may materially interfere with the exercise of their independent judgement.

Code 2005
Principle 8
Level and Mix of
Remuneration

Consistent with the national wages restructuring policy, F&N is continuing its adoption of a flexible and competitive wage system with its implementation in October 2004, of the monthly variable component.

In setting remuneration packages, the Remuneration Committee considers the level of remuneration as appropriate, to attract, retain and motivate the directors needed to run F&N successfully. The Remuneration Committee recognises that F&N should avoid paying more than is necessary, and a significant proportion of executive directors' remuneration is structured to link rewards to corporate and individual performance.

In respect of Executive Directors, the performance-related elements of remuneration is designed to align their interests with those of shareholders, and to link rewards to corporate and individual performance. There are appropriate and meaningful measures for assessing the Executive Directors' performance.

In respect of non-Executive Directors, their remuneration is appropriate to their level of contribution, taking into account factors such as effort and time spent, and responsibilities of the Directors.

In the case of service contracts for Executive Directors, there is a fixed appointment period which is not excessively long or with onerous removal clauses. The Remuneration Committee aims to be fair and avoids rewarding poor performance.

Long term incentive schemes are encouraged. The Remuneration Committee administers the F&N ESOS. Executive Directors are eligible for the grant of options under the F&N ESOS. Options can only be exercised by employees upon effluxion of 33 months from the offering date. Directors are encouraged to hold their shares beyond the vesting period, subject to the need to finance any costs of acquisition and associated tax liability.

Code 2005
Principle 9
Disclosure on
Remuneration

F&N's remuneration policy is based on the criteria of five core values, competencies, key result areas, performance rating and potential, and training needs, using the annual appraisal system. The remuneration of directors and key executives is set out below. Disclosure is provided to enable investors to understand the link between remuneration paid to Directors, and key executives, and performance.

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for the year ended 30 September 2005

Code 2005
Guidelines 9.1
& 9.2
Remuneration of
Directors and Top
5 Key Executives

		Fee %	Salary %	Bonus %	Allowances & Benefits %	Total %
a)	Directors of the Company					
i)	<u>Between \$2,250,001 to \$2,500,000</u>					
	Dr Michael Fam*	12	69	17	2	100
ii)	<u>Between \$1,500,000 to \$1,750,000</u>					
	Dr Han Cheng Fong	-	55	31	14	100
iii)	<u>Between \$500,001 to \$750,000</u>					
	Mr Patrick Goh	-	62	28	10	100
	Mr Anthony Cheong Fook Seng	-	55	34	11	100
iv)	<u>Below \$250,000</u>					
	Mr Fock Siew Wah**	100	-	-	-	100
	Mr Stephen Lee	100	-	-	-	100
	Mr Ho Tian Yee	100	-	-	-	100
	Dr Lee Tih Shih	100	-	-	-	100
	Mr Lee Ek Tieng	100	-	-	-	100
	Mr Nicky Tan Ng Kuang	100	-	-	-	100

*In addition, Dr Michael Fam is entitled to a retirement gratuity of \$3,000,000 upon his retirement as Executive Chairman at the Company's annual general meeting to be held on 26 January 2006.

**Mr Fock Siew Wah retired from the Board at F&N's Annual General Meeting on 27 January 2005.

b)	Key Executives of the Group					
i)	<u>Between \$1,000,001 to \$1,250,000</u>					
	Mr Koh Poh Tiong	-	61	30	9	100
ii)	<u>Between \$750,001 to \$1,000,000</u>					
	Mr Lim Ee Seng	-	59	38	3	100
iii)	<u>Between \$500,001 to \$750,000</u>					
	Mr Lai Seck Khui	-	70	18	12	100
	Mr Tan Ang Meng	-	68	29	3	100
	Mr Huang Hong Peng	-	69	15	16	100

Code 2005
Guideline 9.4
Details of
Employee Share
Option Scheme.

Information on key executives is set out on page 71. Information on the F&N ESOS is set out in the Directors' Report on page 73.

Code 2005
Principle 10
Accountability and
Audit

The Board is responsible for providing a balanced and understandable assessment of F&N's performance, position and prospects, including interim and other price sensitive public reports, and reports to regulators, if required. Management provides to members of the Board for their endorsement, annual budgets and targets, and monthly management accounts which present a balanced and understandable assessment of F&N's performance, position and prospects.

Code 2005
Principle 11
Audit Committee

The Audit Committee comprises the following non-executive directors, all of whom including the Chairman, are independent.

Code 2005
Guideline 11.8
Disclosure
of Names of
Members of Audit
Committee & their
Activities.

Mr Lee Ek Tieng	(Chairman)
Mr Stephen Lee	(Member)
Mr Nicky Tan Ng Kuang*	(Member)

*Appointed on 27 January 2005

REPORT ON CORPORATE GOVERNANCE for the year ended 30 September 2005

The Board ensures that members of the Audit Committee are appropriately qualified to discharge their responsibilities, possessing the requisite accounting and related financial management expertise and experience.

The Audit Committee is empowered to investigate any matter within its terms of reference, and has full access to, and the co-operation of Management, with full discretion to invite any director or executive officer to attend its meetings. It has reasonable resources to enable it to discharge its functions properly.

The responsibilities of the Audit Committee include reviewing the scope and results of the audit and its cost effectiveness, the independence and objectivity of the external auditors, significant financial reporting issues and judgements to ensure the integrity of the financial statements, any formal announcements relating to F&N's financial performance, the adequacy of F&N's internal controls, the effectiveness of F&N's internal audit function, and recommending to the Board on the appointment, re-appointment and removal of the external auditor.

Management is putting in place, arrangements for endorsement by the Audit Committee, by which staff of F&N may, in confidence, raise concerns about possible improprieties in matters of financial reporting or other matters with the Audit Committee. The objective for such arrangement is to ensure independent investigation of such matters and for appropriate follow-up action.

In performing its functions, the Audit Committee met with the internal and external auditors, without the presence of Management, and reviewed the overall scope of both internal and external audits, and the assistance given by Management to the auditors.

The internal and external auditors have unrestricted access to the Audit Committee. The Audit Committee has full access to and cooperation of Management, and has full discretion to invite any director and executive officer to attend its meetings. Reasonable resources have been made available to the Audit Committee to enable it to discharge its functions properly.

The Audit Committee is satisfied with the independence and objectivity of the external auditors and recommends to the Board of Directors, the nomination of the external auditors for re-appointment.

Code 2005
Principle 12
Internal Controls

The Board is responsible for ensuring that Management maintains a sound system of internal controls to safeguard shareholders' investments and the assets of F&N. The Audit Committee reviews the adequacy of such controls, including financial, operational and compliance controls, and risk management policies and systems established by Management.

Code 2005
Guideline 12.2
Internal Controls,
including financial
operational and
compliance
controls, and risk
management.

Enterprise-wide risk management ("**ERM**") continues to cascade to all levels of the F&N Group, in Singapore and overseas, in a consistent and integrated manner, to embed and operationalise ERM throughout the F&N Group. Key risks, control measures and management actions are continually identified, updated and monitored, validated by Management, with oversight from the Group Managing Director/Deputy Chief Executive Officer. The internal auditors review the adequacy of ERM, as part of their routine audit.

The Audit Committee, with the assistance of the internal and external auditors, have reviewed, and the Board is satisfied with, the adequacy of F&N's material internal controls, including financial, operational and compliance controls, and risk management systems.

Code 2005
Principle 13
Internal Audit

The Internal Audit Department of the F&N Group is independent of the activities it audits. The Head of Internal Audit has a direct reporting line to the Chairman of the Audit Committee, with administrative reporting to the Group Company Secretary.

The Internal Audit function is adequately resourced, and has appropriate standing within the F&N Group. The Head of Internal Audit is a certified public accountant.

The Audit Committee has reviewed and is satisfied with the adequacy of the Internal Audit function.

The Board is satisfied that F&N is in compliance with the Singapore Exchange's Best Practices Guide on Audit Committees.

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Code 2005
Principle 14
Communication
with Shareholders

F&N engages in regular, effective and fair communication with its shareholders, striving for timeliness and transparency, in its disclosures to shareholders and the public. Regular meetings and dialogues are held with investors, analysts, fund managers and the press. When material information is disseminated to SGX, such information is simultaneously posted on the Company's website at www.fraserandneave.com.

Code 2005
Principle 15
Communication with
Shareholders

F&N encourages greater shareholder participation at its annual general meetings, and allows shareholders the opportunity to communicate their views on various matters affecting F&N. The Chairpersons of the Audit, Nominating and Remuneration Committees are present and available to address questions at general meetings. The external auditors are also present to address shareholders' queries on the conduct of audit and the preparation and content of the auditors' report.

Code of Business
Conduct

F&N's Code of Business Conduct also regulates the standards and ethical conduct of the F&N Group. Directors, officers and employees are required to observe and maintain high standards of integrity, as are in compliance with the law and the regulations, and company policies.

SGX Best Practices
Guide on Dealings in
Securities

In line with SGX's Best Practices Guide on Dealings in Securities, the F&N Group issues a quarterly circular to its Directors, officers and employees prohibiting dealings in listed securities of the F&N Group from one month or two weeks, as the case may be, before the announcement of F&N's quarterly, half-year and full-year financial results, and at any time they are in possession of unpublished material price sensitive information.

ATTENDANCE AT BOARD & SPECIALISED COMMITTEE MEETINGS

	BOARD		EXCO		AUDIT		REMUNERATION		NOMINATING	
	No. of Meetings	Attendance	No. of Meetings	Attendance	No. of Meetings	Attendance	No. of Meetings	Attendance	No. of Meetings	Attendance
Directors										
Dr Michael Fam	9	9	10	10	NA	NA	NA	NA	3	3
Dr Han Cheng Fong	9	9	NA	NA	NA	NA	NA	NA	NA	NA
Mr Ho Tian Yee	9	9	10	10	NA	NA	2	2	3	3
Mr Stephen Lee	9	9	10	10	5	5	2	2	3	3
Mr Lee Ek Tieng	9	9	NA	NA	5	5	2	2	NA	NA
Dr Lee Tih Shih*	9	5	NA	NA	NA	NA	NA	NA	3	2
Mr Nicky Tan Ng Kuang **	9	9	NA	NA	5	2	NA	NA	NA	NA
Mr Anthony Cheong Fook Seng #	9	6	NA	NA	NA	NA	NA	NA	NA	NA
Mr Patrick Goh ##	-	-	NA	NA	NA	NA	NA	NA	NA	NA

Notes : * Dr Lee Tih Shih was appointed Nominating Committee member on 23 December 2004.
 ** Mr Nicky Tan Ng Kuang was appointed Audit Committee member on 27 January 2005.
 # Mr Anthony Cheong Fook Seng was appointed to the Board on 1 February 2005.
 ## Mr Patrick Goh is an alternate to Dr Han Cheng Fong.
 NA Not applicable

Report on Corporate Governance

Particulars of Directors as at 30 September 2005

Name of Director/ Academic & Professional Qualifications	Age	Board Committees as Chairman or Member	Directorship: Date first appointed Date last re-elected	Board appointment Executive/ Non-executive Independent/ Non-Independent	Due for re-election at next AGM
Dr Michael Fam BBM, PJG, DUBC, DUNU (1st Class), Hon LLD, Hon D Eng, Hon D Litt, Bachelor of Engineering with 1st Class Honours in Civil Engineering Fellow of The Institution of Civil Engineers, London Hon Fellow of The Institution of Engineers, Australia	78	Chairman: Executive Committee Member : Nominating Committee	16.08.1978 27.01.2005	Executive Non-Independent	Retirement pursuant to S153(6)
Dr Han Cheng Fong Bachelor of Science (Hons)(1st Class) in Physics, University of Singapore Master of Science, Doctor of Philosophy, University of Birmingham, UK	63	Nil	01.04.2002 30.01.2003	Executive Non-Independent	Retirement by rotation
Mr Ho Tian Yee Bachelor of Arts (Honours) Economics (CNAAB), Portsmouth University, UK Executive Program, Carnegie-Mellon University, USA	53	Chairman: Nominating Committee Member: Executive Committee Member: Remuneration Committee	01.12.1997 29.01.2004	Non-Executive Independent	-
Mr Stephen Lee MBA, Northwestern University, Evanston, USA	58	Chairman: Remuneration Committee Member: Executive Committee Member: Audit Committee Member: Nominating Committee	01.07.1997 27.01.2005	Non-Executive Independent	-
Mr Lee Ek Tieng DSO, PJG, Bachelor of Engineering Diploma in Public Health Engineering Fellow, Institution of Civil Engineers, UK Fellow, Chartered Institution of Water & Environmental Management, UK Hon Fellow, Institution of Engineers, Singapore, Member, Institution of Engineers, Malaysia	72	Chairman: Audit Committee Member: Remuneration Committee	08.01.2001 27.01.2005	Non-Executive Independent	Retirement pursuant to S153(6)

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Particulars of Directors as at 30 September 2005

Name of Director/ Academic & Professional Qualifications	Age	Board Committees as Chairman or Member	Directorship: Date first appointed Date last re-elected	Board appointment Executive/ Non-executive Independent/ Non-Independent	Due for re-election at next AGM
Dr Lee Tih Shih Bachelor of Science (Honours Program) (Northwestern) Doctor of Medicine (Yale) Master of Business Administration with Distinction (London)	42	Member: Nominating Committee	01.12.1997 29.01.2004	Non-Executive Non-Independent	Retirement by rotation
Mr Nicky Tan Ng Kuang Member, The Institute of Chartered Accountants in England and Wales Certified Public Accountant, Institute of Certified Public Accountants of Singapore	47	Member: Audit Committee	21.10.2003 29.01.2004	Non-Executive Independent	-
Mr Anthony Cheong Fook Seng Member of the Institute of Chartered Accountants in England and Wales and the Institute of Certified Public Accountants of Singapore	51	Nil	01.02.2005	Executive Non-Independent	Appointed during the year
Mr Patrick Goh Fellow of The Association of Chartered Certified Accountants of UK, Associate of The Chartered Institute of Management Accountants of UK, and Member of the Institute of Certified Public Accountants of Singapore	61	Nil	-	Executive	Appointed on 15.11.2002 as Alternate Director to Dr Han Cheng Fong

Notes:

- 1) Directors' shareholdings in the Company and its related Companies: please refer to pages 72 and 73.
- 2) Directorships or Chairmanships in other listed Companies and other major appointments, both present and over the preceding 3 years: please refer to pages 20 and 21.

PARTICULARS OF KEY MANAGEMENT STAFF

Name	Age	Academic & Professional Qualifications	Working Experience	Area of Responsibility
Koh Poh Tiong	59	Bachelor of Science -University of Singapore	1985-1991 General Manager Asia Pacific Breweries Limited 1991-1993 Deputy Group General Manager Asia Pacific Breweries Limited 1993 Asia Pacific Breweries Limited	Director and Chief Executive Officer Asia Pacific Breweries Limited (Date appointed: 1 October 1993)
Lim Ee Seng	54	Bachelor of Engineering (Civil) -University of Singapore Master of Science (Project Management)-University of Singapore	1982-1989 Project Manager, Singapore Land Ltd 1989-1996 General Manager (Property Division)-First Capital Corporation Ltd 1996-2004 Managing Director, MCL Land Ltd	Director and Chief Executive Officer, Centrepont Properties Ltd (Date joined: 15 October 2004)
Lai Seck Khui	53	Master of Business Administration (Technology Management) -Deakin University Master of Public Administration in Management and Public Policy -Harvard University Master of Science in Industrial Engineering-National University of Singapore Bachelor of Science in Electronic Engineering (1st class Hons) -University of Birmingham Professional Engineer, Singapore Chartered Engineer, UK	1996-1999 Chief Operating Officer, Dairies Division and Head, Group Strategic Planning 2000-2001 Chief Operating Officer, New Ventures	Chief Executive Officer, Times Publishing Limited (Date appointed: 16 February 2001)
Tan Ang Meng	50	Certified Public Accountant Member, Malaysian Institute of Certified Public Accountants	1983-1991 Financial Controller Guinness Malaysia Berhad 1991-2001 Regional Director Asia Pacific Breweries Limited 2001 Chief Executive Officer Fraser & Neave Holdings Bhd	Director and Chief Executive Officer, Fraser & Neave Holdings Bhd (Date appointed: 24 May 2001)
Huang Hong Peng	46	Degree in Air Transport from the Ecole National de l'Aviation Civile, Toulouse, France Advanced Management Program -Harvard Business School, USA	1987-1994 Civil Aviation Authority of Singapore 1994-2004 Asia Pacific Breweries Limited	Chief Operating Officer, Food & Beverage, Fraser and Neave Group (Date appointed: 1 January 2005)

DIRECTORS' REPORT

Your directors have pleasure in submitting their report and the audited financial statements of the Company and of the Group for the financial year ended 30 September 2005.

1. DIRECTORATE

The directors of the Company in office at the date of this report are :

Dr Michael Fam
 Dr Han Cheng Fong
 Mr Ho Tian Yee
 Mr Stephen Lee
 Mr Lee Ek Tieng
 Dr Lee Tih Shih
 Mr Nicky Tan Ng Kuang
 Mr Anthony Cheong Fook Seng (Appointed on 1 February 2005)
 Mr Patrick Goh (Alternate to Dr Han Cheng Fong)

At the forthcoming Annual General Meeting the following directors retire and, being eligible, offer themselves for re-election :

- Pursuant to Section 153 of the Companies Act, Cap. 50 :
 - Dr Michael Fam
 - Mr Lee Ek Tieng
- By rotation pursuant to Article 117 of the Company's Articles of Association :
 - Dr Han Cheng Fong
 - Dr Lee Tih Shih
- Pursuant to Article 122 of the Company's Articles of Association, having been appointed since the last Annual General Meeting :
 - Mr Anthony Cheong Fook Seng

2. ARRANGEMENTS TO ENABLE DIRECTORS TO ACQUIRE SHARES AND DEBENTURES

Neither at the end of, nor at any time during the financial year did there subsist any arrangements to which the Company or the Group is a party whereby directors of the Company might acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate except for the options granted under the Fraser and Neave, Limited Executives' Share Option Scheme and Frasers Property (China) Limited ("FPCL") Share Option Scheme referred to under paragraphs 5(a) and 5(d) respectively. The options granted under the FPCL Share Option Scheme were offered prior to FPCL becoming a subsidiary of the Company. No executive shall, at any one time, be entitled to participate in more than one share option scheme implemented by the Company or any of its subsidiaries.

3. DIRECTORS' INTERESTS IN SHARES OR DEBENTURES

The directors who held office at the end of the financial year and their beneficial or deemed interests in the issued capital of the Company and its related corporations as recorded in the register required to be kept under Section 164 of the Companies Act, Cap. 50 were as follows :

	ORDINARY SHARES OF THE COMPANY		OTHER SECURITIES IN GROUP COMPANIES		NAME OF COMPANY
	As at 1 Oct 2004	As at 30 Sep 2005	As at 1 Oct 2004	As at 30 Sep 2005	
Michael Fam	1,165,005 ⁽¹⁾	1,165,005 ⁽¹⁾	516,000	774,000	Fraser and Neave, Limited Share Options
			50,000 ⁽²⁾	50,000 ⁽²⁾	Asia Pacific Breweries Limited Ordinary Shares
			2,315,794 ⁽³⁾	2,315,794	Frasers Property (China) Limited Ordinary Shares

DIRECTORS' REPORT

	ORDINARY SHARES OF THE COMPANY		OTHER SECURITIES IN GROUP COMPANIES		NAME OF COMPANY
	As at 1 Oct 2004	As at 30 Sep 2005	As at 1 Oct 2004	As at 30 Sep 2005	
Han Cheng Fong	Nil	Nil	371,520	526,320	Fraser and Neave, Limited Share Options
			3,000,000 ⁽³⁾	3,000,000	Frasers Property (China) Limited Share Options
(Alternate: Patrick Goh)	94,492 ⁽¹⁾	112,288 ⁽¹⁾	165,636	216,720	Fraser and Neave, Limited Share Options
			60,000 ⁽⁴⁾	60,000 ⁽⁴⁾	Asia Pacific Breweries Limited Ordinary Shares
			1,000,000 ⁽³⁾	1,000,000	Frasers Property (China) Limited Share Options
Ho Tian Yee	Nil	Nil	Nil	Nil	
Lee Ek Tieng	67,500	67,500	34,000	34,000	Asia Pacific Breweries Limited Ordinary Shares
Stephen Lee	Nil	Nil	Nil	Nil	
Lee Tih Shih	Nil	Nil	Nil	Nil	
Nicky Tan Ng Kuang	Nil	Nil	Nil	Nil	
Anthony Cheong Fook Seng	4,050 ⁽⁵⁾	4,050	204,800 ⁽⁵⁾	204,800	Fraser and Neave, Limited Share Options

(1) Includes deemed interest in 80,000 ordinary shares held by Fraser & Neave (Singapore) Ltd Staff Provident Fund ("Fund") whereby Dr Michael Fam is the Chairman of the Trustees and Mr Patrick Goh is a Trustee of the Fund.

(2) Deemed interest in 50,000 ordinary shares held by the Fund.

(3) Frasers Property (China) Limited (formerly known as Vision Century Corporation Limited) became a subsidiary of Fraser and Neave, Limited on 22 September 2005.

(4) Includes deemed interest in 50,000 ordinary shares held by the Fund.

(5) As at date of appointment i.e. 1 February 2005.

4. DIRECTORS' CONTRACTUAL BENEFITS

Since the end of the previous financial year, no director has received or has become entitled to receive a benefit required to be disclosed by Section 201(8) of the Companies Act, Cap. 50 by reason of a contract made by the Company or a related corporation with the director or with a firm of which he is a member or with a company in which he had a substantial financial interest except in respect of remuneration as shown in the financial statements and in respect of participation by Dr Michael Fam, Dr Han Cheng Fong, Mr Anthony Cheong Fook Seng and Mr Patrick Goh in the Executives' Share Option Scheme of the Company.

5. SHARE OPTIONS

(a) Share Options pursuant to the Fraser and Neave, Limited Executives' Share Option Scheme Approved by Shareholders on 7 August 1989 ("the 1989 Scheme")

The 1989 Scheme expired on 30 September 1999 but Options already granted under that Scheme remain exercisable until the end of the relevant Option Period.

Share Options pursuant to the Fraser and Neave, Limited Executives' Share Option Scheme Approved by Shareholders on 30 September 1999 ("the 1999 Scheme")

The 1999 Scheme succeeded the 1989 Scheme.

The Schemes are administered by the Remuneration Committee which comprises the following three non-executive directors who do not participate in the Schemes :

Mr Stephen Lee (Chairman)
Mr Ho Tian Yee
Mr Lee Ek Tieng

DIRECTORS' REPORT

No options have been granted to controlling shareholders or their associates, or parent group employees and no employee has received 5% or more of the total options available under the schemes.

The following are details of options granted to and exercised by Executive Directors :

Name of Participant	Number of Ordinary Shares granted under Options during the financial year under review	Aggregate Number of Ordinary Shares granted under Options since commencement of Schemes to end of the financial year under review	Aggregate Number of Ordinary Shares granted under Options exercised since commencement of Schemes to end of the financial year under review	Options Lapsed	Aggregate Number of Ordinary Shares granted under Options outstanding as at end of the financial year under review
Michael Fam	258,000	3,232,881	1,495,835	963,046	774,000
Han Cheng Fong	154,800	526,320	-	-	526,320
Anthony Cheong Fook Seng	104,490	204,800	-	-	204,800
Patrick Goh	92,880	678,623	285,045	176,858	216,720

Year 6 Options of the 1999 Scheme

During the financial year ended 30 September 2005, in consideration of the payment of \$1 for each offer accepted, offers of options were granted pursuant to the 1999 Scheme in respect of 2,180,966 unissued shares of \$1 each of the Company at an exercise price of \$14.08 per share.

Information pertaining to Outstanding Options

At the end of the financial year, there were 5,447,448 unissued ordinary shares of the Company under Options granted pursuant to the Schemes. Details of the options to subscribe for ordinary shares of \$1 each in the capital of the Company granted to executives pursuant to the Schemes are as follows :

Options	Offer Date	Balance as at 1.10.2004 or Offer Date if later	Options Lapsed #	Options Exercised	Balance as at 30.9.2005	Exercise Price	Exercise Period
1989 Scheme							
1999	23.12.1998	30,496	-	(13,623)	16,873	\$ 3.86	23.09.2001 - 22.11.2008
1999 Scheme							
Year 1	23.11.1999	6,966	-	(6,966)	-	\$ 6.67	23.08.2002 - 22.10.2009
Year 2	21.11.2000	77,871	-	(50,053)	27,818	\$ 6.43	22.08.2003 - 21.10.2010
Year 3	08.10.2001	433,017	(2)	(304,501)	128,514	\$ 6.98	09.07.2004 - 08.09.2011
Year 3A	28.01.2002	229,179	-	(217,334)	11,845	\$ 7.81	29.10.2004 - 28.12.2011
Year 3B	02.07.2002	168,732	-	(38,081)	130,651	\$ 7.79	03.04.2005 - 02.06.2012
Year 4	01.10.2002	1,945,681	(135,760)	(721,055)	1,088,866	\$ 7.54	01.07.2005 - 31.08.2012
Year 5	08.10.2003	2,170,249	(184,521)	-	1,985,728	\$10.58	08.07.2006 - 07.09.2013
Year 6	08.10.2004	2,180,966	(123,813)	-	2,057,153	\$14.08	08.07.2007 - 07.09.2014
		7,243,157	(444,096)	(1,351,613)	5,447,448		

lapsed due to resignations (428,616) and non-acceptance (15,480).

Subsequent to the financial year ended 30 September 2005, a total of 2,394,857 share options of Year 7 of the 1999 Scheme were offered on 10 October 2005 at an exercise price of \$17.32 per share.

DIRECTORS' REPORT

Statutory and other information regarding the Options

- i) The Exercise Price is equal to the market value of a share based on the average of the last done price on the Singapore Exchange Securities Trading Limited for the five market days preceding the option offer date.
- ii) The grantee may exercise an option during the Exercise Period (which commences 33 months after the Offer Date) by notice in writing accompanied by a remittance for the number of options at the full amount of the Exercise Price.
- iii) Options expire 119 months after the Offer Date unless an option has previously lapsed by reason of the resignation of the grantee from employment with the Group after the grant of an option and before its exercise.
- iv) The number of shares which may be acquired by a grantee and the Exercise Price are subject to adjustment, as confirmed by the auditors of the Company that such adjustment is fair and reasonable, by reason of any issue of additional shares in the Company by way of rights or capitalisation of profits or reserves, or repayment and reduction of capital, made while an option remains unexercised.
- v) The persons to whom the options have been issued have no right to participate by virtue of the options in any share issue of any other company.

(b) Share Options pursuant to the Asia Pacific Breweries Limited Executives' Share Option Scheme ("APBL Scheme")

The APBL Scheme expired in July 2004 but options already granted under that Scheme remains exercisable until the end of the relevant Option Period. The Phantom Share Option Plan approved by the Remuneration Committee of APBL on 24 September 2004 and endorsed by the APBL Board succeeded the APBL Scheme.

Information pertaining to Outstanding Options

At the end of the financial year, 1,892,999 unissued ordinary shares of APBL were under options granted pursuant to the APBL Scheme. Details of the options to subscribe for ordinary shares of \$1 each in the capital of APBL granted to executives pursuant to the APBL Scheme are as follows :

Options	Offer Date	Balance as at 1.10.2004	Options Lapsed due to resignations	Options Exercised	Balance as at 30.9.2005	Exercise Price	Exercise Period
1999	23.12.1998	12,879	-	(500)	12,379	\$3.61	22.09.2001 - 21.11.2008
2000	22.12.1999	103,460	-	(85,640)	17,820	\$4.28	21.09.2002 - 20.11.2009
2001	20.12.2000	184,730	-	(131,030)	53,700	\$3.91	19.09.2003 - 18.11.2010
2002	08.10.2001	532,700	-	(392,075)	140,625	\$3.79	08.07.2004 - 07.09.2011
2003	15.10.2002	1,003,050	(20,750)	(345,350)	636,950	\$4.79	15.07.2005 - 14.09.2012
2004	08.10.2003	1,041,950	(10,425)	-	1,031,525	\$6.29	08.07.2006 - 07.09.2013
		2,878,769	(31,175)	(954,595)	1,892,999		

Statutory and other information regarding the APBL Options

The statutory and other information provided above at paragraph 5(a), sub-paragraphs (i) to (v) inclusive in respect of the Fraser and Neave, Limited Executives' Share Option Scheme, applies also to the APBL options.

(c) Share Options pursuant to the Fraser & Neave Holdings Bhd Executives' Share Option Scheme ("F&NHB Scheme")

During the financial year ended 30 September 2005, in consideration of the payment of RM1 for each offer accepted, offers of options were granted by Fraser and Neave, Limited pursuant to the F&NHB Scheme to executives to acquire :

2005 Options - 2,453,700 shares of RM1 each in the capital of F&NHB at an exercise price of RM4.89 per share

2006 Options - 2,386,300 shares of RM1 each in the capital of F&NHB at an exercise price of RM5.54 per share

DIRECTORS' REPORT

Information pertaining to Outstanding Options

At the end of the financial year, 8,926,087 F&NHB ordinary shares held by Fraser and Neave, Limited were under Options granted pursuant to the F&NHB Scheme. Details of the options granted to executives pursuant to the F&NHB Scheme to acquire ordinary shares of RM1 each in the capital of F&NHB from Fraser and Neave, Limited are as follows :

Options	Offer Date	Balance as at 1.10.2004 or Offer Date if later	Options Lapsed #	Options Exercised	Balance as at 30.9.2005	Exercise Price	Exercise Period
2000	07.12.1999	138,361	(40,779)	(97,582)	-	RM 3.07	07.09.2002 - 06.11.2004
2001	08.12.2000	606,540	-	(560,941)	45,599	RM 3.13	08.09.2003 - 07.11.2005
2002	31.12.2001	1,749,300	-	(1,343,112)	406,188	RM 3.56	01.10.2004 - 30.11.2006
2003	21.11.2002	2,205,100	(96,300)	(577,000)	1,531,800	RM 3.49	21.08.2005 - 20.10.2007
2004	24.11.2003	2,321,900	(88,700)	-	2,233,200	RM 3.83	24.08.2006 - 23.10.2008
2005	24.11.2004	2,453,700	(124,800)	-	2,328,900	RM 4.89	24.08.2007 - 23.10.2009
2006	26.08.2005	2,386,300	(5,900)	-	2,380,400	RM 5.54	26.05.2008 - 25.07.2010
		11,861,201	(356,479)	(2,578,635)	8,926,087		

Lapsed due to expiry (40,779), resignations (307,500) and non-acceptance (8,200).

Statutory and other information regarding the F&NHB Options

The statutory and other information provided above at paragraph 5(a), sub-paragraphs (i) to (v) inclusive in respect of the Fraser and Neave, Limited Executives' Share Option Scheme, applies to the F&NHB options except that Singapore Exchange Securities Trading Limited should be replaced by Bursa Malaysia and that all options expire 59 months after the option offer date.

(d) Share Options pursuant to Frasers Property (China) Limited Share Option Scheme ("FPCL Scheme")

During the financial year ended 30 September 2005, Frasers Property (China) Limited ("FPCL") became a subsidiary of Fraser and Neave, Limited. FPCL has in place a share option scheme, FPCL Scheme, since 20 May 2003 and, unless otherwise cancelled or amended will remain in force for 10 years from that date.

Information pertaining to Outstanding Options

At the end of the financial year, there were 24,600,000 unissued ordinary shares of FPCL under Options granted pursuant to the FPCL Scheme. Details of the options to subscribe for ordinary shares of HK\$0.10 each in the capital of FPCL granted to employees pursuant to the FPCL Scheme are as follows :

Options	Offer Date	Balance as at 22.9.2005*	Options Lapsed	Options Exercised	Balance as at 30.9.2005	Exercise Price	Exercise Period
2003	31.12.2003	12,600,000	-	-	12,600,000	HK\$0.1706	31.12.2004 - 30.12.2013
2004	31.12.2004	12,000,000	-	-	12,000,000	HK\$0.1670	31.12.2005 - 30.12.2014
		24,600,000	-	-	24,600,000		

* date FPCL became a subsidiary of Fraser and Neave, Limited.

Statutory and other information regarding the Options

(i) The Exercise Price will be determined by FPCL Board, but shall not be less than the highest of :

- 1) the closing price as stated in the daily quotation sheet of the Stock Exchange of Hong Kong Limited ("HKEX") on the date of grant, which must be a trading day;
- 2) the average closing prices as stated in the HKEX's daily quotation sheets for the five trading days immediately preceding the date of grant;
- 3) the nominal value of FPCL share.

DIRECTORS' REPORT

- (ii) The vesting period of the share options is in the following manner :

Vesting Schedule	Percentage of shares over which a share option is exercisable	
	2003 (%)	2004 (%)
Before the first anniversary of the date of grant	Nil	Nil
On or after the first but before the second anniversary of the date of grant	25	40
On or after the second but before the third anniversary of the date of grant	25	30
On or after the third but before the fourth anniversary of the date of grant	25	30
On or after the fourth anniversary of the date of grant	25	NA

In relation to the share options, if the grantee, during any of the periods specific above, exercised that share options for such number of shares which, in aggregate, represents less than the number of shares for which the eligible participant may exercise in respect of such period, the balance of the shares comprised in that share option for which the grantee could have exercised (but did not exercise) in that period shall be carried forward and added to the number of shares which the grantee may exercise in the next succeeding period or periods.

- (e) Other than those reported in this paragraph 5, no shares of the Company or any corporation in the Group were issued during the financial year by virtue of the exercise of options to take up unissued shares of the Company or any corporation in the Group, whether granted before or during that financial year.
- (f) Other than those reported in this paragraph 5, there were no unissued shares of the Company or any corporation in the Group under options as at the end of the financial year to which this report relates.

6. AUDIT COMMITTEE

At a series of meetings convened during the twelve months up to the date of this report, the Audit Committee reviewed reports prepared respectively by the external and the internal auditors and approved proposals for improvement in internal controls. The announcement of results quarterly and the financial statements of the Company and of the Group and the audit report thereon for the full year were also reviewed prior to consideration and approval of the Board.

The Audit Committee has nominated Ernst & Young for re-appointment by shareholders as auditor for the ensuing financial year.

7. AUDITORS

The auditors, Ernst & Young, Certified Public Accountants, Singapore has expressed willingness to accept re-appointment.

DIRECTORS' REPORT

8. OTHER INFORMATION REQUIRED BY SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

- (a) The interests of the directors of the Company in the share capital of the Company and of its related companies as at the 21st day after the end of the financial year remained unchanged from those at 30 September 2005 as set out at paragraph 3 hereof, except for :

Dr Michael Fam, Dr Han Cheng Fong, Mr Anthony Cheong Fook Seng and Mr Patrick Goh who were respectively granted, under the 1999 Executives' Share Option Scheme, 258,000, 174,150, 127,710 and 92,880 Year 7 Options exercisable not earlier than 10 July 2008 at \$17.32 per share.

- (b) Since the end of the previous financial year, the Company and its subsidiary companies did not enter into any material contracts involving interests of the directors or controlling shareholders and no such material contracts still subsist at the end of the financial year, except for :

- i) the Sale and Purchase contracts entered into in August 2005 with Dr Han Cheng Fong, Mr Nicky Tan Ng Kuang and Mr Stephen Lee for the purchase of a condominium unit each at Jingan Four Seasons in Shanghai, for a price of RMB6,893,517, RMB7,344,257 and RMB7,746,339 respectively.
- ii) the Options to Purchase granted in March 2005 to Mr Patrick Goh for the purchase of two condominium units at 8 @ Mount Sophia , Singapore, for a price of S\$652,719 and S\$790,527 and to Mr Edward Lee Hing Yun (brother of Mr Stephen Lee) for the purchase of a condominium unit at 8 @ Mount Sophia for a price of S\$1,172,512, and announced in March and April 2005 respectively.
- iii) the Options to Purchase granted in September 2005 to Ms Jessica Lee Ding Waye (daughter of Mr Stephen Lee), Dr Lee Tih Shih, Dr Michael Fam and Dr Han Cheng Fong for the purchase of a condominium unit each at The Azure, Singapore, for a price of S\$4,220,370, S\$1,691,910, S\$1,647,360 and S\$1,605,631.50 respectively, and announced in September 2005.
- iv) those disclosed in this Directors' Report and in the Financial Statements.

On behalf of the Board

MICHAEL FAM
Director

LEE EK TIENG
Director

Singapore,
11 November 2005

STATEMENT BY DIRECTORS

Persuant to Section 201(15)

We, MICHAEL FAM and LEE EK TIENG, being two of the Directors of Fraser and Neave, Limited, do hereby state that in the opinion of the Directors :

- (a)** the balance sheet, profit statement, statement of changes in equity and consolidated cash flow statement together with the notes thereto, set out on pages 81 to 136, are drawn up so as to give a true and fair view of the state of affairs of the Company and of the Group as at 30 September 2005 and of the results of the businesses and changes in equity of the Company and of the Group and the cash flows of the Group for the year ended 30 September 2005; and
- (b)** at the date of this statement there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

On behalf of the Board

MICHAEL FAM
Director

LEE EK TIENG
Director

Singapore,
11 November 2005

AUDITORS' REPORT

To the Members of Fraser and Neave, Limited

We have audited the financial statements of FRASER AND NEAVE, LIMITED (the "Company") and its subsidiary companies (the "Group") set out on pages 81 to 136 for the year ended 30 September 2005. These financial statements are the responsibility of the Company's directors. 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 plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the directors, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion,

- (a)** the consolidated financial statements of the Group and the financial statements of the Company are properly drawn up in accordance with the provisions of the Singapore Companies Act, Cap. 50 (the "Act") and Singapore Financial Reporting Standards so as to give a true and fair view of the state of affairs of the Company and of the Group as at 30 September 2005, and of the results and changes in equity of the Company and of the Group and the cash flows of the Group for the year ended on that date; and
- (b)** the accounting and other records required by the Act to be kept by the Company and by those subsidiary companies incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

ERNST & YOUNG
Certified Public Accountants

Singapore,
11 November 2005

PROFIT STATEMENT

for the year ended 30 September 2005

		THE GROUP		THE COMPANY	
	Notes	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
REVENUE	3				
Sale of goods		4,263,239	3,440,224	-	-
Other revenue		6,569	6,035	3,094	2,285
		4,269,808	3,446,259	3,094	2,285
Cost of sales		(2,841,772)	(2,188,956)	-	-
Gross profit		1,428,036	1,257,303	3,094	2,285
Operating expenses					
- Distribution		(156,848)	(140,267)	-	-
- Marketing		(456,111)	(417,650)	-	-
- Administration		(258,963)	(255,881)	(5,726)	(6,425)
		(871,922)	(813,798)	(5,726)	(6,425)
TRADING PROFIT/(LOSS)		556,114	443,505	(2,632)	(4,140)
Gross dividends from subsidiary companies	6	-	-	145,255	138,158
Share of joint venture companies' profits		35,046	27,568	-	-
Share of associated companies' profits		31,854	30,066	-	-
Gain on Compass Point securitisation	7	-	59,794	-	-
Gross income from investments	8	9,326	21,248	1,620	2,641
PROFIT BEFORE INTEREST, TAXATION AND EXCEPTIONAL ITEMS		632,340	582,181	144,243	136,659
Net interest expense	4	(39,739)	(31,413)	(19,889)	(14,412)
PROFIT BEFORE TAXATION AND EXCEPTIONAL ITEMS	4	592,601	550,768	124,354	122,247
Exceptional items	9	29,594	20,630	10,005	84,172
PROFIT BEFORE TAXATION		622,195	571,398	134,359	206,419
Taxation	10	(171,266)	(141,099)	(29,193)	(22,508)
PROFIT AFTER TAXATION		450,929	430,299	105,166	183,911
Minority interests, net of taxes		(151,429)	(138,391)	-	-
ATTRIBUTABLE PROFIT					
- Before exceptional items		274,815	266,204	95,161	99,739
- Exceptional items		24,685	25,704	10,005	84,172
		299,500	291,908	105,166	183,911
Earnings per \$1 share	12				
Basic					
- before exceptional items		118.1 cts	115.1 cts		
- after exceptional items		128.7 cts	126.2 cts		
Fully diluted					
- before exceptional items		116.9 cts	113.8 cts		
- after exceptional items		127.4 cts	124.8 cts		

The Notes on pages 88 to 136 form an integral part of the Financial Statements.

BALANCE SHEET

as at 30 September 2005

		THE GROUP		THE COMPANY	
	Notes	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
SHARE CAPITAL AND RESERVES					
Share capital	13	233,359	232,008	233,359	232,008
Reserves	13	2,863,529	2,694,192	2,507,874	2,521,983
		3,096,888	2,926,200	2,741,233	2,753,991
MINORITY INTERESTS					
		1,124,438	915,348	-	-
		4,221,326	3,841,548	2,741,233	2,753,991
Represented by :					
FIXED ASSETS					
	14	1,499,004	1,333,023	-	-
INVESTMENT PROPERTIES					
	15	2,305,537	2,227,432	-	-
PROPERTIES UNDER DEVELOPMENT					
	16	1,994,012	1,833,290	-	-
SUBSIDIARY COMPANIES					
	17	-	-	3,608,227	3,583,715
JOINT VENTURE COMPANIES					
	18	144,733	122,213	-	-
ASSOCIATED COMPANIES					
	19	308,074	184,561	-	-
INTANGIBLE ASSETS					
	20	164,873	224,512	-	-
OTHER INVESTMENTS					
	22	116,749	81,180	6,579	7,952
BRANDS					
	24	5,747	7,591	169	1,336
DEFERRED TAX ASSETS					
	34	10,247	12,399	-	-
BANK FIXED DEPOSITS					
	23	4,600	157,887	-	-
CURRENT ASSETS					
Properties held for sale	25	431,867	398,862	-	-
Inventories	26	434,090	355,008	-	-
Trade debtors	27	632,450	412,514	-	-
Subsidiary companies	17	-	-	45,033	7,406
Joint venture companies	18	228	304	-	-
Associated companies	19	7,547	8,106	-	-
Other debtors	28	235,937	172,457	2,942	3,237
Short term investments	29	11,796	13,123	-	-
Bank fixed deposits	23	360,425	443,824	22,618	21,688
Cash and bank balances	23	280,687	133,546	452	364
		2,395,027	1,937,744	71,045	32,695
Deduct : CURRENT LIABILITIES					
Trade creditors		486,645	360,615	-	-
Subsidiary companies	17	-	-	20,329	28,272
Joint venture companies	18	3,938	14,038	-	686
Associated companies	19	33,874	33,317	-	-
Other creditors	30	512,533	432,992	6,132	5,365
Bank borrowings	31	716,153	890,642	112,340	32,980
Term loans	32	500,000	184,500	-	-
Provision for taxation		167,550	138,758	5,986	4,404
		2,420,693	2,054,862	144,787	71,707
NET CURRENT LIABILITIES					
		(25,666)	(117,118)	(73,742)	(39,012)
		6,527,910	6,066,970	3,541,233	3,553,991
Deduct : DEFERRED LIABILITIES					
Bank borrowings	31	686,011	128,542	-	-
Term loans	32	1,500,000	1,985,266	800,000	800,000
Provision for employee benefits	33	23,951	23,760	-	-
Deferred tax liabilities	34	96,622	87,854	-	-
		2,306,584	2,225,422	800,000	800,000
		4,221,326	3,841,548	2,741,233	2,753,991

The Notes on pages 88 to 136 form an integral part of the Financial Statements.

STATEMENT OF CHANGES IN EQUITY

		THE GROUP							
	Notes	Share Capital (\$'000)	Share Premium (\$'000)	Capital Redemption Reserve (\$'000)	Capital Reserve (\$'000)	Revenue Reserve (\$'000)	Exchange Reserve (\$'000)	Dividend Reserve (\$'000)	Total (\$'000)
YEAR ENDED 30 SEPTEMBER 2005									
Balance at 1 October 2004		232,008	143,598	3,228	561,251	1,922,457	(17,545)	81,203	2,926,200
Revaluation deficit on properties		-	-	-	(28,365)	-	-	-	(28,365)
Revaluation surplus reversed on transfer of investment properties to fixed assets		-	-	-	(1,467)	-	-	-	(1,467)
Revaluation surplus on investment and properties for sale realised		-	-	-	(1,799)	1,742	-	-	(57)
Deferred taxation on revaluation of assets		-	-	-	(3,448)	-	-	-	(3,448)
Share of joint venture and associated companies' reserves		-	-	-	685	(2,898)	-	-	(2,213)
Change in minority interests' in reserves upon the issue of shares by subsidiary companies		-	-	-	(22)	50	-	-	28
Transfer of reserves by overseas subsidiary companies in compliance with statutory requirements		-	-	-	55	(55)	-	-	-
Currency translation difference		-	-	-	122	-	24,512	-	24,634
Net (losses)/gains not recognised in the profit statement		-	-	-	(34,239)	(1,161)	24,512	-	(10,888)
Issue of shares in the Company upon exercise of share options	13	1,351	8,625	-	-	-	-	-	9,976
Attributable profit		-	-	-	-	299,500	-	-	299,500
Dividends	11								
Additional dividend due to exercise of share options		-	-	-	-	(177)	-	177	-
Final dividend for the previous year, paid		-	-	-	-	-	-	(81,380)	(81,380)
Interim dividend for the year, paid		-	-	-	-	(46,520)	-	-	(46,520)
Final dividend for the year, proposed		-	-	-	-	(81,676)	-	81,676	-
		-	-	-	-	(128,196)	-	81,676	(46,520)
Balance at 30 September 2005		233,359	152,223	3,228	527,012	2,092,423	6,967	81,676	3,096,888

The Notes on pages 88 to 136 form an integral part of the Financial Statements.

STATEMENT OF CHANGES IN EQUITY

		THE GROUP							
	Notes	Share Capital (\$'000)	Share Premium (\$'000)	Capital Redemption Reserve (\$'000)	Capital Reserve (\$'000)	Revenue Reserve (\$'000)	Exchange Reserve (\$'000)	Dividend Reserve (\$'000)	Total (\$'000)
YEAR ENDED 30 SEPTEMBER 2004									
Balance at 1 October 2003		230,517	135,111	3,228	650,750	1,755,025	(4,495)	69,155	2,839,291
Adjustment of prior year's revaluation reserves resulting from release of completion cost provisions		-	-	-	22	-	-	-	22
Revaluation deficit on properties		-	-	-	(33,943)	-	-	-	(33,943)
Revaluation surplus on investment in associated companies		-	-	-	9,290	-	-	-	9,290
Revaluation surplus on investment and properties for sale realised		-	-	-	(63,188)	2,647	-	-	(60,541)
Deferred taxation on revaluation of assets		-	-	-	(2,342)	-	-	-	(2,342)
Change in minority interests' in reserves upon the issue of shares by subsidiary companies		-	-	-	(40)	344	-	-	304
Transfer of reserves by overseas subsidiary companies in compliance with statutory requirements		-	-	-	(228)	228	-	-	-
Currency translation difference		-	-	-	930	-	(13,050)	-	(12,120)
Net (losses)/gains not recognised in the profit statement		-	-	-	(89,499)	3,219	(13,050)	-	(99,330)
Issue of shares in the Company upon exercise of share options	13	1,491	8,487	-	-	-	-	-	9,978
Attributable profit		-	-	-	-	291,908	-	-	291,908
Dividends	11								
Additional dividend due to exercise of share options		-	-	-	-	(227)	-	227	-
Final dividend for the previous year, paid		-	-	-	-	-	-	(69,382)	(69,382)
Interim dividend for the year, paid		-	-	-	-	(46,265)	-	-	(46,265)
Final dividend for the year, proposed		-	-	-	-	(81,203)	-	81,203	-
		-	-	-	-	(127,468)	-	81,203	(46,265)
Balance at 30 September 2004		232,008	143,598	3,228	561,251	1,922,457	(17,545)	81,203	2,926,200

The Notes on pages 88 to 136 form an integral part of the Financial Statements.

STATEMENT OF CHANGES IN EQUITY

		THE COMPANY						
	Notes	Share Capital (\$'000)	Share Premium (\$'000)	Capital Redemption Reserve (\$'000)	Capital Reserve (\$'000)	Revenue Reserve (\$'000)	Dividend Reserve (\$'000)	Total (\$'000)
YEAR ENDED 30 SEPTEMBER 2005								
Balance at 1 October 2004		232,008	143,598	3,228	1,039,274	1,254,680	81,203	2,753,991
Issue of shares in the Company upon exercise of share options	13	1,351	8,625	-	-	-	-	9,976
Attributable profit		-	-	-	-	105,166	-	105,166
Dividends	11							
Additional dividend due to exercise of share options		-	-	-	-	(177)	177	-
Final dividend for the previous year, paid		-	-	-	-	-	(81,380)	(81,380)
Interim dividend for the year, paid		-	-	-	-	(46,520)	-	(46,520)
Final dividend for the year, proposed		-	-	-	-	(81,676)	81,676	-
		-	-	-	-	(128,196)	81,676	(46,520)
Balance at 30 September 2005		233,359	152,223	3,228	1,039,274	1,231,473	81,676	2,741,233
YEAR ENDED 30 SEPTEMBER 2004								
Balance at 1 October 2003		230,517	135,111	3,228	1,229,393	1,198,464	69,155	2,865,868
Revaluation surplus realised upon disposal of subsidiary companies not recognised in the profit statement		-	-	-	(190,119)	-	-	(190,119)
Issue of shares in the Company upon exercise of share options	13	1,491	8,487	-	-	-	-	9,978
Attributable profit		-	-	-	-	183,911	-	183,911
Dividends	11							
Additional dividend due to exercise of share options		-	-	-	-	(227)	227	-
Final dividend for the previous year, paid		-	-	-	-	-	(69,382)	(69,382)
Interim dividend for the year, paid		-	-	-	-	(46,265)	-	(46,265)
Final dividend for the year, proposed		-	-	-	-	(81,203)	81,203	-
		-	-	-	-	(127,468)	81,203	(46,265)
Balance at 30 September 2004		232,008	143,598	3,228	1,039,274	1,254,680	81,203	2,753,991

The Notes on pages 88 to 136 form an integral part of the Financial Statements.

CASH FLOW STATEMENT

for the year ended 30 September 2005

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation and exceptional items	592,601	550,768
Adjustments for :		
Depreciation of fixed assets and investment properties	136,973	131,120
Impairment of fixed assets	439	-
Impairment reversal of fixed assets	(280)	(2,089)
Write off of intangible assets	1,870	218
Provision for employee benefits	3,119	2,550
Write back of employee benefits	(804)	(278)
Provision for loan to associated company	-	356
Provision for foreseeable losses in properties held for sale	16,517	10,000
Loss/(profit) on disposal of fixed assets (net)	1,347	(2,810)
Profit on disposal of investment properties and other investments (net)	(727)	-
Gain on Compass Point securitisation	-	(59,794)
Amortisation of development properties	105	109
Amortisation of brands and intangible assets	6,089	10,902
Interest expenses (net)	39,739	31,413
Share of joint venture companies' profits	(35,046)	(27,568)
Share of associated companies' profits	(31,854)	(30,066)
Investment income	(9,326)	(21,248)
Profit on properties developed for sale and properties held for sale	(151,569)	(62,292)
Operating cash before working capital changes	569,193	531,291
Change in inventories	(66,756)	(17,124)
Change in trade and other debtors	(198,846)	207,572
Change in joint venture and associated companies' balances	(8,908)	39,019
Change in trade and other creditors	140,307	(59,850)
Currency realignment	4,163	(18,039)
Cash generated from operations	439,153	682,869
Interest expenses paid, net	(39,739)	(31,413)
Income taxes paid	(121,583)	(140,366)
Payment of employee benefits	(2,663)	(2,786)
Progress payment received/receivable on properties developed for sale and properties held for sale	1,017,407	165,377
Development expenditure on properties developed for sale	(889,595)	(658,084)
Net cash from operating activities	402,980	15,597
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividends from joint venture and associated companies	20,885	17,174
Investment income	9,333	22,623
Proceeds from return of capital from joint venture and associated companies	62	336
Proceeds from Compass Point securitisation	-	28,178
Proceeds from sale of fixed assets and properties	6,894	101,772
Proceeds from sale of associated companies	2,433	-
Proceeds from sale of other investments and short term investments	21,014	345,839
Proceeds from disposal of subsidiary companies	1,251	-
Purchase of fixed assets	(267,226)	(186,841)
Purchase of other investments	(35,438)	(24,272)
Acquisition of minority interests of subsidiary companies	(17,155)	(117,169)
Acquisition of subsidiary companies	(86,610)	10,631
Payment for intangible assets	(11,735)	(11,111)
Development expenditure on investment properties	(602)	(1,034)
Investments in joint venture and associated companies	(39,620)	(215,723)
Net cash used in investing activities	(396,514)	(29,597)

The Notes on page 88 to 136 form an integral part of the Financial Statements.

CASH FLOW STATEMENT

for the year ended 30 September 2005

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from term loans and bank borrowings	90,877	58,149
Transfer from/(to) secured bank deposits	153,287	(69,031)
Loan from minority interests	4,166	3,826
Proceeds from issue of shares :		
- by subsidiary companies to minority interests	11,351	12,315
- by the Company to shareholders	9,976	9,978
Payment of dividends :		
- by subsidiary companies to minority interests	(80,862)	(78,116)
- by the Company to shareholders	(127,900)	(115,647)
Net cash from/(used in) financing activities	60,895	(178,526)
Net increase/(decrease) in cash and cash equivalents	67,361	(192,526)
Cash and cash equivalents at beginning of year	564,913	754,964
Effects of exchange rate changes on cash and cash equivalents	3,591	2,475
Cash and cash equivalents at end of year	635,865	564,913
Cash and cash equivalents at end of year comprise :		
Cash and bank deposits (Note 23)	641,112	577,370
Bank overdrafts (Note 31)	(5,247)	(12,457)
	635,865	564,913
Analysis of acquisition and disposal of subsidiary companies		
Net assets acquired :		
Fixed assets	21,283	20,281
Development properties	122,197	153,890
Investment properties	108,833	-
Other non-current assets	17,883	-
Current assets	143,791	92,607
Current liabilities	(43,533)	(71,156)
Non-current liabilities	(122,150)	(142,747)
Minority interests	(124,276)	(11,705)
Cash	63,641	21,447
	187,669	62,617
Cost of investment as joint venture/associated companies	(37,290)	(53,156)
Translation difference	-	1,242
Goodwill on acquisition (net)	4,033	113
Consideration paid	154,412	10,816
Add : Loan on acquisition	(4,161)	-
	150,251	10,816
Less : Cash of subsidiary companies	(63,641)	(21,447)
Cash flow on acquisition net of cash and cash equivalents acquired	86,610	(10,631)
Net assets disposed :		
Current assets	(2,681)	
Current liabilities	16	
Minority interests	1,522	
Cash	(3,896)	
	(5,039)	
Translation difference	589	
Gain on disposal	(697)	
Consideration received	(5,147)	
Less : Cash of subsidiary companies	3,896	
Cash flow on disposal net of cash and cash equivalent disposed	(1,251)	

The Notes on page 88 to 136 form an integral part of the Financial Statements.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

The following Notes form an integral part of the Financial Statements on pages 81 to 87.

1. GENERAL

Fraser and Neave, Limited (the "Company") is a limited liability company incorporated and domiciled in Singapore. The registered office of the Company is located at #21-00 Alexandra Point, 438 Alexandra Road, Singapore 119958.

The principal activities of the Group are :

- (a) production and sale of soft drinks, beer, stout, dairy products and glass containers,
- (b) development of and investment in property, and
- (c) printing, publishing and provision of education services.

These activities are carried out through the Company's subsidiary, joint venture and associated companies to which the Company provides management and administrative services.

There were no significant changes in the nature of these activities during the financial year.

The Company's operation is managed through a wholly-owned subsidiary company. As at the balance sheet date, the Group has 15,134 (2004 : 14,518) employees.

The financial statements of the Company and the consolidated financial statements of the Group were authorised for issue in accordance with a resolution of the Directors on 11 November 2005.

2. ACCOUNTING POLICIES

2.1 Basis of Preparation

The financial statements of the Company and the consolidated financial statements of the Group are expressed in Singapore dollars. The financial statements of the Company and of the Group are prepared under the historical cost convention as modified by the revaluation of certain fixed assets, properties under development and investments. The financial statements are prepared in accordance with Singapore Financial Reporting Standards ("FRS") as required by the Companies Act, Cap. 50.

The accounting policies have been consistently applied by the Company and the Group and, except for the changes in accounting policies discussed more fully below, are consistent with those used in the previous financial year.

2.2 Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year except that the Group has adopted FRS 103 Business Combinations, revised FRS 36 Impairment of Assets and revised FRS 38 Intangible Assets.

The Group adopted these standards with effect from 1 October 2004 which resulted in a change in the accounting treatment for goodwill. FRS 103 requires goodwill acquired in a business combination to be measured at cost less any accumulated impairment losses. Goodwill is no longer amortised. Instead, impairment is tested annually, or more frequently if events or changes in circumstances indicate that the goodwill might be impaired. The effect of the adoption of these standards has led to an increase in current year attributable profit of the Group by \$9.2 million.

2.3 Basis of Consolidation

Subsidiary companies are consolidated from the effective date of acquisition or up to the effective date of disposal. Acquisitions of subsidiary companies are accounted for using the purchase method of accounting.

Subsidiary companies are those controlled by the Group or as defined in Section 5 of the Companies Act, Cap. 50. The financial year of the Company and all its subsidiary companies ends on 30 September unless otherwise stated. The consolidated financial statements of the Group incorporate the financial statements of the Company and all its subsidiary companies made up to 30 September. The financial statements of subsidiary companies are prepared using consistent accounting policies. Adjustments are made to any dissimilar material accounting policies to conform to the Group's significant accounting policies. A list of the Company's subsidiary companies is shown in Note 43.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

2.4 Investments

The Company's investments in subsidiary companies are stated at cost less accumulated impairment losses. Other investments held on a long term basis, are stated at cost or directors' valuation. Short term quoted investments are measured at the lower of cost and market value determined on an aggregate basis. Short term unquoted investments are stated at cost.

An assessment of the book value is performed when there is an indication that the investment has been impaired or the impairment losses recognised in prior years no longer exist.

2.5 Joint Venture Companies

These are companies (not being subsidiary companies) in which the Group has a long term interest of not more than 50% of the equity and has joint control in the companies' commercial and financial affairs.

The Group's investments in joint venture companies are recorded at cost less accumulated impairment losses and adjusted to recognise the Group's share of the post acquisition reserves of the joint venture companies.

The Group's share of the consolidated results, which also includes the Group's share of taxation and exceptional items, and net assets of the joint venture companies and their subsidiary companies are included in the consolidated financial statements under the equity method based on their latest audited financial statements except where their financial periods do not end on 30 September, then management accounts to 30 September are used.

Where an investment in a joint venture company is acquired or sold during the year, its results are included from the date of acquisition or excluded from the date of sale.

A list of the joint venture companies is shown in Note 43.

2.6 Associated Companies

These are companies (not being subsidiary companies or joint venture companies) in which the Group has a long term interest of not less than 20% of the equity and in whose financial and operating policy decisions the Group exercises significant influence.

The Group's investments in associated companies are recorded at cost less accumulated impairment losses and adjusted to recognise the Group's share of post-acquisition reserves of the associated companies.

The Group's share of the results of associated companies is included in the consolidated profit statement under the equity method on the same basis as joint venture companies.

A list of associated companies is shown in Note 43.

2.7 Revenue Recognition

Revenue from the sale of goods is recognised upon delivery.

The profit and interest on hire purchase sales are credited to the profit statement by apportioning the estimated gross profit and interest evenly over the period to which the contract relates.

Rental and fee income is taken up on an accrual basis.

Revenue on properties developed for sale represents the proportion of sales proceeds of the actual floor area sold to the balance sheet date based on the percentage of completion method.

Revenue from completed properties held for sale is recognised upon signing of the sale and purchase agreement.

Interest income and all other categories of revenue are taken up on an accrual basis.

Dividend income from funds under management is taken up upon receipt. Other dividend income is taken up according to the date when dividend is declared payable.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

2.8 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. Where the effect of time value of money is material, the amount of the provision is the present value of the expenditure expected to be required to settle the obligation.

Amounts are set aside on certain sales as a provision against possible sales returns inherent in the printing and publishing business.

2.9 Taxation

The tax charge is based on the profit for the year, as adjusted for tax purposes, together with a charge or credit for deferred taxation. Deferred income tax is provided in full, using the liability method, on all temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts in the financial statements. The principal temporary differences arise from depreciation of fixed assets, revaluations of certain non-current assets and of derivative contracts, provisions for pensions and other post retirement benefits and tax losses carried forward; and, in relation to acquisitions, on the difference between the fair values of the net assets acquired and their tax base.

Deferred tax assets are recognised for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilised. The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted at or subsequently enacted after the balance sheet date.

Deferred income tax is provided on all temporary differences arising on investments in subsidiary, joint venture and associated companies, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax are charged or credited directly to equity if the tax relates to items that are charged or credited, in the same or a different period, directly to equity.

2.10 Fixed Assets

Fixed assets are stated at cost or valuation less accumulated depreciation and accumulated impairment losses. The cost of an asset comprises its purchase price and any directly attributable costs of bringing the asset to working condition for its intended use. Expenditure for additions, improvements and renewals are capitalised and expenditure for maintenance and repairs are charged to the profit statement. When assets are sold or retired, their cost or valuation and accumulated depreciation are removed from the financial statements and any gain or loss resulting from their disposal is included in the profit statement.

Where fixed assets are revalued, any surplus on revaluation is credited to asset revaluation reserve. A decrease in net carrying amount arising on revaluation of fixed assets is charged to the profit statement to the extent that it exceeds any surplus held in asset revaluation reserve relating to previous revaluations of the same class of assets. The revaluation of fixed assets is only undertaken whenever a specific need arises.

Depreciation is calculated on the straight line method to write off the cost or valuation of fixed assets less residual value over their estimated useful lives. No depreciation is charged for freehold land and uncommissioned capital works-in-progress. The annual depreciation rates applied to write down the fixed assets over their estimated useful lives are as follows :

Leasehold land	- The term of the lease
Building	- 2% to 5%
Plant, machinery and equipment	- 3.3% to 33%
Motor vehicle and forklift	- 10% to 20%
Postmix and vending machine	- 10%
Furniture and fitting, computer equipment and beer cooler	- 9% to 33%

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

2.10 Fixed Assets *(continued)*

Capital work-in-progress is not depreciated until each stage of development is completed and becomes operational.

The carrying amounts, both revalued and those measured at cost, are reviewed at each balance sheet date to assess whether they are recorded in excess of their recoverable amount, and if carrying values exceed this recoverable amount, assets are impaired.

2.11 Investment Properties

Investment properties are held for their income and long term investment potential.

Short leasehold investment properties (those with the balance of their lease of 50 years or less) are stated at cost (or directors' valuation carried out in the past, where applicable) less accumulated depreciation and accumulated impairment losses. Depreciation is calculated on a straight line basis over 50 years or the term of the lease, if shorter.

Freehold and long leasehold investment properties (those with lease balance of more than 50 years) are stated at directors' valuation. The directors' valuation is guided by the open market value determined annually by independent professional valuer as follows :

- (a) when the open market value as at the balance sheet date is lower than the book value the directors will take the open market value, or
- (b) when the open market value as at the balance sheet date is higher than the book value the directors will take the open market value if it is materially higher than the book value, otherwise the directors will retain the book value.

An increase arising from a revaluation is transferred to the asset revaluation reserve and a deficit is offset against this reserve to the extent of any previous revaluation surplus on the same class of investment properties, with any shortfall charged in the profit statement.

2.12 Properties Under Development

Properties under development are stated at cost (or directors' valuation based on an independent professional valuation, when applicable) less provision for foreseeable losses. The cost of properties under development includes cost of land and construction, related overhead expenditure and financing charges incurred during the period of construction and up to the completion of construction.

Provision for foreseeable losses of property under development is made when it is anticipated that the net realisable value has fallen below cost.

Developments are considered complete upon the issue of Temporary Occupation Permit. When completed, properties held for investment are classified as investment properties and properties for sale are transferred to current assets as completed properties held for sale.

Profit on properties developed for sale is recognised on partly completed projects which have been sold and is based on the percentage of completion. The percentage of completion is deemed to be the construction and related overhead costs incurred to the balance sheet date divided by the expected construction and related overhead costs of the project. The percentage of sales is deemed to be the floor area sold at the balance sheet date divided by the floor area in the project offered for sale. Profit is taken up on the basis of the total expected profit of the area sold multiplied by the percentage of completion, less profit if any, taken up in previous financial periods. The expected profit is assessed having regard to the sale proceeds less attributable total costs including the cost of land, construction and interest and after making due allowance for known potential cost over-runs and allowance for contingencies.

Revenue on development represents the proportion of sales proceeds of the actual floor area sold to the balance sheet date based on the percentage of completion.

Progress payments received from purchasers of residential units for sales are shown as a deduction from the cost of the property under development.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

2.13 Borrowing Costs

Borrowing costs that are directly attributable to acquisition and construction are capitalised as part of the cost of fixed assets or property under development. Capitalisation of borrowing costs commences when activities to prepare the fixed assets and property under development are in progress until the fixed asset is ready for its intended use or completion of development. Borrowing costs capitalised in property under development are after netting off interest income earned from progress billings received and placed on fixed deposits.

2.14 Intangible Assets

Intangible assets acquired separately are capitalised at cost. Intangible assets from a business acquisition are capitalised at fair value as at the date of acquisition. After initial recognition, an intangible asset is carried at cost less any accumulated amortisation and any accumulated impairment losses.

The useful lives of these intangible assets are assessed to be either finite or indefinite. Amortisation charged on finite intangible assets are taken to the profit statement as amortisation expenses.

Internally generated goodwill and internally generated intangible asset arising from research are not capitalised and expenditure is charged to the profit statement when it is incurred. Internally generated intangible asset arising from development is capitalised only when its future recoverability can reasonably be regarded as assured.

Intangible assets are tested for impairment annually. Useful lives are also examined on an annual basis and adjustments, where applicable, are made on a prospective basis.

- (a) Deferred publishing development costs are amortised in accordance with their estimated economic useful lives, upon completion of published products as follows :

	Curriculum	General	Reference
1st year	33%	50%	33%
2nd year	33%	30%	27%
3rd year	34%	20%	20%
4th year	-	-	13%
5th year	-	-	7%

At each balance sheet date, the Group assesses whether there is any indication of impairment. If any such indication exists, the recoverable amount is estimated.

- (b) Goodwill on acquisition is identified as being the excess of the cost of acquisition over the Group's share of net fair value of the identifiable assets, liabilities and contingent liabilities acquired as at the date of acquisition. Where the cost of acquisition is lower than the Group's share of net fair value of the identifiable assets, liabilities and contingent liabilities acquired, the difference is recognised as negative goodwill. Negative goodwill is recognised immediately in profit statement.

Positive goodwill is carried at cost less any accumulated impairment losses. Goodwill after 1 October 2004 is not amortised but is subject to impairment test annually or more frequently if events or changes in circumstances indicate that it might be impaired.

Positive goodwill acquired is allocated to the cash-generating units expected to benefit from the acquisition synergies. Impairment is determined by assessing the recoverable amount of the cash-generating unit to which the goodwill relates.

2.15 Brands

Brands with a finite life are stated at cost less accumulated amortisation and accumulated impairment losses. Amortisation is calculated to write off their cost over their estimated useful lives of up to 15 years on a straight line method.

Brands with indefinite lives are not amortised but tested for impairment annually.

Internally generated brands are not capitalised and expenditure is charged against profit in the year in which expenditure is incurred.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

2.16 Properties Held For Sale

Properties developed for sale, when completed, are transferred to current assets as properties held for sale.

Properties held for sale are stated at the lower of cost and net realisable value. Provision is made when it is anticipated that the net realisable value has fallen below cost. Cost includes cost of land and construction, and interest incurred during the period of construction.

2.17 Inventories

All inventories including containers (comprising returnable bottles, cases and pallets) are stated at the lower of cost and net realisable value. In arriving at the net realisable value, due allowance is made for obsolete and slow moving items.

Cost in respect of raw materials, consumable stores and goods purchased for resale is stated based on first-in-first-out, weighted average or standard cost (which approximates average actual cost). Cost in respect of manufactured inventories and work-in-progress includes attributable production overheads. Engineering and other inventories are valued on the weighted average cost basis less appropriate allowances for obsolete items.

Soft drink container inventories comprise both containers on hand and those estimated to be in the market at deposit values. Cost is amortised to deposit value over a period up to the container's expected useful life of 36 months for returnable bottles and 96 months for plastic crates.

Beer containers comprise returnable bottles and crates. Returnable bottles are valued at repurchase price/deposit value (including freight where significant; and the difference between the original cost and repurchase price/deposit value is written off over a period not exceeding 5 years) and crates are amortised over a period not exceeding 8 years; alternatively these assets are valued at net realisable value, if lower. Abnormally large purchases of bottles are accounted for by writing off, based on the estimated lifespan, a portion of the costs in excess of repurchase prices.

2.18 Trade and Other Debtors

Trade debtors are recognised and carried at original invoice amount less an allowance for any uncollectible amounts. An estimate for doubtful debts is made when collection of the full amount is no longer probable. Bad debts are written off as incurred.

Receivables from related parties are recognised and carried at cost less an allowance for any uncollectible amounts.

2.19 Cash and Cash Equivalents

Cash on hand and in bank and bank deposits which are held to maturity are carried at cost. For the purpose of the Consolidated Cash Flow Statement, cash and cash equivalents consist of cash on hand and in bank, and deposits in bank, net of bank overdrafts.

2.20 Trade and Other Creditors

Trade and other creditors are carried at cost, which is the fair value of the consideration to be paid in the future for goods and services received, whether billed or not.

Payables to related parties are carried at cost.

2.21 Employee Benefits

(a) Retirement Benefits

Provision for retirement benefits is made in accordance with :

- i) the terms of agreements concluded by group companies with various categories of employees, or
- ii) pension and retirement benefit schemes, or
- iii) defined contribution plans under statutory regulations in the country, where applicable.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

2.21 Employee Benefits *(continued)*

(a) Retirement Benefits *(continued)*

Retirement Benefits in accordance with agreements

The provisions represent the present value of the amounts likely to become payable in respect of services already rendered. An independent actuarial calculation of the provision is made every three years. Internal calculation of the provision is made each intervening year on the same basis as those used for the independent actuarial calculation.

Pension and Retirement Benefit Schemes

Certain companies within the Group operate pension and retirement benefit schemes. The cost of retirement benefits is determined by using accrued or projected benefit valuation methods as appropriate. Costs are charged to the profit statement systematically relating to the receipt of the employees' services. Actuarial gains and losses are recognised as income or expenses when the cumulative unrecognised actuarial gains or losses for each plan exceeds the greater of 10% of present value of the obligation and 10% of the fair value of plan assets. These gains or losses are recognised over the average remaining working lives of the employees participating in the plans.

Defined contribution plans under statutory regulations

As required by the law in certain countries, companies within the Group, make contribution to the state pension scheme. Contributions to state pension schemes are recognised as compensation expense in the profit statement, in the same period as the employment that gives rise to the contribution.

(b) Share Options

The Company and certain listed subsidiary companies have in place Executives' Share Option Scheme for the granting of options to eligible executives of the Group to subscribe for shares or to acquire shares in the companies under the respective schemes. Details of the respective schemes are disclosed under paragraph 5 of the Directors' Report. There are no charges to profit statement upon the grant or exercise of the options as the exercise price equals the market value of the shares at the time of grant. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of earnings per share.

(c) Accrued Annual Leave

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for employee entitlements to annual leave as a result of services rendered by employees up to the balance sheet date.

2.22 Foreign Currencies

Foreign currency transactions are recorded in the measurement currency of the respective group companies at rates of exchange approximating those ruling at transaction date. Foreign currency monetary assets and liabilities at the balance sheet date are translated at the rates ruling at that date. Exchange differences are dealt with in the profit statement except where exchange differences arising on foreign currency monetary items that in substance form part of the Group's net investment in the foreign entity are taken to exchange reserve as a separate component of the shareholders' funds until the disposal of the net investment at which time they are recognised in the profit statement.

Exchange differences arising from events which are treated as exceptional are dealt with as exceptional items in the profit statement.

On consolidation of subsidiary companies and equity accounting for joint venture companies and associated companies, profit statement items are translated into Singapore dollars at average exchange rates ruling during the year and assets and liabilities are translated into Singapore dollars at exchange rates ruling at the balance sheet date. Exchange differences arising from translation of foreign subsidiary companies, joint venture companies and associated companies are taken directly to exchange reserve as a separate component of the shareholders' funds.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

2.23 Exceptional Items

Exceptional items are items of income and expense of such size, nature or incidence that their disclosure is relevant to explain the performance of the Company and Group for the year.

2.24 Government Grants

Approved government grants for the development of multimedia products are taken up in profit statement based on actual qualifying expenditure incurred.

2.25 Leases

When the Group is the lessee, a finance lease which effectively transfer to the Group substantially all the risks and benefits incidental to ownership of the leased item is capitalised at the present value of the minimum lease payments at the inception of the lease term and disclosed as fixed asset. Lease payments are apportioned between the finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged directly to the profit statement.

When the Group is the lessee, a lease where the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, is classified as an operating lease. Operating lease payments are recognised as an expense in the profit statement on a straight line basis over the lease term.

When the Group is the lessor, a lease whereby the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, is classified as an operating lease. Assets leased out under operating leases are included in investment properties and are stated at revalued amounts and not depreciated. Rental income (net of any incentives given to lessees) is recognised on a straight line basis over the lease term.

2.26 Impairment

The carrying amounts of the Group's assets, other than inventories and debtors, are reviewed at each balance sheet date to determine whether there is any indication of impairment. If such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. The impairment loss is charged to the profit statement unless it reverses a previous revaluation in which case it will be charged to equity.

Reversal of impairment losses previously recognised is recorded when the decrease in impairment loss can be objectively related to an event occurring after the write down. Such reversal is taken to the profit statement. However, the increased carrying amount is only recognised to the extent it does not exceed what amortised cost would have been had the impairment loss not been recognised.

2.27 Derivative Financial Instruments

The Group uses foreign exchange forward contracts to hedge its risks associated primarily with foreign currency fluctuations. The Group also uses interest rate swap contracts to hedge its risks associated with interest rate fluctuations. It is the Group's policy not to trade in derivative financial instruments. Details of foreign exchange forward contracts and interest rate swap contracts entered into by the Group are recorded as off-balance sheet items at their notional principal amounts. The Group's financial risk management objectives and policies are set out in Note 39.

3. REVENUE

- (a) Sale of goods
Sale of goods represents the invoiced value of goods delivered and services rendered (including excise but excluding container deposits, trade discounts, and Goods and Services Tax) and rental income. Revenue on properties developed for sale represents the proportion of sales proceeds of the actual floor area sold based on the percentage of completion method. The revenue of joint venture and associated companies and intra-group transactions are excluded.
- (b) Other revenue
Other revenue represents service fees, management fees and technical fees income.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

4. PROFIT BEFORE TAXATION AND EXCEPTIONAL ITEMS

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
Profit before taxation and exceptional items have been arrived at after charging :				
Depreciation of fixed assets	134,744	128,144	-	-
Depreciation of investment properties	2,229	2,976	-	-
Impairment of fixed assets	439	-	-	-
Amortisation of properties under development	105	109	-	-
Amortisation of brands	1,861	1,868	1,167	1,167
Amortisation of intangibles	4,228	9,034	-	-
Goodwill written off	-	6,099	-	-
Intangible assets written off	1,870	218	-	-
(Write back of)/Provision for doubtful trade debts and bad debts	(144)	2,573	-	-
Provision for inventory obsolescence	12,510	6,005	-	-
Provision for employee benefits	3,119	2,550	-	-
Directors of the Company :				
Fee	641	700	436	493
Remuneration of members of Board committees	204	216	204	216
Remuneration of executive directors	5,057	4,022	-	-
Central Provident Fund contribution for executive directors	19	12	-	-
Retirement gratuity of an executive director	3,000	-	-	-
Key executive officers :				
Remuneration	3,886	3,856	-	-
Provident Fund contribution	143	134	-	-
Staff costs (exclude directors and key executives)	365,016	340,472	-	-
Defined contribution plans (exclude directors and key executives)	25,573	24,502	-	-
Auditors' remuneration :				
Auditor of the company	1,205	1,021	158	133
Other auditors	2,443	1,830	-	-
Professional fees paid to :				
Auditor of the company	146	147	7	3
Other auditors	1,063	955	-	-
Interest expense (see below)	63,113	52,750	25,990	20,661
Exchange loss	-	791	-	178
Loss on disposal of fixed assets	1,347	2,701	-	-
Provision for foreseeable losses on properties held for sale	16,517	10,000	-	-
and crediting :				
Interest income (see below)	23,374	21,337	6,101	6,249
Exchange gain	7,148	10,273	72	-
Write back of provision for employee benefits	804	278	-	-
Gain on disposal of fixed assets	-	5,511	-	-
Impairment reversal of fixed assets	280	2,089	-	-
Net Interest Expense :				
Interest income				
Subsidiary companies	-	-	329	172
Bank and other deposits	16,170	13,904	276	139
Interest rate swap contracts	5,496	5,938	5,496	5,938
Others	1,708	1,495	-	-
	23,374	21,337	6,101	6,249
Interest expense				
Subsidiary companies	-	-	(334)	-
Bank loans and overdrafts	(61,888)	(52,171)	(24,930)	(20,661)
Interest rate swap contracts	(726)	-	(726)	-
Others	(499)	(579)	-	-
	(63,113)	(52,750)	(25,990)	(20,661)
	(39,739)	(31,413)	(19,889)	(14,412)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

5. SEGMENT INFORMATION

The Group's operating businesses are organised and managed separately according to the nature of activities, namely soft drinks, dairies, breweries, printing and publishing, glass containers, investment property, development property and others. The Group operates in seven main geographical areas, namely Singapore, Malaysia, Rest of South East Asia, North East Asia, South Asia, South Pacific, and Europe and USA. Geographical segment revenue are based on geographical location of the Group's customers. Geographical segment assets are based on geographical location of the Group's assets. Segment accounting policies are the same as the policies described in Note 2, inter-segment sales are based on terms determined on a commercial basis.

Year ended 30 September 2005

The following table presents financial information regarding business segments :

Business Segment	Soft Drinks (\$'000)	Dairies (\$'000)	Breweries (\$'000)	Printing & Publishing (\$'000)	Glass Containers (\$'000)	Investment Property (\$'000)	Development Property (\$'000)	Others (\$'000)	Elimination (\$'000)	Group (\$'000)
Revenue - external	439,877	406,334	1,720,381	458,526	105,120	190,995	923,748	24,827	-	4,269,808
Revenue - inter-segment	5	49	-	328	17,491	2,480	-	80,657	(101,010)	-
Total revenue	439,882	406,383	1,720,381	458,854	122,611	193,475	923,748	105,484	(101,010)	4,269,808
Subsidiary companies	50,598	13,613	192,589	29,013	6,417	113,999	139,755	19,456	-	565,440
Joint venture and associated companies	-	3,484	42,408	6,970	-	(1,828)	16,032	(166)	-	66,900
PBIT *	50,598	17,097	234,997	35,983	6,417	112,171	155,787	19,290	-	632,340
Interest income										23,374
Interest expense										(63,113)
Profit before taxation and exceptional items										592,601
Exceptional items										29,594
Profit before taxation										622,195
Taxation										(171,266)
Profit after taxation										450,929
Minority interests, net of taxes										(151,429)
Attributable profit										299,500
Assets	261,022	308,604	1,421,872	697,271	185,042	2,385,505	2,773,489	259,839	-	8,292,644
Tax assets										10,247
Bank deposits & cash balances										645,712
Total assets										8,948,603
Liabilities	103,774	74,237	333,811	123,143	21,449	68,038	299,276	37,213	-	1,060,941
Tax liabilities										264,172
Bank borrowings & term loans										3,402,164
Total liabilities										4,727,277
Other segment information :										
Capital expenditure	16,117	8,955	126,194	115,549	7,531	2,434	-	2,783	-	279,563
Depreciation & amortisation	14,283	15,687	60,733	27,420	18,018	3,422	18	3,586	-	143,167
Impairment losses	230	44	165	-	-	-	-	-	-	439
Attributable profit before exceptional items	21,447	4,058	50,708	25,963	2,206	80,843	104,021	(14,431)	-	274,815
Exceptional items	(681)	(787)	(388)	5,631	-	1,433	2,543	16,934	-	24,685
Attributable profit	20,766	3,271	50,320	31,594	2,206	82,276	106,564	2,503	-	299,500

The following table presents financial information regarding geographical segments :

Geographical Segment	Singapore (\$'000)	Malaysia (\$'000)	Rest of South East Asia (\$'000)	North East Asia (\$'000)	South Asia (\$'000)	South Pacific (\$'000)	Europe & USA (\$'000)	Group (\$'000)
Total revenue	1,604,373	801,995	580,742	460,923	1,203	681,151	139,421	4,269,808
PBIT *	221,286	97,640	136,788	56,695	311	100,466	19,154	632,340
Other geographical information :								
Assets	4,713,625	660,230	547,865	1,382,464	5,605	560,573	422,282	8,292,644
Capital expenditure	62,522	42,384	49,572	62,068	-	57,823	5,194	279,563

* PBIT = Profit before interest, taxation and exceptional items.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

5. SEGMENT INFORMATION (continued)

Year ended 30 September 2004

The following table presents financial information regarding business segments :

Business Segment	Soft Drinks (\$'000)	Dairies (\$'000)	Breweries (\$'000)	Printing & Publishing (\$'000)	Glass Containers (\$'000)	Investment Property (\$'000)	Development Property (\$'000)	Others (\$'000)	Elimination (\$'000)	Group (\$'000)
Revenue - external	412,908	377,510	1,550,398	441,214	106,383	182,297	349,024	26,525	-	3,446,259
Revenue - inter-segment	39	52	-	326	12,961	3,741	-	74,011	(91,130)	-
Total revenue	412,947	377,562	1,550,398	441,540	119,344	186,038	349,024	100,536	(91,130)	3,446,259
Subsidiary companies	48,737	15,701	168,149	23,425	5,764	113,621	115,793	33,357	-	524,547
Joint venture and associated companies	-	(2)	38,862	2,449	-	(828)	16,285	868	-	57,634
PBIT *	48,737	15,699	207,011	25,874	5,764	112,793	132,078	34,225	-	582,181
Interest income										21,337
Interest expense										(52,750)
Profit before taxation and exceptional items										550,768
Exceptional items										20,630
Profit before taxation										571,398
Taxation										(141,099)
Profit after taxation										430,299
Minority interests, net of taxes										(138,391)
Attributable profit										291,908
Assets	245,625	259,658	1,227,524	527,616	175,615	2,296,967	2,392,511	248,660	-	7,374,176
Tax assets										12,399
Bank deposits & cash balances										735,257
Total assets										8,121,832
Liabilities	104,829	70,287	271,559	108,405	22,004	79,635	172,212	35,791	-	864,722
Tax liabilities										226,612
Bank borrowings & term loans										3,188,950
Total liabilities										4,280,284
Other segment information :										
Capital expenditure	11,525	9,695	64,399	73,594	29,672	2,865	115	5,741	-	197,606
Depreciation & amortisation	14,352	14,976	59,535	29,755	16,240	3,267	-	4,006	-	142,131
Impairment losses	-	-	-	-	-	-	-	6,237	-	6,237
Attributable profit before exceptional items	21,392	1,451	41,417	16,084	2,440	89,071	90,323	4,026	-	266,204
Exceptional items	(705)	(914)	(1,624)	1,243	(537)	2,202	-	26,039	-	25,704
Attributable profit	20,687	537	39,793	17,327	1,903	91,273	90,323	30,065	-	291,908

The following table presents financial information regarding geographical segments :

Geographical Segment	Singapore (\$'000)	Malaysia (\$'000)	Rest of South East Asia (\$'000)	North East Asia (\$'000)	South Asia (\$'000)	South Pacific (\$'000)	Europe & USA (\$'000)	Group (\$'000)
Total revenue	1,203,959	744,965	505,506	304,202	-	594,013	93,614	3,446,259
PBIT *	286,460	92,760	111,425	(9,422)	-	85,922	15,036	582,181
Other geographical information :								
Assets	4,601,619	585,111	488,840	850,180	-	450,256	398,170	7,374,176
Capital expenditure	57,248	40,763	30,009	19,089	-	44,236	6,261	197,606

* PBIT = Profit before interest, taxation and exceptional items.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
6. GROSS DIVIDENDS FROM SUBSIDIARY COMPANIES				
Quoted subsidiary companies			39,317	24,606
Unquoted subsidiary companies			105,938	113,552
			145,255	138,158
7. GAIN ON COMPASS POINT SECURITISATION				
In the previous financial year, Sengkang Mall Limited ("SML") ceased to be an associated company when the Group disposed of 21% of the Junior Bonds in SML bringing the Group's shareholding of SML to 19% and the remaining investment in the Junior Bonds was re-classified to other investments. As the Group ceased to equity account SML's results, the remaining profit on the securitisation of \$59,794,000 was realised and taken to the profit statement in 2004.				
8. GROSS INCOME FROM INVESTMENTS				
Quoted equity investments in companies	1,282	8,217	948	508
Unquoted equity investments in companies	1,075	3,172	60	1,982
Unquoted non-equity investments in companies	4,458	3,184	612	151
Quoted government securities and bonds	2,511	2,857	-	-
Income from funds under management	-	3,818	-	-
	9,326	21,248	1,620	2,641
9. EXCEPTIONAL ITEMS				
Profit on disposal of portfolio investments	12,150	30,093	10,005	222
Gain/(loss) on disposal of investments in subsidiary and associated companies and change in interest in associated company	12,634	(45)	-	109,950
Profit on disposal of properties	875	29,051	-	-
Write back of/(Provision for) impairment in value of investment and investment in subsidiary companies	-	2,202	-	(26,000)
Write back of/(Provision for) assets and other costs in respect of re-organisation and restructuring of operations	1,760	(32,908)	-	-
Provision for professional fees	(5,779)	(3,389)	-	-
Negative goodwill arising from investment in subsidiary company	6,384	-	-	-
Share of associated and joint venture companies' write back of/(provision for) impairment in value of assets and restructuring costs	1,570	(4,374)	-	-
	29,594	20,630	10,005	84,172

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
10. TAXATION				
Based on profit for the year :				
Singapore tax	61,964	52,345	18,232	15,893
Overseas tax	82,465	73,515	9,961	6,615
Deferred tax	10,914	(2,790)	-	-
	155,343	123,070	28,193	22,508
Under/(Over) provision in preceding years				
- Current income tax	5,362	3,563	1,000	-
- Deferred tax	(2,801)	(1,504)	-	-
Share of taxation of joint venture companies	8,768	8,164	-	-
Share of taxation of associated companies	4,594	7,806	-	-
	171,266	141,099	29,193	22,508

A reconciliation of the statutory tax rate to the Company's and Group's effective tax rate applicable to profit for the year is as follows :

	THE GROUP		THE COMPANY	
	2005 %	2004 %	2005 %	2004 %
Singapore statutory rate	20.0	20.0	20.0	20.0
Effect of different tax rate of other countries	5.0	3.3	2.1	0.9
Effect of tax losses of subsidiary not available for set-off against profits of other companies within the group	1.7	2.0	-	-
Income not subject to tax (tax incentive/exemption)	(2.7)	(7.0)	(4.7)	(15.1)
Expenses not deductible for tax purposes	3.7	6.9	3.3	4.5
Utilisation of previously unrecognised tax losses in determining taxable profit	(0.4)	(0.3)	-	-
Under provision in prior years	0.3	0.2	0.7	-
Other reconciliation items				
Adjustment due to change in tax rate	-	(0.8)	-	-
Others	(0.1)	0.4	0.3	0.6
	27.5	24.7	21.7	10.9

As at 30 September 2005, certain Singapore subsidiary companies have unutilised tax losses of approximately \$77,779,000 (2004 : \$80,052,000) and unabsorbed capital allowances of \$1,021,000 (2004 : \$2,516,000) available for set off against future profits. In addition, certain overseas subsidiary companies have unutilised tax losses carried forward of approximately \$163,153,000 (2004 : \$170,825,000) and unabsorbed capital allowances of \$19,785,000 (2004 : \$21,008,000). The availability of these losses and capital allowances to set-off against future profits is subject to the meeting of certain statutory requirements by those subsidiary companies in their countries of incorporation. The deferred tax benefits of these losses recognised in the financial statements are disclosed in Note 34.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

11. DIVIDENDS

	THE GROUP & THE COMPANY	
	2005 (\$'000)	2004 (\$'000)
Interim paid of 20 cents after deducting Singapore income tax at 20% (2004 : 20 cents after deducting Singapore income tax at 20%)	46,520	46,265
Final proposed of 35 cents after deducting Singapore income tax at 20% (2004 : 35 cents after deducting Singapore income tax at 20%)	81,676	81,380
	128,196	127,645

The final dividend is proposed by the Directors after the balance sheet date and subject to the approval of shareholders at the next annual general meeting of the Company.

12. EARNINGS PER \$1 SHARE

- (a) Basic Earnings Per Share
Basic earnings per share is computed by dividing the Group attributable profit by the weighted average number of ordinary shares of \$1 each in issue during the year.

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
Attributable profit		
- before exceptional items	274,815	266,204
- after exceptional items	299,500	291,908
Weighted average number of ordinary shares in issue	232,637,791	231,281,515
Earnings Per Share (Basic)		
- before exceptional items	118.1 cts	115.1 cts
- after exceptional items	128.7 cts	126.2 cts

- (b) Diluted Earnings Per Share
Diluted earnings per share is computed by dividing the Group adjusted attributable profit by the adjusted weighted average number of ordinary shares in issue during the year.

For diluted earnings per share, the Group attributable profit is adjusted for changes in subsidiary companies' attributable profit resulting from exercise of all dilutive share options. The reconciliation of the Group adjusted attributable profit used to compute diluted earnings per share is as follows :

Attributable profit before exceptional items	274,815	266,204
Change in attributable profit due to dilutive share options of subsidiary companies	(1,016)	(1,124)
Adjusted attributable profit before exceptional items	273,799	265,080
Attributable profit after exceptional items	299,500	291,908
Change in attributable profit due to dilutive share options of subsidiary companies	(1,004)	(1,091)
Adjusted attributable profit after exceptional items	298,496	290,817

The weighted average number of ordinary shares is adjusted to assume exercise of all dilutive share options of the Company. The reconciliation of the weighted average number of ordinary shares used to compute diluted earnings per share is as follows :

	No. of shares	
Weighted average number of ordinary shares used to compute the basic earnings per share	232,637,791	231,281,515
Effect of dilutive share options	1,580,593	1,673,684
Weighted average number of ordinary shares used to compute diluted earnings per share	234,218,384	232,955,199

Earnings per share (Fully diluted)		
- before exceptional items	116.9 cts	113.8 cts
- after exceptional items	127.4 cts	124.8 cts

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

13. SHARE CAPITAL AND RESERVES

	THE GROUP & THE COMPANY	
	2005 (\$'000)	2004 (\$'000)
SHARE CAPITAL		
Authorised :		
500,000,000 ordinary shares of \$1 each	500,000	500,000
Issued and fully paid :		
Balance at beginning of year		
232,007,722 (2004 : 230,516,592) ordinary shares of \$1 each	232,008	230,517
Issued during the year		
1,351,613 (2004 : 1,491,130) shares following exercise of Executives' Share Options	1,351	1,491
Balance at end of year		
233,359,335 (2004 : 232,007,722) ordinary shares of \$1 each	233,359	232,008

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restriction.

During the year, the consideration received following the exercise of Executives' Share Options was \$9,976,000 (2004 : \$9,978,000).

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
RESERVES				
The reserves comprise the following :				
Non-distributable reserves				
Share Premium	152,223	143,598	152,223	143,598
Capital Redemption Reserve	3,228	3,228	3,228	3,228
Capital Reserve	527,012	561,251	1,039,274	1,039,274
Exchange Reserve	2,606	2,728	-	-
	685,069	710,805	1,194,725	1,186,100
Distributable reserves				
Revenue Reserve	2,092,423	1,922,457	1,231,473	1,254,680
Dividend Reserve	81,676	81,203	81,676	81,203
Exchange Reserve	4,361	(20,273)	-	-
	2,178,460	1,983,387	1,313,149	1,335,883
Total reserves	2,863,529	2,694,192	2,507,874	2,521,983

Based on prevailing legislation and income tax rates of 20% and 28% for Singapore and Malaysia respectively, the Company has sufficient tax credits to pay up to \$195,704,000 (2004 : \$323,604,000) as Singapore tax franked dividend and \$38,961,000 (2004 : \$38,709,000) as Malaysian tax franked dividend out of revenue reserves. The Company did not exercise the option to move to the one tier corporate tax system in Singapore during the financial year.

Capital reserve of the Company comprises mainly surplus from revaluation of investments. The capital reserve of the Group comprises statutory reserve and asset revaluation reserve of subsidiary companies.

During the year, \$55,000 (2004 : \$48,000) of revenue reserve was transferred to capital reserve by certain subsidiary companies as required by local legislation. The reserve is all realised profits and can only be distributed with approval from their respective local authorities.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

14. GROUP FIXED ASSETS

	Freehold Land (\$'000)	Leasehold Land (\$'000)	Building (\$'000)	Plant & Machinery (\$'000)	Capital Work-in- Progress (\$'000)	Other Assets (\$'000)	Total (\$'000)
At cost/valuation							
Balance at beginning of year	68,467	87,633	491,274	1,439,691	56,117	346,278	2,489,460
Currency realignment	879	883	4,796	18,907	512	3,517	29,494
Additions	-	3,296	3,482	128,185	101,640	30,623	267,226
Acquisition of subsidiary companies	9,009	398	10,956	5,269	-	6,681	32,313
Disposals	(150)	(323)	(5,660)	(51,330)	-	(30,296)	(87,759)
Reclassification	736	-	12,668	64,936	(84,876)	7,270	734
Transfer to current assets	-	-	-	-	(972)	(4)	(976)
Transfer from investment properties	103	-	917	-	-	-	1,020
Balance at end of year	79,044	91,887	518,433	1,605,658	72,421	364,069	2,731,512
Analysis of cost/valuation							
At cost	55,045	71,657	484,658	1,590,571	72,421	364,069	2,638,421
At directors valuation 1976	-	-	-	2,800	-	-	2,800
At directors valuation 1983	-	-	1,385	-	-	-	1,385
At directors valuation 1988	-	-	4,851	12,287	-	-	17,138
At directors valuation 1996	23,999	20,230	27,539	-	-	-	71,768
	79,044	91,887	518,433	1,605,658	72,421	364,069	2,731,512
Accumulated depreciation and impairment							
Balance at beginning of year	45	20,177	137,679	764,259	-	234,277	1,156,437
Currency realignment	-	189	1,453	10,338	-	2,825	14,805
Depreciation charge for the year	-	2,006	13,108	87,878	-	31,752	134,744
Impairment charge for the year	-	-	-	132	-	307	439
Impairment reversal for the year	(696)	-	(4,322)	(16)	-	(174)	(5,208)
Acquisition of subsidiary companies	-	84	2,120	3,825	-	5,001	11,030
Disposals	-	(51)	(3,284)	(49,885)	-	(27,652)	(80,872)
Reclassification	734	-	531	(531)	-	-	734
Transfer to current assets	-	-	-	-	-	(4)	(4)
Transfer from investment properties	-	-	403	-	-	-	403
Balance at end of year	83	22,405	147,688	816,000	-	246,332	1,232,508
Net book value							
At 30 September 2005	78,961	69,482	370,745	789,658	72,421	117,737	1,499,004
At 30 September 2004	68,422	67,456	353,595	675,432	56,117	112,001	1,333,023

(a) The valuations for 1976, 1983, 1988 and 1996 were made by the directors of the respective subsidiary companies and were based on appraisals by independent valuers.

(b) Other assets comprise motor vehicle, postmix and vending machine, beer cooler, fixture and fitting and computer equipment.

The net book value of the fixed assets which had been revalued if these are stated at cost less depreciation :

At 30 September 2005	18,360	7,014	10,341	120	-	-	35,835
At 30 September 2004	25,193	7,090	11,729	239	-	-	44,251

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

15. GROUP INVESTMENT PROPERTIES

	Freehold Land (\$'000)	Leasehold Land (\$'000)	Building (\$'000)	Total (\$'000)
At cost/valuation				
Balance at beginning of year	631,721	811,584	796,514	2,239,819
Currency realignment	906	(25)	1,412	2,293
Additions	-	-	602	602
Disposals	(238)	-	(190)	(428)
Revaluation deficit	(15,219)	(8,110)	(5,036)	(28,365)
Acquisition of subsidiary companies	-	55,548	53,285	108,833
Transfer to fixed assets	(103)	-	(514)	(617)
Transfer to properties held for sale	-	-	(563)	(563)
Transfer to revaluation reserves	-	-	(1,467)	(1,467)
Balance at end of year	617,067	858,997	844,043	2,320,107
Analysis of cost/valuation				
At cost	-	59,500	103,650	163,150
At directors' valuation 2005	617,067	799,497	740,393	2,156,957
	617,067	858,997	844,043	2,320,107
Accumulated depreciation and impairment				
Balance at beginning of year	-	561	11,826	12,387
Currency realignment	-	(2)	(44)	(46)
Depreciation charge for the year	-	110	2,119	2,229
Balance at end of year	-	669	13,901	14,570
Net book value				
At 30 September 2005	617,067	858,328	830,142	2,305,537
At 30 September 2004	631,721	811,023	784,688	2,227,432

Investment properties of the Group stated at 2005 valuation made by the directors are based on open market valuation at 30 September 2005 carried out by independent professional valuers, DTZ Debenham Tie Leung (Singapore and Hong Kong), BEM Property Consultants (Australia), CB Richard Ellis (Hong Kong and Australia), The Landmark Appraisal Group (United States of America) and Regroup Associates (Malaysia). The investment properties of the Group are situated in Singapore, Hong Kong, Australia, United States of America and Malaysia.

The directors have adopted all the valuations except for the valuations of Centrepoint, Northpoint, Causeway Point, Fraser Place, Fraser Suites and an apartment unit at Centrepoint. The directors are of the opinion that the valuations of these six properties approximate their current book value.

The amount of valuation surplus not adopted in the accounts is approximately 2.7% (2004 : 1.7%) of the net book value of the underlying investment properties.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

16. GROUP PROPERTIES UNDER DEVELOPMENT

	THE GROUP	
	2005	2004
	(\$'000)	(\$'000)
Balance at beginning of year	1,833,290	1,100,052
Expenditure incurred during the year	851,034	641,858
Acquisition of subsidiary companies	122,197	153,890
	2,806,521	1,895,800
Development profit	129,789	46,105
Progress payments received and receivable	(737,838)	(92,925)
Amortisation charge	(105)	(109)
Transfer to properties held for sale	(215,364)	(17,471)
Currency realignment	11,009	1,890
Balance at end of year	1,994,012	1,833,290
Group properties under development comprise :		
Freehold land		
At cost	739,304	535,942
At directors' valuation 1996	99,000	99,000
Leasehold land		
At cost	405,575	740,966
Development expenditure	902,114	481,202
Interest cost	88,563	94,569
Currency realignment	13,536	2,549
Property tax	12,680	11,300
	2,260,772	1,965,528
Development profit	109,620	101,519
Progress payments received and receivable	(320,291)	(177,896)
Accumulated amortisation	(1,259)	(1,031)
Provision for foreseeable losses	(54,830)	(54,830)
	1,994,012	1,833,290

Interest capitalised during the year was \$47,516,000 (2004 : \$41,524,000). A capitalisation rate of 4.00% (2004 : 4.16 %) per annum was used, representing the borrowing cost of the loans used to finance the projects.

Certain subsidiary companies have granted fixed and floating charge over their assets and undertaking to banks as well as mortgage on their freehold and leasehold land. As at 30 September 2005, the bank loans drawn down amounted to \$358,397,000 (2004 : \$217,467,000).

- a) The valuation for 1996 was made by the directors based on appraisals by independent professional valuers.
- b) Properties under development include :

	Effective Group Interest %
Singapore	
i) The Azure - leasehold land (99-year tenure commencing 3 January 2005) of approximately 10,926.5 sqm on Land Parcel C½ at Sentosa Cove on Lot 1391C Mukim 34, Sentosa Island for the development of 116 condominium units of 19,675 sqm of gross floor area for sale.	100
ii) Freehold land of approximately 5,227 sqm at MK 17 Lot 3309 situated at St Michael's Road for the development of approximately 140 condominium units of approximately 15,288 sqm of gross floor area for sale.	100
iii) Ris Grandeur - freehold land of approximately 26,441.5 sqm situated at Lots 892, 894 and 896 of MK 29 at Elias Road for the development of 453 condominium units of approximately 60,968 sqm of gross floor area for sale.	80
iv) The Spectrum - freehold land of approximately 6,697.7 sqm at Lots 98696T, 98693W, 98692M, 1586P and 1588A of Mukim 3 at Pasir Panjang Road for the development of 72 condominium units of 9,531 sqm of gross floor area for sale.	100

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

16. GROUP PROPERTIES UNDER DEVELOPMENT (continued)

b) Properties under development include :

		Effective Group Interest %
v)	Freehold land of approximately 23,819.7 sqm situated at Holland Park, off Holland Road, for the development of approximately 12 bungalow units of approximately 19,137 sqm of gross floor area for sale.	100
vi)	Freehold land of approximately 6,196.5 sqm at Lot 994W MK 13 at No. 1 Jalan Ulu Sembawang for the development of approximately 73 condominium units of approximately 8,243 sqm of gross floor area for sale.	100
vii)	Quintet – leasehold land (99-year tenure commencing 19 June 2003) of approximately 20,954.6 sqm at Lot 3254X MK 11 at Choa Chu Kang Street 36/46 for the development of 459 executive condominium units of approximately 61,804 sqm of gross floor area for sale.	100
viii)	8 @ Mount Sophia - 103-year leasehold land title commencing from the date of issuance of subsidiary strata certificate of title on Lots 361, 593V, 594 and 183N of Town Subdivision 19 at Mount Sophia for the development of 277 condominium units of 33,971 sqm of gross floor area for sale.	100
ix)	Tangerine Grove - freehold land of approximately 10,236.1 sqm at Lots 1595T and 1596A Mukim 23 at 1 Paya Lebar Crescent for the development of 125 condominium units of 14,336 sqm of gross floor area for sale.	100
x)	The Raintree - leasehold land (99-year tenure commencing 1 March 2003) of approximately 16,253.5 sqm at Mk16 Lot 2253 situated at Hindhede Road for the development of approximately 310 condominium units of approximately 38,011 sqm of gross floor area for sale.	100
xi)	Freehold land of approximately 11,669 sqm at Lots 803V, 787V, 788P and on Town Subdivision 24 at Jervois Road/Close and Nos. 5, 5A, 6 and 6A at Jervois Road for the development of approximately 275 condominium units of approximately 32,673.2 sqm of gross floor area for sale.	100
xii)	Freehold land of approximately 10,221.1 sqm at Lots 4840A, 5804W, 5805V, 5806P, 6096M, 6097W(SL), 61363K, 6164N, 6165X, 6749V, 6750M, 97844P, 97845T and 97846A of Mukim 17 at Leicester Road/Jalan Toa Payoh/Woodsville Close for a residential development comprising approximately 194 condominium units of approximately 21,906.4 sqm of gross floor area for sale.	100
xiii)	Freehold land of approximately 23,018.6 sqm at Lot 3385K of Mukim 5 at 89 West Coast Park (Clementi Planning Area) for a residential development comprising approximately 315 condominium units of approximately 36,829.8 sqm of gross floor area for sale.	100
	Malaysia	
xiv)	Fraser Park - freehold land of approximately 23,354 sqm at Jalan Yew, Kuala Lumpur, Malaysia for the development of shop office of approximately 15,001 sqm of gross floor area for sale.	59
	Vietnam	
xv)	Leasehold land (35-year tenure commencing 3 April 1995) of approximately 2,160 sqm at No. 3 Nguyen Sieu Street, Ho Chi Minh City, Vietnam for the development of approximately 106 residential units of approximately 11,845 sqm of gross floor area for sale.	70

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

16. GROUP PROPERTIES UNDER DEVELOPMENT (continued)

b) Properties under development include :

		Effective Group Interest %
	Australia	
xvi)	Freehold land of approximately 3,966 sqm situated at the junction of George Street, Bathurst Street and Kent Street, Sydney, Australia for the development of a retail podium of 8,922 sqm, a block of approximately 456 residential units and a block of approximately 145 serviced apartment units of a total of approximately 62,000 sqm of gross floor area for sale.	81
xvii)	Freehold land of approximately 193 hectares situated at Wanjeep Street, Mandurah, Western Australia for a proposed development of approximately 1,000 landed housing units for sale.	56
	China	
xviii)	Leasehold land (70-year tenure commencing 7 November 2001) of approximately 13,843 sqm situated at No. 169 Wujiang Road, Shanghai, China for a mixed development comprising 4 blocks of approximately 452 apartment units and a retail podium of a total of approximately 69,100 sqm of gross floor area for sale.	95
xix)	Leasehold land (40/50-year tenure commencing 15 June 2005) of approximately 7,111 sqm situated in Xi Cheng District, Xin Jie Kou, Beijing, China for a retail mall development of a total of approximately 20,774 sqm of gross floor area for sale.	95
xx)	Leasehold land (50-year tenure commencing 22 August 1999) of approximately 633,153 sqm situated at Teng Qiao He Chu Hai Kou, Hainan, China for a low density resort and tourist development of a total of approximately 316,577 sqm of gross floor area for sale.	100
xxi)	Leasehold land (50-year tenure commencing 21 April 1999) of approximately 338,577.6 sqm at Lots Nos. T205-0021, T205-0050 and T205-0030 situated at High and New Technological Industrial Park South Zone, Shenzhen, Guangdong, China for the development of a composite development with a total gross floor area of 536,480 sqm.	52
xxii)	Leasehold land (70-year tenure commencing 6 December 2003) of approximately 711,101 sqm located near the future Light Rapid Transit station at Si Chen Road in Song Jiang district, Shanghai, China for the exclusive residential development comprising three phases yielding 4,928 residential units with communal club facilities and a small commercial quantum of a total of 837,291 sqm of gross floor area for sale.	72
	New Zealand	
xxiii)	Freehold land of approximately 6,831 sqm in Queenstown, South Island New Zealand for a proposed development of 15 luxury residential apartments of approximately 5,200 sqm of gross floor area for sale. Approval from the relevant authorities is being sought to double the number of apartments.	75
xxiv)	Freehold land of approximately 24 hectares located in Tauranga in the Bay of Plenty, New Zealand for a proposed development of approximately 450 houses and a beach front condominium complex for sale.	68
	United Kingdom	
xxv)	Freehold land of approximately 4 hectares on the south bank of River Thames, London, United Kingdom for a proposed residential and commercial development of 219 residential units and 13,940 sqm of ancillary office and retail space of a total of approximately 8,300 sqm of gross floor area for sale.	49
xxvi)	Freehold land of approximately 2,346 sqm situated at 63-69 Rochester Row, 68 Vincent Square, London, United Kingdom for a proposed development of 70 residential units of approximately 6,197 sqm of gross floor area for sale.	49

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

17. SUBSIDIARY COMPANIES

	THE COMPANY	
	2005 (\$'000)	2004 (\$'000)
Quoted shares at cost	299,184	302,352
Unquoted shares at cost	4,063,809	4,046,967
	4,362,993	4,349,319
Amounts owing by subsidiary companies (unsecured)	41,130	41,083
Amounts owing to subsidiary companies (unsecured)	(795,896)	(806,687)
	3,608,227	3,583,715
Market Value		
Quoted shares	637,232	485,530

The Company's investments in subsidiary companies include an interest in 59.37% (2004 : 60.09%) of the issued ordinary shares of Fraser & Neave Holdings Bhd. This interest will be reduced to 55.75% by 31 December 2006 by the operation of an Executives' Share Option Scheme.

The amounts owing by subsidiary companies are due on loan account, not repayable within the next 12 months and are interest-free except for an amount of \$3,361,000 (2004 : \$3,357,000) which bears interest at an average rate of 5.34% (2004 : 3.51%) per annum.

The amounts owing from and to subsidiary companies disclosed under current assets and current liabilities are unsecured, trade in nature and interest-free.

(a) During the financial year, the Group incorporated the following subsidiaries :

Name of Company	Country of incorporation and place of business	Effective shareholding %	Date of incorporation
CPL View Pte Ltd	Singapore	100.0	26 October 2004
Fraser Serviced Residences (China) Pte Ltd	Singapore	100.0	3 January 2005
CPL (Xian) Pte Ltd	Singapore	100.0	28 June 2005
CPL Tower Pte Ltd	Singapore	100.0	26 July 2005
CPL Loft Pte Ltd	Singapore	100.0	26 July 2005
Beijing Sin Hua Yan Real Estate Development Co., Ltd	China	95.0	20 June 2005
Fraser's Mandurah Pty Limited	Australia	56.3	8 February 2005
Tiger Beer UK Ltd	United Kingdom	37.4	6 May 2005
Heineken-APB (China) Management Services Co., Ltd	China	43.7	2 June 2005
F&N Services (L) Bhd	Malaysia	100.0	8 August 2005
Siam Malaya Glass (Thailand) Company Limited	Thailand	41.6	23 May 2005

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

17. SUBSIDIARY COMPANIES *(continued)*

- (b) During the financial year, the Group acquired the following subsidiary companies :

Properties

- i) On 8 February 2005, the Group's subsidiary company, Frasers (Australia) Pte Ltd ("Frasers (Australia)") (formerly CPL (Australia) Pte Ltd), entered into a joint venture with a third party to establish a company in Australia known as Frasers Mandurah Pty Ltd ("Frasers Mandurah") for the acquisition and development of property in Western Australia. Under the terms of the joint venture, Frasers (Australia) and the third party hold 75% and 25% shareholding interest in Frasers Mandurah, respectively.
- ii) On 1 March 2005, the Group's subsidiary company, Frasers (NZ) Pte Ltd ("Frasers (NZ)") (formerly CPL (NZ) Pte Ltd), increased its effective shareholding in Frasers Papamoa Limited (formerly Palo Cedro (Papamoa) Ltd) from 85% to 90% for a cash consideration of NZ\$5.
- iii) On 20 July 2005, the Group's subsidiary company, CPL China Development Pte Ltd, acquired a 100% shareholding interest in Metro Charm Holdings Limited ("MCHL"), a company incorporated in Hong Kong, at a cash consideration of RMB 383,000,000. MCHL owns a 100% shareholding interest in a PRC company which owns a piece of land of approximately 60 hectares in Hainan, China for development and sale.
- iv) On 22 September 2005, the Group's subsidiary company, Fraser & Neave Investments (Hong Kong) Limited ("FNIHK"), acquired the remaining shares in the issued share capital of Vision Century Limited ("VCL"), thereby increasing F&NIHK's shareholding interest in VCL from 50% to 100%. The consideration is the transfer by VCL of 783,445,670 shares representing 27.625% of the issued share capital of Frasers Property (China) Limited (formerly Vision Century Corporation Limited).

On the same day, the Group's subsidiary company, CPL (China) Pte Ltd ("CPL China"), sold to Frasers Property (China) Limited ("FPCL") 54.78% of the issued share capital of Supreme Asia Investments Limited ("SAI") and a proportionate share of the shareholder's loan, amounting to US\$14,014,279, owing by SAI to CPL China. The consideration was 1,725,462,776 new shares in FPCL, resulting in CPL China holding 37.8% of the enlarged share capital of FPCL.

As a result of the above transactions, the Group now holds in aggregate 55% of the issued share capital of FPCL.

- v) On 8 November 2004, the Group's subsidiary company, Fraser & Neave Holdings Bhd, acquired a 100% shareholding interest in Elsinburg Holdings Sdn Bhd and Vacaron Company Sdn Bhd, companies incorporated in Malaysia for cash consideration of RM2 each.
- vi) On 9 December 2004, the Group's subsidiary company, Fraser & Neave Holdings Bhd, acquired a 100% shareholding interest in Lettricia Corporation Sdn Bhd, a company incorporated in Malaysia for a cash consideration of RM2.
- vii) On 18 February 2005, the Group's subsidiary company, Fraser & Neave Holdings Bhd, acquired a 100% shareholding interest in Nuvak Company Sdn Bhd and Greenclipper Corporation Sdn Bhd, companies incorporated in Malaysia for cash consideration of RM2 each.
- viii) On 20 September 2005, the Group's subsidiary company, Fraser & Neave Holdings Bhd, acquired a 100% shareholding interest in Utas Mutiara Sdn Bhd, a company incorporated in Malaysia for a cash consideration of RM1,940,000.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

17. SUBSIDIARY COMPANIES *(continued)*

(b) During the financial year, the Group acquired the following subsidiary companies *(continued)* :

Breweries

- i) On 4 October 2004, the Group's subsidiary company, Asia Pacific Breweries Ltd ("APBL"), purchased the remaining 0.54% of DB Breweries Limited ("DB") shares in issue at a cash consideration of \$2,842,000, hence completing the compulsory acquisition of DB which started in financial year 2004.
- ii) On 5 November 2004, the Group's subsidiary company, APBL increased its investment in Vietnam Brewery Ltd ("VBL") via conversion of dividends declared by VBL into its share capital.
- iii) On 21 September 2005, the Group's subsidiary company, APBL, subscribed for new shares in United Breweries Lanka Limited ("UBL"), resulting in it holding 60% of the enlarged share capital of UBL at a cash consideration of \$6,139,000. UBL is a limited liability company incorporated in Sri Lanka that brews and distributes beer in Sri Lanka.

Printing and Publishing

- i) On 1 October 2004, the Group's subsidiary company, Times Publishing Limited ("TPL"), acquired a 100% shareholding interest of Pansing Distribution Pte Ltd (formerly Pansing Distribution Sdn Bhd) ("Pansing") for cash consideration of \$7,331,000. Pansing is a company incorporated in Singapore and its main business activity is in the distribution of books.
- ii) On 2 March 2005, the Group's subsidiary company, Times Publishing (HK) Ltd, acquired a 100% shareholding interest of Educational Technologies Limited ("ETL") for a cash consideration of US\$14,800,000. ETL is a company incorporated under the laws of Hong Kong, S.A.R. and its main business activities are in publishing, licensing and distributing educational and children's books and publications in Latin America, and the Asia Pacific and Gulf regions.
- iii) On 2 March 2005, the Group's subsidiary company, Pansing, acquired a 51% shareholding interest of IMM Singapore Holdings Pte Limited ("IMM") for a cash consideration of A\$3,320,000. IMM in turn owns 100% of Pansing IMM Pty Limited, a company incorporated in Australia. Its main business activity is in export distribution of Australian magazines, books and periodicals.
- iv) On 8 April 2005, the Group's subsidiary company, Times Printers (Hong Kong) Limited ("TPHKL"), acquired additional 2,058,000 ordinary shares of HK\$1 in Everbest Printing Holdings Limited ("EPHL") for a consideration of HK\$67,633,818. Following the acquisition, TPHKL now holds 85.3% of EPHL.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

17. SUBSIDIARY COMPANIES (continued)

The fair value of the identifiable assets and liabilities of subsidiary companies acquired as at the date of acquisition are :

	Fair value at date of acquisition (\$'000)	Carrying value at date of acquisition (\$'000)
Fixed assets	21,283	21,240
Development properties	122,197	45,238
Investment properties	108,833	108,833
Other non-current assets	17,883	7,560
Current assets	143,791	142,637
Current liabilities	(43,533)	(43,771)
Non-current liabilities	(122,150)	(121,662)
Minority interests	(16,385)	(16,385)
Cash	63,641	63,641
Net asset value as at acquisition	295,560	207,331
Minority interests arising upon acquisition	(107,891)	
	187,669	
Cost of investment as a joint venture company	(37,290)	
Goodwill on acquisition, net	4,033	
Consideration	154,412	
Add : Loan on acquisition	(4,161)	
	150,251	
Less : Cash of subsidiary companies	(63,641)	
Cash flow on acquisition net of cash and cash equivalents acquired	86,610	

The effect of the acquisition of the subsidiary companies on the financial position of the Group at 30 September 2005 and its results for the year is shown below :

	(\$'000)
Total assets at 30 September 2005	695,967
Total liabilities at 30 September 2005	(440,963)
Contributions to the Group for the period :	
- Revenue	45,136
- Profit before tax	2,731
- Attributable profit	1,686
If the above acquisition of subsidiaries had taken place at the beginning of the financial year, the Group's results would increase by :	
- Revenue	79,167
- Profit before tax	14,363
- Attributable profit	7,453

- (c) During the financial year, the Group's subsidiary company, Times Publishing Limited, disposed of the following companies via liquidation :

- i) BBD Distributors Limited
- ii) Eastern Universities Press Sdn Bhd
- iii) United Publishers Services Private Limited
- iv) TPL Digital (UK) Limited

The disposals resulted in a gain of \$697,000. The effect of the above disposals is disclosed in the Consolidated Cash Flow Statement.

Details of significant subsidiaries are included in Note 43.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

		THE GROUP	
		2005	2004
		(\$'000)	(\$'000)
18. JOINT VENTURE COMPANIES			
Investments in joint venture companies			
At net asset values on acquisition		63,103	201,413
Acquisition		47,461	-
Share of net post acquisition surplus/(deficit)		34,169	(79,200)
		144,733	122,213
(a) The amounts due from/to joint venture companies classified under current assets and current liabilities are unsecured, trade in nature and interest-free.			
(b) On 2 June 2005, the Group's subsidiary, Heineken-APB (China) Pte Ltd, acquired a 40% interest in Jiangsu DaFuHao Breweries Co. Ltd, for a consideration of \$47,461,000.			
(c) On 22 September 2005, the Group acquired an additional 27.375% interest in Frasers Property (China) Limited ("FPCL") (formerly known as Vision Century Corporation Limited) bringing the Group's interest in FPCL from 27.625% to 55%, and FPCL became a subsidiary on that date. See Note 17. The Group's share of FPCL's results up to 22 September 2005 was included in the Group's share of joint venture results. And from that same date, the carrying amount of investment in FPCL was transferred out of investment in joint venture companies and consolidated with the Group.			
(d) The Group's share of the consolidated results of the joint venture companies for the year is as follows :			
Profit before taxation and exceptional items		35,046	27,568
Exceptional items		2,357	(4,374)
Taxation		(8,768)	(8,164)
(e) The Group's share of the consolidated assets and liabilities of the joint venture companies comprises :			
Non-current assets		149,066	147,185
Current assets		121,134	162,218
Current liabilities		(84,289)	(129,652)
Long term liabilities		(56,136)	(57,538)
		129,775	122,213
(f) The share of the results, assets and liabilities as stated in paragraphs (d) and (e) above is based on the accounts of the joint venture companies to 30 September 2005 except for FPCL explained in (c) above.			
(g) The Group's share of capital commitments of the joint venture companies is \$nil (2004 : \$4,690,000).			
(h) There are no contingent liabilities relating to the Group's interest in joint venture companies.			

Details of joint venture companies are included in Note 43.

19. ASSOCIATED COMPANIES

Investments in associated companies			
At net asset values on acquisition		109,223	113,257
Reclassification of goodwill (net of amortisation) from intangible assets		99,619	-
Acquisition of interests		18,776	-
Share of net post acquisition reserves		7,099	14,627
		234,717	127,884
Loans owing from associated companies (unsecured)		73,357	56,677
		308,074	184,561

The loans owing from associated companies are interest-free, non-trade in nature and are not repayable within one year.

The amounts due from/to associated companies classified under current assets and current liabilities are unsecured, trade in nature and interest-free.

Details of associated companies are included in Note 43.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

20. INTANGIBLE ASSETS

	THE GROUP				
	Goodwill (\$'000)	Franchise (\$'000)	Deferred Development Costs (\$'000)	Other Intangible Assets (\$'000)	Total (\$'000)
At cost					
Balance at beginning of year	226,363	219	21,769	-	248,351
Currency realignment	59	-	277	-	336
Additional expenditure during the year	-	-	11,735	-	11,735
Acquisition of subsidiary companies and additional interests in subsidiary companies	21,470	-	2,458	10,324	34,252
Reclassification to associated companies	(99,619)	-	-	-	(99,619)
Write-off for the year	(1,715)	-	(4,351)	(102)	(6,168)
Reclassification	(102)	-	-	102	-
Reclassification from accumulated amortisation	(10,758)	-	-	-	(10,758)
Balance at end of year	135,698	219	31,888	10,324	178,129
Accumulated amortisation and impairment					
Balance at beginning of year	12,539	134	11,166	-	23,839
Currency realignment	(66)	-	311	-	245
Amortisation charge for the year	-	22	3,412	794	4,228
Write-off for the year	(1,715)	-	(2,583)	-	(4,298)
Reclassification to cost	(10,758)	-	-	-	(10,758)
Balance at end of year	-	156	12,306	794	13,256
Net book value					
30 September 2005	135,698	63	19,582	9,530	164,873
30 September 2004	213,824	85	10,603	-	224,512

Except for goodwill, all intangible assets have finite useful lives of not more than 10 years.

21. IMPAIRMENT TESTS FOR GOODWILL

In accordance with FRS 103, the carrying value of the Group's goodwill arising from acquisitions of subsidiary and associated companies were assessed for impairment during the financial year.

Carrying value of capitalised goodwill based on cash generating units	As at 30 Sep 2005 (\$'000)	Basis on which recoverable values are determined	Terminal growth rate	Discount rate
Subsidiary companies :				
Breweries Group	104,087	Value-in-use	2%	9.0% - 11.9%
Printing and Publishing Group	13,338	Value-in-use	0%	7.0% - 7.4%
Dairies Group	631	Value-in-use	0%	7.1%
Soft Drinks Group	17,642	Fair value less cost to sell		
	<u>135,698</u>			

Goodwill is allocated for impairment testing purposes to the individual entity which is also the cash generating unit. The value-in-use calculations apply a discounted cash flow model using cash flow projections based on financial budgets and forecasts approved by management covering 3 to 5 year periods. Cash flows beyond these periods are extrapolated using the estimated growth rates stated in the table above. The fair value less costs to sell calculations are based on quoted market prices obtained from active markets.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

21. IMPAIRMENT TESTS FOR GOODWILL *(continued)*

The terminal growth rates used do not exceed the long term average growth rate of the respective industry and country in which the entity operates.

The discount rates applied to the cash flow projections are derived from the cost of capital plus a reasonable risk premium at the date of assessment of the respective cash generating units.

Changes to the assumptions used by the management, particularly the discount rates and terminal growth rates, can significantly affect the results of the impairment test.

No impairment loss was required for the financial year ended 30 September 2005 for the goodwill assessed as their recoverable values were in excess of their carrying values.

22. OTHER INVESTMENTS

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
Quoted				
Non-equity investments in companies				
At cost	25,450	25,450	-	-
Equity investments in companies				
At cost	17,196	15,880	6,039	7,378
Provision for impairment				
Balance at beginning of year	(175)	(3,183)	-	-
Write back	-	3,008	-	-
Balance at end of year	(175)	(175)	-	-
Quoted total	42,471	41,155	6,039	7,378
Unquoted				
Non-equity investments in companies				
At cost	42,182	37,050	512	499
Equity investments in companies				
At cost	33,251	4,130	28	75
Provision for impairment				
Balance at beginning of year	(1,155)	(3,357)	-	-
Write back	-	2,202	-	-
Balance at end of year	(1,155)	(1,155)	-	-
Unquoted total	74,278	40,025	540	574
Total Other Investments	116,749	81,180	6,579	7,952
Market Value of Quoted Investments				
Non-equity investments in companies	25,450	25,450	-	-
Equity investments in companies	25,056	23,091	6,251	12,691
	50,506	48,541	6,251	12,691

The quoted non-equity investments carry interest rate of 8% .

The unquoted non-equity investments carry interest rates of 8.5% to 14% (2004 : 7.5% to 14%).

The unquoted investments do not have quoted market prices in an active market nor are other methods of reasonably estimating the fair values readily available. Hence it is not practicable to determine their fair value with sufficient reliability without incurring excessive costs.

Market value of quoted investments are determined by reference to stock exchange quoted prices.

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
23. CASH AND BANK DEPOSITS				
Cash and bank balances	280,687	133,546	452	364
Bank fixed deposits	360,425	443,824	22,618	21,688
	641,112	577,370	23,070	22,052
Secured bank fixed deposits	4,600	157,887	-	-
	645,712	735,257	23,070	22,052

The weighted average rate for bank deposit is 3.07% (2004 : 2.19%).

Included in the Group's cash and bank balances, and bank fixed deposits are amounts of \$2,233,000 (2004 : \$3,065,000) and \$50,707,000 (2004 : \$33,285,000) respectively held under the Project Account Rules (1997 Ed), withdrawals from which are restricted to payments for development expenditure incurred on properties developed for sale.

Included in secured fixed deposits are :

- Nil (2004 : \$35,751,000) held in escrow to meet interest payment and development costs.
- Nil (2004 : \$43,372,000 (US\$25,650,000) which serves as collateral deposit for a \$40,862,000 (RMB200,000,000) bank facility granted to a subsidiary company).
- \$4,600,000 (2004 : \$78,764,000) which served as collateral deposit for a \$4,154,000 (RMB20,000,000) (2004 : \$71,968,000 (RMB 352,250,000)) bank facility granted to a subsidiary company.

24. BRANDS

At cost

Balance at beginning of year	17,695	17,831	8,435	8,435
Currency realignment	31	(136)	-	-
Balance at end of year	17,726	17,695	8,435	8,435

Accumulated amortisation

Balance at beginning of year	10,104	8,295	7,099	5,932
Currency realignment	14	(59)	-	-
Amortisation for the year	1,861	1,868	1,167	1,167
Balance at end of year	11,979	10,104	8,266	7,099

Net book value

	5,747	7,591	169	1,336
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NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

25. PROPERTIES HELD FOR SALE

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
At cost		
Balance at beginning of year	443,070	406,552
Currency realignment	1,500	63
Transfer from properties under development	215,364	17,471
Transfer from investment properties	563	-
Transfer from fixed assets	-	11,391
Acquisition of subsidiary companies	46,708	67,340
Withdrawal of sales	-	923
Cost adjustments	(229)	(1,250)
Sold during the year	(239,947)	(59,420)
Balance at end of year	467,029	443,070
Less : Provision for foreseeable losses		
Balance at beginning of year	44,208	37,052
Acquisition of subsidiary companies	700	-
Provision for the year	16,517	10,000
Sold during the year	(26,263)	(2,844)
Balance at end of year	35,162	44,208
Net book value	431,867	398,862

26. INVENTORIES

	THE GROUP					
	At cost (\$'000)	2005 At net realisable value (\$'000)	Total (\$'000)	At cost (\$'000)	2004 At net realisable value (\$'000)	Total (\$'000)
Containers	48,923	2,298	51,221	37,298	2,583	39,881
Raw materials	69,715	28,175	97,890	46,901	28,352	75,253
Manufactured inventories	110,969	15,498	126,467	96,270	15,657	111,927
Engineering spares, work- in progress and other inventories	85,266	6,553	91,819	67,460	9,184	76,644
Packaging materials	23,646	121	23,767	20,297	331	20,628
Goods purchased for resale	18,398	24,528	42,926	13,688	16,987	30,675
	356,917	77,173	434,090	281,914	73,094	355,008

Write back of provision for inventory obsolescence during the year amounted to \$2,599,000 (2004 : \$4,563,000).

27. TRADE DEBTORS

Trade debtors of the Group are stated after deducting provision for doubtful debts of \$15,897,000 (2004 : \$20,696,000).

Included in trade debtors is an amount of \$210,443,000 (2004 : \$nil) which relates to the balance of sale proceeds from completed condominium projects which will be received upon issuance of certificate of statutory completion, notice of vacant possession, expiry of defect liability period and/or title subdivision.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

28. OTHER DEBTORS

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
Accrued income	4,538	4,804	1,806	1,264
Prepayments	24,826	19,909	-	-
Deposits paid	105,916	45,160	1	1
Tax recoverable	17,434	46,189	-	27
Staff loans	10,755	11,523	-	-
Amount receivable from joint venture partners	3,192	3,757	-	-
Other receivables	69,276	41,115	1,135	1,945
	235,937	172,457	2,942	3,237

Included in deposits paid and prepayments of the Group are \$21,019,000 (2004 : \$33,365,000) being payments for purchase of land which will be transferred to properties under development upon the completion of sale and purchase agreement.

Included in deposits paid is payment of approximately \$67,190,000 (2004 : \$nil) for certain land in China of which formal land use right certificates have not yet been issued.

29. SHORT TERM INVESTMENTS

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
Quoted		
Equity investments in companies, at cost	132	-
Non-equity investments in companies, at cost	183	-
	315	-
Unquoted		
Non-equity investments in companies, at cost	11,481	13,123
	11,796	13,123
Market Value Of Quoted Investments		
Equity investments in companies	132	-
Non-equity investments in companies	183	-
	315	-

Included in unquoted non-equity investments are notes with interest rates of 8.5% to 14% (2004 : 1.5% to 14%) per annum and maturing within the next 12 months.

30. OTHER CREDITORS

	THE GROUP		THE COMPANY	
	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
Advances from joint venture partners	33,863	13,916	-	-
Interest payable	21,106	17,170	4,217	3,313
Accrued operating expenses	146,798	101,034	320	559
Sundry accruals	51,500	52,499	68	-
Sundry deposits	47,852	59,532	-	-
Staff costs payable	66,445	62,625	-	-
Accrual for unconsumed leave	12,393	11,208	-	-
Amounts due to minority shareholders of subsidiary companies	57,203	53,461	-	-
Deferred income	1,333	1,747	-	-
Provisions	2,779	3,029	-	-
Other payables	71,261	56,771	1,527	1,493
	512,533	432,992	6,132	5,365

Except for \$nil (2004 : \$6,640,000) which bears interest at rate of nil (2004 : 10%) per annum, amounts due to minority shareholders are non-trade in nature, unsecured, interest-free and repayable on demand.

Advances from joint venture partners are non-trade in nature, unsecured, interest-free and have no fixed terms of repayment.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

31. BANK BORROWINGS

			THE GROUP		THE COMPANY	
	Weighted average effective interest rate %	Notes	2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
Repayable within one year :						
Unsecured						
Bank loans	3.37		395,230	600,047	112,340	32,980
Bank overdrafts			3,255	10,955	-	-
			398,485	611,002	112,340	32,980
Secured						
Bank loans	5.97	(a)	315,676	278,138	-	-
Bank overdrafts		(a)	1,992	1,502	-	-
			317,668	279,640	-	-
			716,153	890,642	112,340	32,980
Repayable after one year :						
Unsecured						
Bank loans	5.13		179,832	39,399	-	-
Secured						
Bank loans	3.46	(a)	506,179	89,143	-	-
		(c)	686,011	128,542	-	-
Total			1,402,164	1,019,184	112,340	32,980
Fair value		(b)	1,384,096	1,019,184	112,340	32,980

Notes

- (a) The secured bank loans and overdrafts are secured by certain subsidiary companies by way of a charge over fixed deposit, plant and machinery, pledge of shares of a subsidiary company, fixed and floating charge over certain assets and mortgages on freehold and leasehold land under development.

During the year, a subsidiary company, Centrepont Properties Ltd ("CPL") raised financing by way of allotment and issue of 330,000 redeemable non-voting Class A Preference Shares of par value \$1.00 each ("Subscription Shares") at an aggregate subscription price of \$330 million to a financial institution. Concurrently, a subsidiary company, F&N Services (L) Bhd, ("F&NS(L)"), has entered into a Forward Purchase Agreement under which F&NS(L) has agreed to purchase from the financial institution the Subscription Shares at an agreed purchase price, secured over certain assets of F&NS(L). The Forward Purchase Agreement resulted in the Group being obligated to deliver cash in settlement. Therefore the Subscription Shares are classified as bank borrowings in the consolidated financial statements of the Group.

- (b) The carrying amount of bank borrowings approximate fair value as they bear interest at rates which approximate the current incremental borrowing rate for similar types of lending and borrowing arrangements except for an amount of \$795,108,000 (2004 : \$nil) bank loan which has a fair value of \$777,039,000 (2004 : \$nil).

- (c) Maturity of non-current borrowings is as follows :

Between 1 and 2 years	163,362	27,484	-	-
Between 2 and 5 years	495,121	95,112	-	-
After 5 years	27,528	5,946	-	-
	686,011	128,542	-	-

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

32. TERM LOANS

	Weighted average effective interest rate %	Notes	THE GROUP		THE COMPANY	
			2005 (\$'000)	2004 (\$'000)	2005 (\$'000)	2004 (\$'000)
Repayable within one year :						
Unsecured	5.05		500,000	184,500	-	-
Repayable after one year :						
Unsecured	3.22	(b)	1,500,000	1,700,000	800,000	800,000
Secured	1.88	(c)	-	285,266	-	-
			1,500,000	1,985,266	800,000	800,000
Total			2,000,000	2,169,766	800,000	800,000
Fair value		(d)	2,010,108	2,201,266	809,800	809,800

Notes

- (a) Term loans comprise variable rate notes, medium term notes, fixed rate notes, transferable term loan and floating rate bonds issued by the Company and subsidiary companies.
- (b) Maturity of unsecured term loans repayable after one year is as follows :
- | | | | | |
|-----------------------|------------------|------------------|----------------|----------------|
| Between 1 and 2 years | 480,000 | 500,000 | 300,000 | 300,000 |
| Between 2 and 5 years | 1,020,000 | 1,000,000 | 500,000 | 300,000 |
| After 5 years | - | 200,000 | - | 200,000 |
| | 1,500,000 | 1,700,000 | 800,000 | 800,000 |
- (c) The secured term loans in 2004 were secured by trade receivables and were redeemed in full under the terms and conditions of the loans on 29 March 2005.
- (d) The aggregate fair value of term loans are determined by reference to market value.
- (e) As at 30 September 2005, the Company and Group had interest rate swaps in place, which have the economic effect of converting borrowings from fixed rates to variable rates or vice versa. The fair value of these interest rate swaps is discussed in Note 39. The weighted average effective interest rates are as at 30 September 2005 and include the effect of related interest rate swaps.

33. PROVISION FOR EMPLOYEE BENEFITS

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
Balance at beginning of year	23,760	24,650
Currency realignment	191	(376)
Acquisition of subsidiary companies	348	-
Write back	(804)	(278)
Provision for the year	3,119	2,550
Payment for the year	(2,663)	(2,786)
Balance at end of year	23,951	23,760

Defined Contribution Plan

The Group makes contributions to several post employment benefit plans. Most of these plans are defined contribution plans whereby contributions are made to approved provident and superannuation funds in Singapore, Malaysia, Hong Kong, Australia, Papua New Guinea, Vietnam, Cambodia, Sri Lanka, the USA and Europe.

Defined Benefit Plan

The defined benefit plans in the United Kingdom, New Zealand and Japan are funded, defined benefit pension scheme, the assets of which are held in separate trustee-administrated funds. The defined benefit plans in Malaysia do not have separately funded assets. They provide lump sum benefit at normal retirement age.

The major assumptions used by the qualified independent actuaries were :

	THE GROUP	
	2005	2004
Rate of increase in salaries	3.5% to 5.0%	3.5% to 5.0%
Expected rate of return on assets	5.0% to 6.1%	5.0% to 6.0%
Discount rate	4.1% to 7.0%	3.9% to 7.0%

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

33. PROVISION FOR EMPLOYEE BENEFITS *(continued)*

The following tables summarise the components of net benefit expense and benefit liability :

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
Net benefit expense		
Benefits earned during the year	248	1,284
Interest cost on benefit obligation	862	874
Net actuarial loss	314	-
Curtailment loss	-	1,871
Transition obligation recognised	166	(171)
Net benefit expense	1,590	3,858
Benefit liability		
Present value of benefit obligation	22,375	21,643
Fair value of plan assets	(2,194)	(1,699)
Unfunded benefit obligation	20,181	19,944
Unrecognised net actuarial loss	(734)	-
Unrecognised transition obligation	(1,576)	(317)
Benefit liability	17,871	19,627
Present value of unfunded benefit obligation	16,837	16,043
Present value of funded benefit obligation	5,538	5,600
	22,375	21,643

The following table summaries the components of benefit liability not taken up in the Group's consolidated financial statements :

Benefit liability		
Present value of benefit obligation	62,195	55,058
Fair value of plan assets	(60,390)	(52,694)
Unfunded benefit obligation	1,805	2,364
Unrecognised net actuarial gain	1,080	686
Deferred tax	(1,865)	(2,110)
Benefit liability	1,020	940

Long Service Leave/Severance Allowances

Long service leave/severance allowances are provided by subsidiary companies based on the number of years of service the employees have rendered at the end of each financial year as required by local legislation in Vietnam, Papua New Guinea, Cambodia and Sri Lanka.

Share Options

Details of the share option schemes of the Company and subsidiary companies are disclosed under paragraph 5 of the Directors' Report.

The share option schemes are :

- Fraser and Neave, Limited Executives' Share Option Scheme, 1989.
- Fraser and Neave, Limited Executives' Share Option Scheme, 1999.
- Asia Pacific Breweries Limited Executives' Share Option Scheme.
- Fraser & Neave Holdings Bhd Executives' Share Option Scheme.
- Fraser's Property (China) Limited's Share Option Scheme.

Phantom Shares Option Plan

A subsidiary company, Asia Pacific Breweries Limited, has in place a Phantom Share Option Plan ("PSOP") which succeeds their Executives' Share Option Scheme. No shares will be issued and participants of the plan are not entitled to, and have no right or interest in the shares of that subsidiary. Grantees are granted options, at a specified exercise price which has been calculated as the average of the closing market price for the thirty market days immediately before the grant ("Exercise Price"). The total number of phantom shares that may be granted under options in any one year shall not exceed 1% of the subsidiary company's issued share capital at the time of the grant. Grantees may exercise the options at any time during a 24-month exercise period (which commences 33 months after the effective date of the grant of the option). Upon exercise of the options, an amount in cash equal to the excess (if any) of the average of the closing market price for the thirty days immediately preceding the date the options are exercised of the phantom shares over their Exercise Price would be paid to the grantee. In the event the excess exceeds the Exercise Price, the amount payable by the subsidiary company to the grantee shall not exceed the Exercise Price. Options expire at the end of 57 months after the offer date unless an option has previously lapsed by reason of the cessation of the employment of the grantee after the grant of an option and before its exercise.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

34. DEFERRED TAX ASSETS AND LIABILITIES

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
The deferred tax liabilities of certain subsidiary companies at the end of the financial year related to the following :		
Deferred tax liabilities		
Differences in depreciation	93,176	90,599
Tax effect on revaluation surplus	7,684	4,236
Provisions	9,985	9,808
Other deferred tax liabilities	5,020	4,590
Gross deferred tax liabilities	115,865	109,233
Less : Deferred tax assets		
Employee benefits	(5,624)	(7,679)
Unabsorbed losses and capital allowances	(8,120)	(10,846)
Provisions	(5,337)	(2,844)
Other deferred tax assets	(162)	(10)
Gross deferred tax assets	(19,243)	(21,379)
Net deferred tax liabilities	96,622	87,854

Some overseas subsidiary companies have net deferred tax assets related to the following :

Employee benefits	(3,611)	(3,571)
Differences in depreciation	5,690	6,885
Unabsorbed losses and capital allowances	(4,439)	(4,402)
Provisions	(7,566)	(11,024)
Others	(321)	(287)
Net deferred tax assets	(10,247)	(12,399)

The deferred tax taken to equity during the year relating to revaluation surpluses was \$3,448,000 (2004 : \$5,021,000).

Deferred tax liabilities of \$40,759,000 (2004 : \$40,641,000) have not been recognised in the consolidated financial statements for the withholding and other taxes that would be payable on the unremitted earnings as such amounts are permanently reinvested; such unremitted earnings totalled \$206,464,000 at 30 September 2005 (2004 : \$205,873,000).

35. FUTURE COMMITMENTS

Commitments not provided for in the financial statements :

(a)	Commitments in respect of contract placed :		
	- Fixed assets	90,135	99,381
	- Properties under development	612,773	529,153
	- Share of joint venture companies commitments	-	2,453
		702,908	630,987
(b)	Other amounts approved by directors but not contracted for :		
	- Fixed assets	53,955	45,322
	- Properties under development	1,943,062	1,418,273
		1,997,017	1,463,595
		2,699,925	2,094,582

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

	THE GROUP	
	2005 (\$'000)	2004 (\$'000)
36. LEASE COMMITMENTS		
Lease commitments under non-cancellable operating leases where the Group is a lessee :		
Payable within one year	16,894	14,187
Payable between one and five years	32,915	31,975
Payable after five years	70,695	65,570
	120,504	111,732
Operating lease expense	30,177	27,640

The operating leases do not contain any escalation clauses and do not provide for contingent rents. Lease terms do not contain restrictions on the Group activities concerning dividends, additional debts or entering into other leasing agreements.

Lease commitments under non-cancellable operating leases where the Group is a lessor :

Receivable within one year	149,757	141,529
Receivable between one and five years	187,748	200,041
Receivable after five years	6,116	1,888
	343,621	343,458

The operating leases do not provide for contingent rents.

37. RELATED PARTY TRANSACTIONS

The following were the significant related party transactions entered into by the Group with :

Directors		
Sale of condominium units	15,175	-
Joint venture companies		
Royalties received	2,011	2,019
Service fees received	3,784	3,796
Sales of beer	33,217	31,915
Sales of spares	426	487
Purchase of beer	(5,907)	(3,686)

These transactions were based on agreed fees or terms determined on a commercial basis.

38. CONTINGENT LIABILITIES

Contingent liabilities not provided for in the financial statements are as follows :

(a) Guarantees given by subsidiary companies to lessors for the granting of leases on properties	5,250	5,029
(b) Guarantee given to bank on overdraft of an associated company	585	565

39. FINANCIAL RISK MANAGEMENT

The Company and the Group are exposed to financial risks, including primarily the effects of changes in currency exchange rates and interest rates and use derivatives and other instruments in connection with their risk management activities. The Company and the Group do not hold or issue derivative financial instruments for trading purposes.

The Group has established processes to monitor and control hedging transactions in a timely and accurate manner.

These policies are reviewed regularly by the Audit and Executive Committees to ensure that the Group's policies and guidelines are adhered to. The Group's accounting policies in relation to derivatives are set out in Note 2.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

39. FINANCIAL RISK MANAGEMENT *(continued)*

Foreign Currency Risk

The Group has exposure to foreign exchange risk as a result of transactions denominated in foreign currencies, arising from normal trading and investment activities. Where exposures are certain, it is the Group's policy to hedge these risks as they arise. For those exposures less certain in their timing and extent, it is the Group's policy to cover 50% to 90% of anticipated exposures for a maximum period of 12 months forward. The Group uses foreign currency forward exchange contracts to manage these foreign exchange risks.

At 30 September 2005, the Group had entered into foreign currency forward exchange buy contracts amounting to \$87 million (2004 : \$132 million) and foreign currency forward exchange sell contracts amounting to \$58 million (2004 : \$71 million). The fair value adjustments of the buy contracts and sell contracts (which is the difference between the notional principal amount and market value of the contracts) are loss of \$1,672,000 (2004 : \$28,000) and loss of \$763,000 (2004 : gain of \$219,000) respectively.

The fair values of foreign currency forward exchange contracts have been calculated using rates quoted by the Group's bankers to terminate the contracts at the balance sheet date.

Liquidity Risk

The Company's and the Group's exposure to liquidity risk arises in the general funding of the Company's and the Group's business activities. It includes the risks of being able to fund business activities in a timely manner.

The Group adopts a prudent approach to managing its liquidity risk. The Group always maintain sufficient cash and marketable securities, and have available funding through a diverse sources of committed and uncommitted credit facilities from various banks.

As at 30 September 2005, the Group's net borrowings to shareholders' fund and total equity ratios are as follows :

	THE GROUP	
	2005	2004
	(\$'000)	(\$'000)
Cash & bank deposits	645,712	735,257
Borrowings	(3,402,164)	(3,188,950)
Net borrowings	(2,756,452)	(2,453,693)
Shareholders' fund	3,096,888	2,926,200
Total equity (including Minority Interests)	4,221,326	3,841,548
Net borrowings/Shareholders' fund	0.89	0.84
Net borrowings/Total equity	0.65	0.64

Credit Risk

The Company's and the Group's maximum exposure to credit risk in the event that the counter parties fail to perform their obligations as of 30 September 2005 in relation to each class of recognised financial assets, other than derivatives, is the carrying amount of those assets as indicated in the balance sheet. The Company and the Group have no significant concentration of credit risk. The Company and the Group have policies in place to ensure that sales of products and services are made to customers with an appropriate credit history.

With respect to derivative financial instruments, credit risk arises from the potential failure of counter parties to meet their obligations under the contract or arrangement. The Group's maximum credit risk exposure for foreign exchange contracts and interest rate swap contracts are limited to the fair value adjustments of these contracts. It is the Company's and the Group's policy to enter into financial instruments with a diversity of credit worthy counter parties. The Company and the Group do not expect to incur material credit losses on their financial assets or other financial instruments.

The Company and the Group do not have significant exposure to any individual customer or counter party.

Interest Rate Risk

The Company's and the Group's exposure to market risk for changes in interest rates relate primarily to debt obligation with financial institutions. The Company's and the Group's policy is to manage interest cost using a mix of fixed and variable rate debts, and interest rate swaps. The Company and the Group sometimes use interest rate swaps as cash flow hedges of future interest payments, which have the economic effect of converting borrowings from fixed rates to variable rates or vice versa.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

39. FINANCIAL RISK MANAGEMENT (continued)

Interest Rate Risk (continued)

Under the interest rate swaps, the Company and the Group agree with other parties to exchange, at specified intervals mainly quarterly, the difference between fixed rate and floating rate interest amounts calculated by reference to the agreed notional principal amounts.

The Company and the Group have the following interest rate swap arrangements in place :

	THE GROUP		THE COMPANY	
	2005	2004	2005	2004
	(\$'000)	(\$'000)	(\$'000)	(\$'000)
Notional Amount				
Within one year	10,000	200,000	-	-
Between one to three years	165,000	898,000	90,000	130,000
After three years	645,238	545,000	465,000	545,000
	820,238	1,643,000	555,000	675,000
Net Fair Value				
Fair value gain on interest rate swap contracts	8,373	19,623	7,474	15,490
Fair value loss on interest rate swap contracts	(5,477)	(6,706)	(4,950)	(5,962)

The fair values of interest rate swap contracts as at the balance sheet date have been calculated using rates quoted by the Group's bankers to terminate the contracts at the balance sheet date.

At 30 September 2005, the fixed interest rate of the outstanding interest rate swap contracts vary from 2.1% to 3.0% (2004 : 1.2% to 6.3%), while the floating interest rates are mainly linked to Singapore and London Interbank Offered Rates.

The Company and the Group are in a net interest expense position for the years ended 30 September 2005 and 2004.

Market Risk

The Company and the Group are exposed to market risk and the risk of impairment in the value of investments held. The Company and the Group manage the risk of impairment by evaluation of investment opportunities, continuously monitoring the performance of investments held and assessing market risk relevant to which the investments operate.

Fair Values

The following methods and assumptions are used to estimate the fair value of each class of financial instruments for which it is practicable to estimate that value :

- Cash and bank balances, other debtors and other creditors
The carrying amounts of these items approximate fair value due to their short term nature.
- Trade debtors and trade creditors
The carrying amounts of receivables and payables approximate fair value because these are subject to normal trade credit terms.
- Amounts due from/to related companies
The carrying amounts of amounts due from/to related companies in current assets and current liabilities approximate fair value due to their short term nature. For amounts due from related companies included in long term assets, no disclosure of the fair value has been made, as it is not practicable to determine the fair value with sufficient reliability since these balances have no fixed terms of repayment.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

39. FINANCIAL RISK MANAGEMENT *(continued)*

Fair Values *(continued)*

(d) Short term investments

Market value of quoted investment is determined by reference to stock exchange quoted prices.

The unquoted investment do not have quoted market prices in an active market nor are there other methods of reasonably estimating the fair value readily available. It is not practicable to determine fair value with sufficient reliability without incurring excessive costs.

(e) Bank Borrowings and Term Loans

The fair value of fixed rate bank borrowings and term loans are disclosed in Note 31 and Note 32 respectively. The carrying value of bank borrowings, and term loans within one year and the floating rates borrowings and loans approximate their fair value.

40. UNUSUAL ITEM

As previously announced in September 2003, the former Finance Manager of subsidiary, Asia Pacific Breweries (S) Pte Ltd ("APBS"), Chia Teck Leng ("CTL"), was arrested by the police and subsequently charged in Court on multiple charges for cheating and using forged documents to obtain and operate unauthorised bank accounts in the name of APBS with CTL as the sole signatory.

In September 2004, four banks, Bayerische Hypo-und Vereinsbank Aktiengesellschaft, Skandinaviska Enskilda Banken, Mizuho Corporate Bank Ltd and Sumitomo Mitsui Banking Corporation, commenced separate actions against APBS for a total sum amounting to approximately \$117.1 million.

Drew & Napier LLC has been instructed to defend APBS in each of these actions. Parties are in the midst of discovery and the trials are expected to take place early next year. Our lawyers have advised that based on the existing documents and instructions, APBS has good arguable defences and will be vigorously defending the claims. Consequently, no provision in the financial statements is considered necessary.

41. SUBSEQUENT EVENTS

On 5 October 2005, a subsidiary company, CPL (China) Pte Ltd, acquired a further 56,098,151 shares in Frasers Property (China) Limited ("FPCL") (formerly Vision Century Corporation Limited), a subsidiary company, representing approximately 1.23% of the issued share capital of FPCL at an average price of HK\$0.15 each, thereby increasing the Group's aggregate shareholding interest in FPCL to 56.23%.

42. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the requirements of the new and revised FRS, as disclosed in Note 2.2.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES

	Effective Shareholding 2005	2004	Principal Activities
SUBSIDIARY COMPANIES OF THE COMPANY			
Country of Incorporation and Place of Business : Singapore			
Asia Pacific Investment Pte Ltd	50.0%	50.0%	Investment Holding
Fraser & Neave (Singapore) Pte Ltd	100.0%	100.0%	Management Services
F&N Investments Pte Ltd	100.0%	100.0%	Investment Holding
F&N Foods Pte Ltd	100.0%	100.0%	Manufacture of Dairy Products
Premier Milk (S) Pte Ltd	100.0%	100.0%	Dormant
Asia Dairies (S) Pte Ltd	100.0%	100.0%	Dormant
F&N Dairy Investments Pte Ltd	100.0%	100.0%	Investment Holding
Interflavine Pte Ltd	100.0%	100.0%	Beverage Base Manufacturing
International Theme Parks (Singapore) Pte Ltd	100.0%	100.0%	Dormant
Phoenix (Singapore) Pte Ltd	100.0%	100.0%	Dormant
Fannet Online Pte Ltd	100.0%	100.0%	Dormant
Times Publishing Ltd	100.0%	100.0%	Investment Holding
Centrepont Properties Ltd	100.0%	100.0%	Investment Holding
F&N Boncafe Beverages Pte Ltd #	60.0%	60.0%	Marketing Ready-To-Drink Coffee Beverages
F&N DCH Holding Pte Ltd #	51.0%	51.0%	Dormant
F&N Services (L) Bhd	100.0%	-	Investment Holding
Country of Incorporation and Place of Business : Hong Kong			
* Fraser & Neave Investments (HK) Ltd	100.0%	100.0%	Investment Holding
Country of Incorporation and Place of Business : Malaysia			
* Fraser & Neave Holdings Bhd	59.4%	60.1%	Investment Holding
* Tiger Taverns Sdn Bhd	100.0%	100.0%	Dormant
* Magnolia - PDL Dairies (1993) Sdn Bhd	100.0%	100.0%	Dormant
* Fannet Online Sdn Bhd	100.0%	100.0%	Dormant
Country of Incorporation and Place of Business : Vietnam			
* F&N Vietnam Foods Co Ltd #	100.0%	100.0%	Manufacture and Distribution of Dairy Products and Beverages
Country of Incorporation and Place of Business : Thailand			
* F&N United Ltd #	95.0%	95.0%	Manufacture and Distribution of Dairy Products
Country of Incorporation and Place of Business : Myanmar			
** Myanmar Brewery Ltd (2)	55.0%	55.0%	Brewing and Distribution of Beer
Country of Incorporation and Place of Business : Australia			
* A2 Australia Pty Limited #	100.0%	-	Marketing and Sales of Milk
Country of Incorporation : British Virgin Islands			
Place of Business : Hong Kong			
*** Vision Century Limited (&&) #	100.0%	50.0%	Investment Holding
Country of Incorporation : Bermuda			
Place of Business : Hong Kong			
© Frasers Property (China) Limited ++ [formerly Vision Century Corporation Ltd]	55.0%	27.6%	Investment Holding

= Held by a subsidiary company

Asia Pacific Investment Pte Ltd ("APIPL") which holds 65.3% of the issued capital of Asia Pacific Breweries Limited is owned equally by Fraser and Neave, Limited and the Heineken Group. Under the provisions of the Companies Act, Cap. 50, Fraser and Neave, Limited is the ultimate holding company by reason of its rights to appoint a majority of the directors of APIPL.

++ F&N Group's effective shareholdings in Frasers Property (China) Limited is 55% and are held through Vision Century Limited (17.17%) and Centrepont Properties Ltd (37.83%).

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

	Effective Shareholding		Principal Activities	
	2005	2004		
SUBSIDIARY COMPANIES OF FRASER & NEAVE HOLDINGS GROUP				
Country of Incorporation and Place of Business : Malaysia				
*	Fraser & Neave (Malaya) Sdn Bhd	59.4%	60.1%	Management Services and Property Investment Holdings
*	F&N Coca-Cola (Malaysia) Sdn Bhd	53.4%	54.1%	Distribution of Soft Drinks
*	F&NCC Beverages Sdn Bhd	53.4%	54.1%	Manufacture of Soft Drinks
*	F&N Dairies (Malaysia) Sdn Bhd	59.4%	60.1%	Distribution of Dairy Products
*	Premier Milk (Malaya) Sdn Bhd	44.5%	45.1%	Manufacture of Dairy Products
*	Four Eights Sdn Bhd	59.4%	60.1%	Dormant
*	F&N Foods Sdn Bhd	59.4%	60.1%	Manufacture of Dairy Products
*	Malaya Glass Products Sdn Bhd	59.4%	60.1%	Manufacture and Sale of Glass Containers
*	Kuala Lumpur Glass Manufacturers Company Sdn Bhd	59.4%	60.1%	Manufacture and Sale of Glass Containers
*	Wimanis Sdn Bhd	59.4%	60.1%	Property Development
*	Brampton Holdings Sdn Bhd	59.4%	60.1%	Property Investment Holding
*	Lettricia Corporation Sdn Bhd	41.6%	-	Property Development
*	Elsinburg Holding Sdn Bhd	59.4%	-	Property Development
*	Vacaron Company Sdn Bhd	59.4%	-	Dormant
*	Nuvak Company Sdn Bhd	59.4%	-	Dormant
*	Greenclipper Corporation Sdn Bhd	59.4%	-	Dormant
**	Utas Mutiara Sdn Bhd	59.4%	-	Property Investment Holding
Country of Incorporation and Place of Business : Thailand				
*	Siam Malaya Glass (Thailand) Co Ltd	41.6%	-	Manufacture and Sale of Glass Containers
Country of Incorporation and Place of Business : Vietnam				
*	Malaya Vietnam Glass Ltd	41.6%	42.1%	Manufacture and Sale of Glass Containers
Country of Incorporation and Place of Business : China				
*	Sichuan Malaya Glass Co Ltd (1)	35.6%	36.1%	Manufacture and Sale of Glass Containers
SUBSIDIARY COMPANIES OF CENTREPOINT PROPERTIES GROUP				
Country of Incorporation and Place of Business : Singapore				
	CPL Property Investments Pte Ltd	100.0%	100.0%	Property Investment
	CPL Enterprises Pte Ltd	100.0%	100.0%	Property Investment
	Riverside Property Pte Ltd	100.0%	100.0%	Property Investment
	CS Centrepoint Pte Ltd	100.0%	100.0%	Investment Holding
	Anchor Developments Pte Ltd	100.0%	100.0%	Property Investment and Development
	Orrick Investments Pte Ltd	100.0%	100.0%	Property Investment
	Yishun Development Pte Ltd	100.0%	100.0%	Property Investment
	Centrepoint Developments Pte Ltd	100.0%	100.0%	Dormant
	CPL Alexandra Point Pte Ltd	100.0%	100.0%	Property Investment
	Woodlands Complex Pte Ltd	100.0%	100.0%	Property Investment
	CPL Woodlands Pte Ltd	100.0%	100.0%	Dormant
	Chempaka Development Pte Ltd	100.0%	100.0%	Property Development
	Riverside Walk Pte Ltd	100.0%	100.0%	Property Development
	CPL Ventures Pte Ltd	100.0%	100.0%	Property Development
	Nasidon Investments Pte Ltd	100.0%	100.0%	Property Development
	CPL Management Services Pte Ltd	100.0%	100.0%	Management Services

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

	Effective Shareholding		Principal Activities
	2005	2004	
SUBSIDIARY COMPANIES OF CENTREPOINT PROPERTIES GROUP <i>(continued)</i>			
Country of Incorporation and Place of Business : Singapore <i>(continued)</i>			
Northspring Development Pte Ltd	100.0%	100.0%	Property Development
Riverside Investments Pte Ltd	100.0%	100.0%	Property Development
Yishun Land Pte Ltd	100.0%	100.0%	Property Development
Yishun Property Pte Ltd	100.0%	100.0%	Property Development
CPL Tampines Pte Ltd	80.0%	80.0%	Property Development
CPL Homes Pte Ltd	100.0%	100.0%	Property Development
CPL Land Pte Ltd	100.0%	100.0%	Property Development
CPL Assets Pte Ltd	100.0%	100.0%	Property Development
CPL Estates Pte Ltd	100.0%	100.0%	Property Development
CPL (Korea) Pte Ltd	100.0%	100.0%	Investment Holding
Fraser Serviced Residences Pte Ltd	100.0%	100.0%	Management Services
Fraser (UK) Pte Ltd	75.0%	75.0%	Investment Holding
[formerly CPL (UK) Pte Ltd]			
Fraser (Australia) Pte Ltd	75.0%	75.0%	Investment Holding
[formerly CPL (Australia) Pte Ltd]			
CPL (China) Pte Ltd	100.0%	100.0%	Investment Holding
Marine Parade View Pte Ltd	100.0%	100.0%	Property Development
CPL (Fraser) Pte Ltd	100.0%	100.0%	Investment Holding
CPL Boon Lay Pte Ltd	100.0%	100.0%	Property Development
CPL Sophia Pte Ltd	100.0%	100.0%	Property Development
Centrepoint Retail Concepts Pte Ltd	100.0%	100.0%	Management Services
CPL Choa Chu Kang Pte Ltd	100.0%	100.0%	Property Development
CPL Joo Chiat Place Pte Ltd	100.0%	100.0%	Property Development
Fraser (NZ) Pte Ltd	75.0%	75.0%	Investment Holding
[formerly CPL (NZ) Pte Ltd]			
CPL China Development Pte Ltd	100.0%	100.0%	Investment Holding
CPL Court Pte Ltd	100.0%	100.0%	Property Development
CPL Lodge Pte Ltd	100.0%	100.0%	Property Development
CPL Place Pte Ltd	100.0%	100.0%	Property Development
CPL Rise Pte Ltd	100.0%	100.0%	Property Development
Fraser (Thailand) Pte Ltd	100.0%	100.0%	Investment Holding
[formerly CPL (Thailand) Pte Ltd]			
MLP Co Pte Ltd	100.0%	100.0%	Investment Holding
SAJV Co Pte Ltd	100.0%	100.0%	Investment Holding
River Valley Properties Pte Ltd	100.0%	100.0%	Investment Holding & Property Development
River Valley Shopping Centre Pte Ltd	100.0%	100.0%	Property Investment
River Valley Tower Pte Ltd	100.0%	100.0%	Property Investment
River Valley Apartments Pte Ltd	100.0%	100.0%	Property Investment
Lion (Singapore) Pte Ltd	100.0%	100.0%	Property Development
Sinomax International Pte Ltd	100.0%	100.0%	Investment Holding
CPL View Pte Ltd	100.0%	-	Property Development
Fraser Serviced Residence (China) Pte Ltd	100.0%	-	Property Investment
CPL (Xian) Pte Ltd	100.0%	-	Dormant
CPL Tower Pte Ltd	100.0%	-	Property Development
CPL Loft Pte Ltd	100.0%	-	Dormant
Riviera Investment Ltd (1)	##	##	Investment Holding
Emerald Hill Developments Pte Ltd	100.0%	100.0%	Property Investment
Country of Incorporation and Place of Business : Malaysia			
* Centrepoint Utama Sdn Bhd	100.0%	100.0%	Dormant
Country of Incorporation and Place of Business : Vietnam			
* Me Linh Point Ltd	75.0%	75.0%	Property Investment
* Saigon Apartments Joint Venture Company	70.0%	70.0%	Property Investment

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

	Effective Shareholding		Principal Activities	
	2005	2004		
SUBSIDIARY COMPANIES OF CENTREPOINT PROPERTIES GROUP <i>(continued)</i>				
	Country of Incorporation and Place of Business : China			
*	Shanghai Sian Jin Property Development Co, Ltd (1)	100.0%	100.0%	Property Development
*	Shanghai Frasers Management Consultancy Co., Ltd (1) [formerly Shanghai Centrepoint Management Consultancy Co. Ltd]	100.0%	100.0%	Management Services
*	Beijing Sin Hua Yan Real Estate Development Co., Ltd (1)	95.0%	-	Property Development
*	Hainan Jian Feng Tourism Development Co., Ltd (1)	100.0%	-	Property Development
	Country of Incorporation and Place of Business : Hong Kong			
*	Metro Charm Holdings Limited	100.0%	-	Investment Holding
	Country of Incorporation and Place of Business : Philippines			
**	Fraser Serviced Residences Philippines, Inc	100.0%	100.0%	Provision of Management Services in the Lodging Industry
	Country of Incorporation : Singapore Place of Business : Australia			
	CPL Bridgepoint Pte Ltd	100.0%	100.0%	Property Investment
	Country of Incorporation and Place of Business : Australia			
*	Frasers Glede Point Pty Ltd	75.0%	75.0%	Property Development
*	Frasers Greycliff Developments Pty Ltd [formerly Greycliff (CPL) Developments Pty Ltd]	75.0%	75.0%	Management Services
*	Frasers (Chandos) Pty Ltd	75.0%	75.0%	Property Development
*	Frasers Town Hall Pty Ltd	80.5%	80.5%	Property Development
*	Frasers Lorne Pty Limited	75.0%	75.0%	Property Development
*	Frasers Mandurah Pty Limited	56.3%	-	Property Development
	Country of Incorporation and Place of Business : New Zealand			
*	Frasers Broadview Ltd	75.0%	75.0%	Property Development
*	Frasers Palo Cedro (Papamoa) Ltd [formerly Palo Cedro (Papamoa) Ltd]	67.5%	63.8%	Property Development
	Country of Incorporation : Singapore Place of Business : United Kingdom			
	CPL Resort Pte Ltd	75.0%	75.0%	Property Development
	Country of Incorporation and Place of Business : United Kingdom			
**	Fraser Property Developments Limited [formerly LCR Development Ltd]	75.0%	75.0%	Management Services
**	Wandsworth Riverside Quarter Ltd (&&)	50.0%	48.5%	Property Development
**	Fairpoint Properties (Vincent Square) Ltd (&&)	50.0%	48.5%	Property Development
**	Fraser Residences Ltd (&&)	61.0%	61.0%	Management Consultancy Services & Serviced Apartments
	Country of Incorporation and Place of Business : British Virgin Islands			
***	Reaves Ltd	100.0%	100.0%	Dormant
SUBSIDIARY COMPANIES OF ASIA PACIFIC BREWERIES GROUP				
	Country of Incorporation and Place of Business : Singapore			
	Asia Pacific Breweries Ltd	37.4%	37.5%	Investment Holding and Management Services
	Asia Pacific Breweries (Singapore) Pte Ltd	37.4%	37.5%	Brewing and Distribution of Beer and Stout
	Tiger Export Pte Ltd	37.4%	37.5%	Export of Beer and Stout
	Archipelago Brewery Co (1941) Pte Ltd	37.4%	37.5%	Dormant

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

		Effective Shareholding 2005	2004	Principal Activities
SUBSIDIARY COMPANIES OF ASIA PACIFIC BREWERIES GROUP (continued)				
Country of Incorporation and Place of Business : Singapore (continued)				
	Tiger Marketing Pte Ltd	37.4%	37.5%	Investment Holding
	Heineken-APB (China) Pte Ltd	43.7%	43.8%	Investment Holding
Country of Incorporation and Place of Business : Cambodia				
©	Cambodia Brewery Ltd	29.9%	30.0%	Brewing and Distribution of Beer
Country of Incorporation and Place of Business : Vietnam				
*	Vietnam Brewery Ltd	22.4%	22.5%	Brewing and Distribution of Beer
*	Hatay Brewery Ltd	37.4%	37.5%	Brewing and Distribution of Beer
Country of Incorporation and Place of Business : China				
*	Hainan Asia Pacific Brewery Co Ltd (1)	43.7%	43.8%	Brewing and Distribution of Beer
*	Shanghai Asia Pacific Brewery Co Ltd (1)	42.4%	42.5%	Brewing and Distribution of Beer
*	Heineken Trading (Shanghai) Co Ltd (1)	43.7%	43.8%	Distribution of Beer
*	Heineken-APB (China) Management Services Co Ltd (1)	43.7%	-	Provision of Investment, Management and Consulting Services
Country of Incorporation and Place of Business : India				
**	Asia Pacific Breweries (India) Private Ltd	37.4%	37.5%	Dormant
Country of Incorporation and Place of Business : Sri Lanka				
*	United Breweries Lanka Limited	22.4%	-	Brewing and Distribution of Beer
Country of Incorporation and Place of Business : New Zealand				
*	DB Breweries Ltd	37.4%	37.3%	Investment Holding and Brewing and Distribution of Beer
*	DB Nominees Ltd	37.4%	37.3%	Trustee Company
*	DB South Island Brewery Ltd	20.5%	20.4%	Brewing and Distribution of Beer
*	DBG Insurances Ltd	37.4%	37.3%	Insurance Company
*	Liquorland Ltd	37.4%	37.3%	Franchise Manager
*	Monteith's Brewing Company Ltd	37.4%	37.3%	Dormant
*	Robbie Burns Ltd	37.4%	37.3%	Dormant
*	Tui Brewery Ltd	37.4%	37.3%	Dormant
*	Black Dog Brewery Ltd	37.4%	37.3%	Dormant
*	O Pure Water Ltd	37.4%	37.3%	Dormant
*	Mainland Brewery Ltd	37.4%	37.3%	Dormant
*	Waitemata Brewery Ltd	37.4%	37.3%	Dormant
Country of Incorporation and Place of Business : Papua New Guinea				
**	South Pacific Brewery Ltd	28.4%	28.5%	Brewing and Distribution of Beer
Country of Incorporation and Place of Business : United Kingdom				
****	Tiger Beer UK Ltd	37.4%	-	Distribution of Beer and Stout
Country of Incorporation and Place of Business : United States of America				
**	Tiger Beer USA Inc	37.4%	37.5%	Distribution of Beer
SUBSIDIARY COMPANIES OF TIMES PUBLISHING GROUP				
Country of Incorporation and Place of Business : Singapore				
	Marshall Cavendish International Pte Ltd	100.0%	100.0%	Investment Holding
	Marshall Cavendish International (Asia) Pte Ltd	100.0%	100.0%	Electronic Publishing
	Marshall Cavendish International (Singapore) Pte Ltd	100.0%	100.0%	Electronic Publishing

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

	Effective Shareholding		Principal Activities
	2005	2004	
SUBSIDIARY COMPANIES OF TIMES PUBLISHING GROUP (continued)			
Country of Incorporation and Place of Business : Singapore (continued)			
STP Distributors Pte Ltd	100.0%	100.0%	Books and Magazines
Times Business Information Pte Ltd	100.0%	100.0%	Directory Publishing and Conferences & Exhibitions
Times-Dharmala Pte Ltd	51.0%	51.0%	Distribution of Books
Times Educational Services Pte Ltd	100.0%	100.0%	Education and Training
Times Graphic Pte Ltd	100.0%	100.0%	Commercial Printing
Eastern Universities Press Sdn Bhd	+	100.0%	Dormant
Times Conferences & Exhibitions Pte Ltd	100.0%	100.0%	Dormant
Times Editions Pte Ltd	100.0%	100.0%	Dormant
Times Media Pte Ltd	100.0%	100.0%	Dormant
TransQuest Asia Publishers Pte Ltd	+	100.0%	Dormant
United Publishers Services Pte Ltd	+	100.0%	Dormant
** Cultured Lotus Pte Ltd	100.0%	-	Books and Magazines
** IMM Singapore Holdings Pte Ltd	51.0%	-	Magazines Distribution
** Pansing Distribution Pte Ltd	100.0%	-	Books and Magazines
[formerly Pansing Distribution Sdn Bhd]			
** Pansing International Library Services Pte Ltd	100.0%	-	Books and Magazines
Country of Incorporation : Singapore			
Place of Business : Singapore and Malaysia			
Times The Bookshop Pte Ltd	100.0%	100.0%	Retail
Country of Incorporation : Singapore			
Place of Business : Singapore, Australia, United Kingdom and United States of America			
Times Printers Pte Ltd	100.0%	100.0%	Commercial Printing
Country of Incorporation and Place of Business : Malaysia			
* Eastern Universities Press (Malaysia) Sdn Bhd	60.0%	60.0%	Dormant
* Marshall Cavendish (Malaysia) Sdn Bhd	100.0%	100.0%	Books
* Pansing Marketing Sdn Bhd	100.0%	100.0%	Distribution of Books & Magazines
[formerly Times Information Systems Sdn Bhd]			
* STP Distributors (M) Sdn Bhd (&)	30.0%	30.0%	Books and Magazines
* Times Corporation Sdn Bhd	100.0%	100.0%	Dormant
* Times Distri-Services Sdn Bhd	100.0%	100.0%	Distribution of Books & Magazines
* Times Offset (Malaysia) Sdn Bhd	100.0%	100.0%	Commercial Printing
Country of Incorporation : Hong Kong			
Place of Business : Thailand			
* Far East Publications Ltd	100.0%	100.0%	Books
Country of Incorporation and Place of Business : Thailand			
* Marshall Cavendish International (Thailand) Co. Ltd	49.0%	49.0%	Publishing
Country of Incorporation and Place of Business : Hong Kong			
* BBD Distributors Limited	+	60.0%	Commission Agent
* Educational Associates Ltd	100.0%	100.0%	Investment Holding
* Educational Technologies Limited	100.0%	-	Publishing and Distribution of Home Library Reference Books
** Everbest Printing Holdings Ltd	85.3%	51.0%	Investment Holding
** Everbest Printing Investment Ltd	85.3%	51.0%	Investment Holding
** Everbest Printing Company Ltd	85.3%	51.0%	Printing
* Times Business Information (Hong Kong) Ltd	100.0%	100.0%	Publishing
* Times Education (Hong Kong) Ltd	100.0%	100.0%	Dormant

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

	Effective Shareholding		Principal Activities
	2005	2004	
SUBSIDIARY COMPANIES OF TIMES PUBLISHING GROUP (continued)			
Country of Incorporation and Place of Business : Hong Kong (continued)			
* Times Printers (Hong Kong) Ltd	100.0%	100.0%	Investment Holding
* Times Publishing (Hong Kong) Ltd	100.0%	100.0%	Books and Magazines
* United Publishers Services Ltd	100.0%	100.0%	Books
Country of Incorporation and Place of Business : China			
** Everbest Printing (Panyu Nansha) Co. Ltd (1)	85.3%	51.0%	Property Investment
* Liaoning Times Xinhua Printers Ltd (1)	51.0%	51.0%	Commercial Printing
* Shenyang Times Packaging Printing Co Ltd (1)	60.0%	60.0%	Commercial Printing & Packaging
** Times Publications Design and Production (Beijing) Co., Ltd (1)	100.0%	100.0%	Publishing Design & Production Services
** Guangzhou Times Advertising Company Limited (1)	100.0%	100.0%	Publication and Distribution of Directories
* Shanxi Xinhua Times Packaging Printing Co Ltd (1)	51.0%	51.0%	Commercial Printing & Packaging
### Beijing 21st Century Times Education Centre (1)	90.0%	90.0%	Education and Training
Country of Incorporation and Place of Business : Japan			
* Kabushiki Kaisha Educational Technologies Limited	100.0%	-	Educational Training and Distribution of Home Library Reference Books
Country of Incorporation and Place of Business : India			
* Direct Educational Technologies India Pte Ltd	100.0%	-	Distribution of Home Library Reference Books
Country of Incorporation and Place of Business : Australia			
* Argyle Times Graphics Pty Limited	100.0%	100.0%	Commercial Printing
* Marshall Cavendish (Australia) Pty Ltd	100.0%	100.0%	Dormant
* Musicway Corporation Ltd	100.0%	100.0%	Distribution of Cassettes & Hi-fi Accessories
* Rainbow Products Ltd	100.0%	100.0%	Distribution of Records, Cassettes & Videos
* Times Properties Pty Limited	100.0%	100.0%	Investment Holding
* Pansing IMM Pty Limited	51.0%	-	Magazines Distribution
Country of Incorporation and Place of Business : Czech Republic			
* Marshall Cavendish CR,s.r.o.	100.0%	100.0%	Partworks
Country of Incorporation and Place of Business : France			
* Marshall Cavendish Editions S.A.	100.0%	100.0%	Partworks
Country of Incorporation : United Kingdom			
Place of Business : Russia			
* MC East Limited	100.0%	100.0%	Partworks
Country of Incorporation and Place of Business : United Kingdom			
* ALP Ltd	100.0%	100.0%	Investment Holding
* Hazeldean Ltd	100.0%	100.0%	Dormant
* Marshall Cavendish Ltd	100.0%	100.0%	Investment Holding
* Shendene Ltd	100.0%	100.0%	Dormant
* Marshall Cavendish International Ltd	100.0%	100.0%	Partworks
* Marshall Cavendish Partworks Ltd	100.0%	100.0%	Partworks
* TPL Printers (UK) Ltd	100.0%	100.0%	Commercial Printing/Binders Manufacturing
* TPL Digital (UK) Limited	+	100.0%	Media Representation
* Marshall Cavendish Language Centre Ltd	100.0%	100.0%	Dormant
Country of Incorporation and Place of Business : Poland			
* Marshall Cavendish Polska Sp. zo.o	100.0%	100.0%	Partworks

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

		Effective Shareholding 2005	2004	Principal Activities
SUBSIDIARY COMPANIES OF TIMES PUBLISHING GROUP (continued)				
	Country of Incorporation and Place of Business : Romania			
*	Marshall Cavendish Romania S.R.L.	100.0%	100.0%	Partworks
	Country of Incorporation and Place of Business : Ukraine			
*	A Wholly Owned Subsidiary Marshall Cavendish Ukraine	100.0%	100.0%	Partworks
	Country of Incorporation and Place of Business : United States of America			
**	Marshall Cavendish Corporation	100.0%	100.0%	Books
SUBSIDIARY COMPANIES OF FRASERS PROPERTY (CHINA) LIMITED GROUP				
	Country of Incorporation and Place of Business : Hong Kong			
©	Vision Century Secretaries Limited	55.0%	27.6%	Secretarial and Nominee Services
©	Best Keeping Resources Limited	55.0%	27.6%	Property and Golf Club Membership Holding
©	Glory Honour Development Limited	55.0%	27.6%	Property Development
©	Great Project Property Limited	55.0%	27.6%	Investment Holding
©	Million Wealth Development	55.0%	27.6%	Property Development
©	Prosper Advance Investments Limited	55.0%	27.6%	Property Development
©	Readworld.com Limited	55.0%	27.6%	Club Membership Holding
©	Victory Great Investment Limited	55.0%	27.6%	Property Development
©	Vision Century Administration Limited	55.0%	27.6%	Management Consultancy Services
©	Vision Century Capital Limited	55.0%	27.6%	Group Financing
©	Vision Century Estate Agents Limited	55.0%	27.6%	Real Estate Agency
©	Vision Century Investment (Dalian) Limited	55.0%	27.6%	Investment Holding
©	Vision Century Property Management Limited	55.0%	27.6%	Property Management
©	Vision Century PRC Investments Limited	55.0%	27.6%	Property Holding
©	Wide Best Development Limited	55.0%	27.6%	Property Development
	Country of Incorporation : British Virgin Islands			
	Place of Business : Hong Kong			
***	Bestday Assets Limited	55.0%	27.6%	Investment Holding
***	Billion Property Limited	55.0%	27.6%	Investment Holding
***	E-Commerce Technology Limited	55.0%	27.6%	Investment Holding
***	Ideal Investment Holdings Ltd	55.0%	27.6%	Investment Holding
***	Limbo Enterprise Limited	55.0%	27.6%	Property Development
***	Tenways Investments Limited	55.0%	27.6%	Investment Holding
***	VCC iCapital Limited	55.0%	27.6%	Investment Holding
***	Vision Business Park (TH) Limited	55.0%	27.6%	Investment Holding
***	Vision Business Park Marketing Services Ltd	55.0%	27.6%	Marketing Services
***	Vision Century Infocomm Investments Limited	55.0%	27.6%	Investment Holding
***	Vision Century Property Consultancy Services Ltd	55.0%	27.6%	Property Consultancy Services
	Country of Incorporation : Cayman Islands			
	Place of Business : Hong Kong			
©	Readworld.com Corporation	53.8%	27.0%	Investment Holding
	Country of Incorporation and Place of Business : China			
**	Beijing Gang Lu Real Estate Development Co. Ltd	55.0%	27.6%	Property Development
**	Beijing Vision Century Property Management Co. Ltd	55.0%	27.6%	Property Management
**	Vision Century Real Estate Development (Dalian) Co. Ltd	55.0%	27.6%	Property Development
**	Vision Century Investment (Shenzhen) Co, Ltd	55.0%	27.6%	Business Consulting Services
**	Vision Huaqing (Beijing) Development Co. Ltd	33.0%	16.6%	Business Park Development
**	Vision (Shenzhen) Business Park Co. Ltd	52.3%	26.2%	Business Park Development
**	Vision Property Management (Dalian) Co. Ltd	55.0%	27.6%	Property Management
*	Shanghai Zhong Jun Real Estate Development Co. Ltd (1)	71.6%	95.0%	Property Development

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

		Effective Shareholding 2005	2004	Principal Activities
SUBSIDIARY COMPANIES OF FRASERS PROPERTY (CHINA) LIMITED GROUP (continue)				
***	Country of Incorporation and Place of Business : British Virgin Islands Supreme Asia Investments Limited	75.3%	100.0%	Investment Holding
JOINT VENTURE COMPANIES OF THE COMPANY				
	Country of Incorporation and Place of Business : Singapore Unilac Dairy Products Pte Ltd (4)	+	50.0%	Dormant
JOINT VENTURE COMPANIES OF CENTREPOINT PROPERTIES GROUP				
*	Country of Incorporation and Place of Business : Thailand Riverside Homes Development Co, Ltd	49.0%	49.0%	Property Development
JOINT VENTURE COMPANIES OF ASIA PACIFIC BREWERIES GROUP				
###	Country of Incorporation and Place of Business : Singapore GAPL Pte Ltd	18.7%	18.8%	Investment Holding & Distribution of Stout
###	Country of Incorporation and Place of Business : China Jiangsu DaFuHao Breweries Co. Ltd (1)	17.5%	-	Brewing and Distribution of Beer
###	Country of Incorporation and Place of Business : Thailand Thai Asia Pacific Brewery Co Ltd	13.1%	13.1%	Brewing and Distribution of Beer
###	Thai Asia Pacific Trading Co Ltd	13.1%	13.1%	Distribution of Beer
ASSOCIATED COMPANIES OF THE COMPANY				
	Country of Incorporation : Singapore Place of Business : China China Dairy Group Ltd (1)	29.5%	22.1%	Manufacturing & Distribution of Dairy Products
	Country of Incorporation : Bermuda Place of Business : China Fung Choi Printing and Packaging Group Limited (3)	27.1%	33.0%	Printing & Packaging
ASSOCIATED COMPANIES OF CENTREPOINT PROPERTIES GROUP				
###	Country of Incorporation and Place of Business : United Kingdom Fairbrair Residential Investment Partnership (1)	20.0%	20.0%	Investment in Residential Property Fund
###	Pressdale Ltd	32.3%	32.3%	Property Ownership and Investment
###	Fairbrair Plc	-	21.9%	Investment Holding
###	BidFair Limited	25.0%	-	Investment Holding
*	Country of Incorporation and Place of Business : Singapore Hua Li Holdings Pte Ltd	45.7%	45.7%	Investment Holding
ASSOCIATED COMPANIES OF ASIA PACIFIC BREWERIES GROUP				
*	Country of Incorporation and Place of Business : New Zealand The Associated Bottlers Company Ltd	18.7%	18.7%	Hire of Returnable Beer Bottles

NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES (continued)

		Effective Shareholding 2005	2004	Principal Activities
ASSOCIATED COMPANIES OF ASIA PACIFIC BREWERIES GROUP <i>(continued)</i>				
	Country of Incorporation : Bermuda			
	Place of Business : Hong Kong			
*	Kingway Brewery Holdings Limited (1)	9.4%	9.4%	Brewing and Distribution of Beer
ASSOCIATED COMPANIES OF TIMES PUBLISHING GROUP				
	Country of Incorporation and Place of Business : Singapore			
	Times-Newslink (1)	50.0%	50.0%	Retail of Books and Magazines
###	Learning Edvantage Pte Ltd	31.0%	31.0%	Multi Media Publishing
	Country of Incorporation and Place of Business : China			
###	Shanghai Times Sanyin Printers Co Ltd (1)	40.0%	40.0%	Commercial Printing
###	Beijing Universal Times Culture Development Co Ltd (1)	40.0%	40.0%	Publishing
*	Audited by Ernst & Young in the respective countries			
**	Audited by :	Name of Auditors		
Subsidiary Companies of the Company				
	Myanmar Brewery Ltd	U Tin Win Group, CPA		
Subsidiary Companies of Fraser & Neave Holdings Group				
	Utas Mutiara Sdn Bhd	Deloitte & Touche		
Subsidiary Companies of Centrepoint Properties Group				
	Fraser Property Developments Limited	Elliotts, UK		
	Fairpoint Properties (Vincent Square) Ltd (&&)	KPMG, London		
	Fraser Residences Ltd	KPMG, London		
	Fraser Serviced Residences Philippines, Inc	Punongbayan & Araullo		
	Wandsworth Riverside Quarter Ltd (&&)	KPMG, London		
Subsidiary Companies of Times Publishing Group				
	Cultured Lotus Pte Ltd	TeoFoong WongLCLoong		
	Everbest Printing Company Ltd	Tony Kwok Tung Ng & Co., CPA		
	Everbest Printing Holdings Ltd	Tony Kwok Tung Ng & Co., CPA		
	Everbest Printing Investment Ltd	Tony Kwok Tung Ng & Co., CPA		
	Everbest Printing (Panyu Nansha) Co. Ltd	Guangzhou Yeqin Certified Public Accountants Co, Ltd		
	Guangzhou Times Advertising Company Ltd	Guangzhou Zhong Cheng Certified Public Accountants		
	Marshall Cavendish Corporation	Marks Paneth & Shron LLP, CPA		
	Pansing Distribution Pte Ltd	TeoFoong WongLCLoong		
	Pansing International Library Services Pte Ltd	TeoFoong WongLCLoong		
	Times Publications Design and Production (Beijing) Co., Ltd	Beijing Jindu CPAs Co., Ltd		
Subsidiary Companies of Asia Pacific Breweries Group				
	Asia Pacific Breweries (India) Private Ltd	Sushmita Chowdhury & Co		
	South Pacific Brewery Ltd	Deloitte & Touche Tohmatsu		
	Tiger Beer USA Inc	Metis Group CPA's LLC		
Subsidiary Companies of Frasers Property (China) Limited Group				
	Beijing Gang Lu Real Estate Development Co. Ltd	Beijing Xin Shi Dai Xing Sheng Certified Public Accountants		
	Beijing Vision Century Property Management Co. Ltd	Beijing Xin Shi Dai Xing Sheng Certified Public Accountants		
	Vision Century Real Estate Development (Dalian) Co. Ltd	Dalian HongAn Certified Public Accounts Co. Ltd		
	Vision Century Investment (Shenzhen) Co, Ltd	Dalian HongAn Certified Public Accounts Co. Ltd		
	Vision Huaqing (Beijing) Development Co. Ltd	Hua Xia Tian Hai Certified Public Accountants		
	Vision (Shenzhen) Business Park Co. Ltd	Shenzhen Nanfang-Minhe Certified Public Accountants		
	Vision Property Management (Dalian) Co. Ltd	Dalian HongAn Certified Public Accounts Co. Ltd		

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 30 September 2005

43. SUBSIDIARY, JOINT VENTURE AND ASSOCIATED COMPANIES *(continued)*

+ Liquidated during the year/In voluntary liquidation

© Audited by PricewaterhouseCoopers

*** Not required to be audited under the laws of the country of incorporation

**** No audit is required at 30 Sep 05 as it is less than 18 months from date of its incorporation

A special purpose company held by Trustee

Audited by other auditors

& Company is treated as a subsidiary of the Group by virtue of management control over financial and operating policies of the company.

&& It was an associated/joint venture company in the previous financial year.

&&& These companies were 100% owned by the Company in the previous financial year.

(1) Accounting year ends on 31 December

(2) Accounting year ends on 31 March

(3) Accounting year ends on 30 June

(4) Accounting year ends on 31 January

PARTICULARS OF GROUP PROPERTIES

The main properties as at 30 September 2005 and their net book values are indicated below :

("F&N" refers to Fraser and Neave Group, "APBL" refers to Asia Pacific Breweries Group, "CPL" refers to Centrepont Properties Group, "TPL" refers to Times Publishing Group and "FPCL" refers to Frasers Property (China) Group)

(A) CLASSIFIED AS GROUP FIXED ASSETS

(Note 14 to the Financial Statements)

			Land (\$'000)	Building (\$'000)
FREEHOLD				
Singapore				
F&N	-	Other properties	45	-
TPL	-	1.1 hectares industrial property at Times Centre, 1 New Industrial Road	6,100	6,546
APBL	-	Other properties	768	233
Peninsular Malaysia				
F&N	-	18.0 hectares industrial property at Lion Industrial Park, Shah Alam	21,797	25,386
	-	1.6 hectares industrial property at Jln Foss, Kuala Lumpur	9,786	1,508
	-	1.0 hectare industrial property at Jln Yew and Jln Chan Sow Lin, Kuala Lumpur	5,217	85
	-	2.1 hectares industrial property at 3724 to 3726 Sungei Nyior, Butterworth	2,118	1,103
	-	2.7 hectares industrial property at Jln Lahat, Ipoh	1,263	1,185
	-	0.5 hectare industrial property at 79 & 81 Jln Tun Perak, Ipoh	163	-
	-	1.0 hectare industrial property at Jln Bkt Gedong, Malacca	256	-
	-	2.2 hectares industrial property at Jln Tampoi, Johor Bahru	3,455	90
	-	5.8 hectares industrial property at Jln Tampoi, Johor Bahru	2,361	3,064
	-	0.6 hectare industrial property at Jln Liat, Seremban	1,539	132
	-	0.6 hectare industrial property at Jln Tampoi, Johor Bahru	472	1,876
	-	1.1 hectare vacant land, Johor Bahru	9,009	-
	-	Other properties	46	-
TPL	-	Residential property at Ria Apartments 18/A5, Genting Highlands	-	144
	-	3.4 hectares industrial property at Lot 46 Subang Hi-Tech Industrial Park, Batu Tiga, Shah Alam	1,717	3,508
New Zealand				
APBL	-	17.4 hectares industrial property for Waitemata Brewery site at Auckland	7,864	42,382
	-	9.1 hectares industrial property for Mainland Brewery at Timaru	335	6,030
	-	10.8 hectares industrial property for Tui Brewery at Pahiatua	685	-
Australia				
TPL	-	0.2 hectare commercial property at Unites 7 & 8 Monash Business Park, 29 Business Park Drive, Nottingham, Melbourne - Victoria	988	539
	-	1.7 hectares industrial property at 1 Diamond Drive, Sunshine - Victoria	1,373	13,512
	-	0.1 hectare industrial property at Frenchs Forest, Sydney, NSW	764	759
United State of America				
TPL	-	3.4 hectares commercial property at 99 White Plains Road, Tarrytown, New York	840	4,516
Total Freehold			78,961	112,598

PARTICULARS OF GROUP PROPERTIES

A) CLASSIFIED AS GROUP FIXED ASSETS *(continued)* (Note 14 to the Financial Statements)

		Land (\$'000)	Building (\$'000)
LEASEHOLD			
Singapore			
F&N	- 4.0 hectares industrial property at 214 Pandan Loop (Lease expires year 2010)	-	16,113
	- Other properties	2,186	35
APBL	- 8.8 hectares industrial property at Jurong (Lease expires year 2046)	-	39,573
	- Other properties	2,370	574
TPL	- Commercial property at Unit #04-08/11 Centrepont (Lease expires year 2078)	-	653
	- 1.8 hectares industrial property at 16 & 18 Tuas Avenue 5 (Lease expires year 2013)	-	16,148
	- 0.7 hectares industrial property at 438 Ang Mo Kio industrial park (Lease expires year 2038)	-	6,585
Peninsular Malaysia			
F&N	- 3.6 hectares industrial property at 70 Jln University, Petaling Jaya (Lease expires year 2058)	9,217	7,752
	- 1.6 hectares industrial property at 16 Jln Bersatu 13/4, Petaling Jaya (Lease expires year 2058)	4,863	2,227
	- 1.9 hectares industrial property at Lot 5, Jalan Kilang, 460500 Petaling Jaya, State 3136 (Lease expires year 2058)	3,142	1,910
	- Other properties	828	1,140
East Malaysia			
F&N	- 1.8 hectares industrial property at Penrissen Road, Kuching (Lease expires year 2038)	791	3,314
	- 2.6 hectares industrial property at Tuaran Road, Kota Kinabalu (Lease expires year 2062)	1,436	912
Cambodia			
APBL	- 11.3 hectares industrial property at Kandal Province (Land rights expires year 2065)	-	16,761
Vietnam			
F&N	- 3.4 hectares industrial property at Ton That Thuyet, Vietnam (Lease expires year 2005)	412	4,618
	- 6.0 hectares industrial property at VSIP, Thuan An District, Binh Duong Province (Lease expires year 2045)	6,161	6,780
APBL	- 13.0 hectares industrial property at Ho Chi Minh City (Lease expires year 2021)	4,881	17,611
	- 30.0 hectares industrial property at Van Tao Village - Hatay Province (Lease expires year 2046)	-	21,200
Thailand			
F&N	- 0.9 hectare industrial property at No. 19/111 Moo 7 Thakarm Road, Samaedam, Bangkhuntien, Bangkok 10150 (Lease expires year 2029)	559	2,539
TPL	- Warehouse at Soi Wat Kok #20/526-527, Rama II Road, Bangkok (Lease expires year 2021)	-	49

PARTICULARS OF GROUP PROPERTIES**A) CLASSIFIED AS GROUP FIXED ASSETS** *(continued)*

(Note 14 to the Financial Statements)

		Land (\$'000)	Building (\$'000)
LEASEHOLD <i>(continued)</i>			
Myanmar			
F&N	- 5.0 hectares industrial property at Mingaladon Township, Yangon (Lease expires year 2023)	2,263	12,281
China/Hong Kong			
F&N	- Residential property at Liu Shu Town, SheHong Country, Sichuan Province, China (Lease expires year 2058)	-	52
APBL	- 20.0 hectares industrial property at Haikou, Hainan, China (Lease expires year 2065)	10,971	36,437
	- 11.0 hectares industrial property at Shanghai, China (Lease expires year 2038)	11,568	18,157
TPL	- Residential property at Unite 1AF Riverside Garden, Shenyang, China.	-	211
	- Residential property at Vanke Garden, Shenyang, China.	-	106
	- 0.4 hectare industrial property at 13A Xingshun Street, Tiexi District, Shenyang, China (Lease expires year 2009)	88	798
	- Warehouse at Unit D, 2nd Floor, Freder Centre 68 Sung Wong Toi Road, Tokwawan, Kowloon, Hong Kong (Lease expires year 2022)	-	134
	- Industrial property at Dachong Western Industrial District Nansha Panyu, Guangdong, China (Lease expires year 2044)	1,544	8,779
	- Industrial property at Unit A1,C5, Ko Fai Industrial Building, 7 Ko Fai Road, Yau Tong, Kowloon, Hong Kong (Lease expires year 2048)	-	749
	- 1.9 hectares commercial property at 18 Jianshe Zhong Road, China	3,693	2,895
FPCL	- Residential property at Shenzhen, China	266	867
	- Commercial property at Scenic Place, Beijing, China (Lease expires year 2034)	-	395
	- Residential property at Dalian, China (Lease expires year 2063)	-	29
Papua New Guinea			
APBL	- 2.2 hectares industrial property at Port Moresby (Lease expires year 2067)	1,295	8,309
	- 7.7 hectares industrial property at Lae and Goroka (Lease expires year 2057 and year 2067)	614	313
	- 1.0 hectare residential properties (Lease expires year 2057 and year 2071)	286	298
Sri Lanka			
APBL	- 2.3 hectares industrial property at Mawathagama (Lease expires year 2027)	48	843
Total Leasehold		69,482	258,147
TOTAL PROPERTIES (CLASSIFIED AS GROUP FIXED ASSETS)		148,443	370,745

PARTICULARS OF GROUP PROPERTIES

(B) CLASSIFIED AS GROUP INVESTMENT PROPERTIES

(Note 15 to the Financial Statements)

			Land (\$'000)	Building (\$'000)
Singapore				
CPL	-	A 24-storey office building at 438 Alexandra Road Freehold, lettable area - 18,372 sqm	68,120	53,720
	-	Retained interests (excluding apartments) in a 7-storey shopping cum residential complex with 2 basement floors at Centrepont, 176 Orchard Road Freehold and Leasehold (lease expires year 2078), lettable area - 30,959 sqm	369,830	94,491
	-	Retained interests in a 4-storey shopping complex with 2 basement shopping levels and one basement carpark at 930, Yishun Avenue 2 Leasehold (Lease expires year 2089), lettable area - 10,616 sqm	84,000	32,100
	-	A 2-storey shopping complex at 368 & 370 Alexandra Road, situated on the 1st storey and 1st basement level of a 5-storey commercial cum residential block and a 2- storey free-standing restaurant building Freehold, lettable area - 6,596 sqm	20,260	21,740
	-	Two 8-storey high-tech industrial building with basement carpark at 438A and 438B Alexandra Road Freehold, lettable area - 97,230 sqm	191,510	162,590
	-	A 10-storey commercial cum serviced apartment complex at Robertson Walk Shopping Centre and Fraser Place Serviced Residences, 11 Unity Street, with 2 basement carparks comprising a 2-storey retail podium and serviced apartment units Leasehold (999 years) Lettable area : Retail 9,068 sqm Serviced apartments 14,293 sqm Total 23,361 sqm	110,600	67,970
	-	A 7-storey shopping/entertainment complex at 1, Woodlands Square with 3 basement floors (comprising 2 basement carparks and 1 basement shop) Leasehold (Lease expires year 2094), lettable area - 39,506 sqm	359,920	137,250
	-	A 20-storey commercial cum serviced apartment complex with a 3-storey covered carpark, a 5-storey podium block, a 2-storey retail podium and serviced apartment units at River Valley Road Leasehold (999 years) Lettable area : Retail 3,699 sqm Serviced apartments 20,232 sqm Office 16,937 sqm Total 40,868 sqm	190,290	130,310
	-	Other properties	357	927
Peninsular Malaysia				
TPL	-	Commercial Property at 59/61 Jalan Nilam 1/2, Subang Square, Subang Hi-Tech Industrial Park, Batu Tiga, Shah Alam Freehold, lettable area - 645 sqm	320	197
Vietnam				
CPL	-	A 22-storey retail/office building plus 2 basements at 2 Ngoc Duc Ke Street, District 1, Ho Chi Minh City Leasehold (Lease expires year 2045), lettable area - 17,864 sqm	3,284	36,464

PARTICULARS OF GROUP PROPERTIES

(B) CLASSIFIED AS GROUP INVESTMENT PROPERTIES *(continued)*

(Note 15 to the Financial Statements)

		Land (\$'000)	Building (\$'000)
China			
FPCL	- A 5-storey buildings for I.T research and development centres and offices, and for ancillary uses at Shenzhen Hi-Tech industrial Park GaoXin South Ring Road/Keji South Road, Shen Zhen Leasehold (Lease expires year 2049), lettable area - 23,500 sqm	13,124	13,036
	- A 13-storey office and/or research and development facilities with two levels of basement car parks and ancillary facilities at Tsinghua Science Park No 1 Zhongguancun East Road, Haidian District, Beijing Leasehold (Lease expires year 2053), lettable area - 33,090 sqm	42,424	40,249
Hong Kong			
TPL	- Shop unit at Houston Centre, Tsimshatsui East, Kowloon Leasehold (Lease expires year 2053), lettable area - 68 sqm	-	541
	- Offices at Seaview Estate - 10th Floor Block C, No. 2-8 Watson Road, North Point, Hong Kong Leasehold (Lease expires year 2056), lettable area 1,052 sqm	-	3,832
	- Offices at Seaview Estate - 9th Floor Block C, No. 2-8 Watson Road, North Point, Hong Kong Leasehold (Lease expires year 2056), lettable area 1,052 sqm	-	3,594
Australia			
CPL	- Bridgepoint Shopping Centre and Viewpoint Apartments, Mosman, Sydney Freehold, lettable area - 6,672 sqm	19,878	20,267
TPL	- Office/warehouse unit at 19 Rodborough Road, French Forrest, Sydney Freehold, lettable area - 3,620 sqm	1,179	3,872
United States of America			
TPL	- Offices at 333 Post Road, Westport Freehold, lettable area - 16,500 sqm	299	6,992
TOTAL PROPERTIES (CLASSIFIED AS GROUP INVESTMENT PROPERTIES)		1,475,395	830,142

PARTICULARS OF GROUP PROPERTIES

(C) CLASSIFIED AS PROPERTIES HELD FOR SALES *(continued)*

(Note 25 to the Financial Statements)

		Effective Group interest %
Singapore		
CPL	- The Petal Freehold land of approximately 20,454.4 square metres situated at 85 Hillview Avenue. The development has a gross floor area of 39,365 sqm and consists of 270 condominium units.	100
	- Euphony Gardens Leasehold land of approximately 26,383.6 square metres situated at Jalan Mata Ayer. The development has a gross floor area of 36,937 sqm and consists of 304 condominium units.	100
	- Yishun Sapphire Leasehold land of approximately 22,383 square metres situated at Yishun. The development has a gross floor area of 47,004 sqm and consists of 380 condominium units.	100
	- Yishun Emerald Leasehold land of approximately 21,038.5 square metres situated at Yishun. The development has a gross floor area of 52,596 sqm and consists of 436 condominium units.	100
	- Compass Heights Leasehold land of approximately 27,067.3 square metres situated at Sengkang Square for a mixed development comprising a block of 4-storey commercial building with 4 basements and 2 blocks of 15-storey of 536 condominium units. The condominium development has a gross floor area of 68,209 sqm.	100
	- Camelot Leasehold land of approximately 10,607 square metres situated at Tanjong Rhu. The development has a gross floor area of 29,700 sqm and consists of 99 condominium units.	100
	- Lake Holmz Freehold land of approximately 17,000 square metres situated at Boon Lay Way/Corporation Road. The development has a gross floor area of 48,455 sqm and consists of 369 condominium units.	100
	- Seletaris Freehold land of approximately 35,745.1 square metres situated at Sembawang. The development has a gross floor area of 50,039 sqm and consists of 328 condominium units.	100
Australia		
CPL	- The Habitat Freehold land of approximately 862 square metres situated at Chandos Streets, North Sydney. The development has a gross floor area of 7,855 sqm and consists of 60 condominium units.	75
China/Hong Kong		
FPCL	- Scenic Place Leasehold land of approximately 26,052 square metres situated at No. 305 Guang An Men Wai Avenue, Beijing, China. The development has a gross floor area of 95,855 sqm and consists of 788 residential units and 154 carpark lots.	55
	- Ninth ZhongShan Leasehold land of approximately 73,152 square metres situated at No. 2 Xinglin Street Zhongshan District, Dalian, China. The development has a gross floor area of 63,054 sqm and consists of 439 residential units and 107 carpark lots.	55
	- Greenery Place Leasehold land of approximately 6,796 square metres situated at Town Park Road South, Yuan Long, Hong Kong. The development has a gross floor area of 22,106 sqm and consists of 330 residential units and 133 carpark lots.	55
	- Elite Court Leasehold land of approximately 307 square metres situated at 33 Centre Street, Sai Ying Pun, Hong Kong. The development has a gross floor area of 3,363 sqm and consists of 46 residential units and 3 shops for sale.	55

PARTICULARS OF GROUP PROPERTIES

(C) CLASSIFIED AS PROPERTIES HELD FOR SALES *(continued)* (Note 25 to the Financial Statements)

	Effective Group interest %
TPL - Leasehold property of approximately 54 square metres situated at Hunghom Commercial Centre, Kowloon, Hong Kong. Office unit at Hunghom Commercial Centre.	100
United Kingdom	
CPL - Wandsworth Freehold land of approximately 40,000 square metres situated at South bank of River Thames. The development has a gross floor area of 27,000 sqm and consists of 422 condominium units.	50
TPL - Freehold property of approximately 15,817 square metres situated at Hartlebury, Worcestershire.	100

(D) CLASSIFIED AS PROPERTIES UNDER DEVELOPMENT (Note 16 to the Financial Statements)

Details of the properties under development are included in Note 16 to the Financial Statements.
Additional information as follows :

	Stage of Completion	Estimated Date of Completion
Singapore		
CPL - Ris Grandeur	100%	1st Quarter FY 2006
- The Spectrum	100%	2nd Quarter FY 2006
- Quintet	68%	4th Quarter FY 2006
- 8 @ Mount Sophia	42%	3rd Quarter FY 2007
- Tangerine Grove	39%	2nd Quarter FY 2007
- Jalan Ulu Sembawang Site	23%	1st Quarter FY 2007
- The Raintree	16%	2nd Quarter FY 2008
- Holland Park	3%	1st Quarter FY 2008
- The Azure	1%	2nd Quarter FY 2008
- Leicester Road Site	3%	2nd Quarter FY 2008
- West Coast Park Site	3%	3rd Quarter FY 2008
- Jervois Road Site	-	3rd Quarter FY 2009
- St Michael's Road Site	-	2nd Quarter FY 2009
Malaysia		
F&NHB - Fraser Park	46%	1st Quarter FY 2007
Vietnam		
CPL - Nguyen Sieu Street Site	-	1st Quarter FY 2007
Australia		
CPL - Regent Theatre Site	26%	3rd Quarter FY 2008
- Wanjeep Street Site	-	-
China		
CPL - Jingan Four Seasons (Wu Jiang Lu Site)	55%	1st Quarter FY 2007
- Xi Cheng Site	-	3rd Quarter FY 2008
- Teng Qiao He Chu Hai Kou Site	-	-
FPCL - Scenic Place Phase 2	49%	2nd Quarter FY 2006
- Vision (ShenZhen) Business Park Phase 3	-	-
- Song Jiang Site	-	-
New Zealand		
CPL - Broadview Queenstown Site	-	-
- Tauranga in the Bay of Plenty	-	-
United Kingdom		
CPL - Vincent Square	26%	1st Quarter FY 2007
- Wandsworth Site	-	3rd Quarter FY 2008