

REVIEW OF OPERATIONS

Amara Sanctuary Resort, Sentosa
 URA Architectural Heritage Awards 2007, Category A

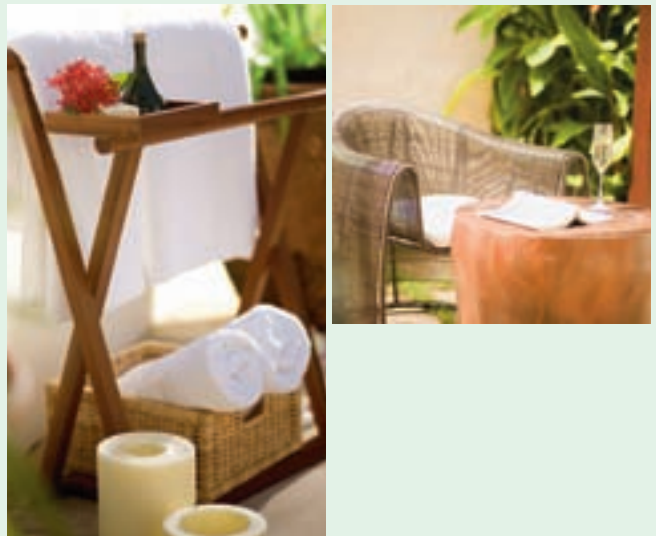


For the financial year ended December 31, 2007, the Group is pleased to deliver a strong set of top and bottomline results. We achieved an impressive 39.9% increase in revenue to S\$111.6 million compared to S\$79.8 million in the previous corresponding period ("FY2006"). Revenue growth was backed by strong performances from our key business segments, Hotel Investment and Management and Property Investment and Development, which registered 37.8% and 46.1% increase respectively. Profit before tax rose 52.8% to S\$40.3 million in FY2007, from S\$26.3 million in FY2006. Profit after tax increased to S\$32.2 million, up 70.0% from S\$18.9 million in FY2006.

MOVING AHEAD

At Amara, we are dedicated to establishing our three pillars of growth – Hotel Investment and Management, Property Investment and Development and Specialty Restaurants and Food Services. Going forward, we will continue to seek opportunities to maintain a diverse portfolio of complementary businesses and build a stable base of sustainable returns. While we focus our energies on establishing our position locally, we will also actively look towards expanding our footprint in the region, so as to position Amara as a leading premier integrated lifestyle group.

Revenue growth was backed by strong performances from its key business segments, Hotel Investment and Management and Property Investment and Development, which registered 37.8% and 46.1% increase respectively.



Amara Sanctuary Resort, Sentosa
 Colonial Suites
 Colonial Courtyard



HOTEL INVESTMENT AND MANAGEMENT



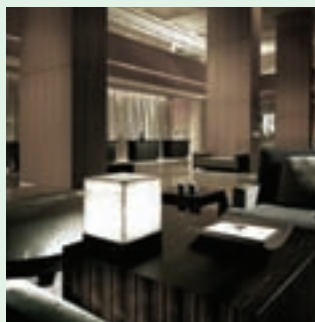
Riding on the buoyant tourism and travel industry, our Hotel Investment and Management segment reported a 37.8% increase in revenue to S\$45.8 million.

Going forward, 2008 is expected to be a bumper year for the local tourism industry while the two Integrated Resorts, the Singapore Flyer, the Formula One Grand Prix and the Youth Olympic are expected to continue to drive visitor arrivals over the next few years. We are therefore optimistic that our Hotel Investment and Management segment will be able to ride on the positive trends and benefit from the anticipated demand and supply imbalance of hotel rooms in Singapore. Coupled with efforts to remake Sentosa, we also expect our Amara Sanctuary Resort, Sentosa to contribute significantly to Group revenue. Located just 10 minutes away from the Marina Bay Financial Centre and the CBD, the resort will attract both business travellers as well as high-end travellers. During the year under review, Amara Sanctuary Resort, Sentosa was conferred the 2007 URA Architectural Heritage Awards, in recognition of our efforts in building conservation.

With the expected growth in the regional tourism and travel industry over the next few years, we will strive to ride on our expertise in this segment to grow the Amara brand name locally and regionally.

Regionally, we are excited about our operations in China and look forward to positive contributions from Amara Signature, Shanghai when it is completed. We also expect Amara Signature, Shanghai to serve as a launch pad for our expansion into the region.

With the expected growth in the regional tourism and travel industry over the next few years, we will strive to ride on our expertise in this segment to grow the Amara brand name locally and regionally.



Amara Singapore



Amara Saigon



PROPERTY INVESTMENT AND DEVELOPMENT

Going forward, we will continue to exercise prudence in acquiring land for development and leverage on our track record in building and developing to identify ideal development opportunities to improve and grow our business.



Amara Corporate Tower
The Linear
Facade

During the year under review, our Property Investment and Development segment rode with the strong property market in Singapore, recording a 46.1% increase in revenue from this segment to S\$62.5 million from S\$42.8 million in FY2006.

We achieved improved turnover boosted by the sale of our residential developments, The Linear and The Abode at Devonshire. We are pleased to note that we received very positive responses for our residential developments.

In addition, higher rental rates and occupancy for our investment properties at Amara Corporate Tower and The Amara Shopping Centre also contributed to the increased turnover for our Property Investment and Development segment.

Going forward, we will continue to exercise prudence in acquiring land for development and leverage on our track record in building and developing to identify ideal development opportunities to improve and grow our business.

The Linear
Dining interior



SPECIALTY RESTAURANTS AND FOOD SERVICES

Moving ahead, we expect our Specialty Restaurants and Food Services segment to contribute more to Group revenue.

Our Specialty Restaurants and Food Services segment continued to perform well despite a decrease in revenue of 10.5%. As part of our asset rationalisation strategy, we closed both our Simply Thai restaurant at Bugis and Silk Road Noodle Bar at Millenia Walk in 2006. This contributed to the fall in revenue for the segment. Despite the drop in revenue, we continue to see good prospects for this segment going forward.

Indeed, we have made positive developments during the year with the opening of our award-winning Thanying Restaurant at Amara Sanctuary and Silk Road of the Sea at Palawan Beach, Sentosa. Continuing the success of our flagship Silk Road Restaurant at Amara Singapore, Silk Road of the Sea will



serve the freshest seafood cuisine inspired by region visited by Marco Polo on his return journey from China. Our positive developments here give us confidence for our further expansion in the segment.



Thanying Restaurant at Amara Sanctuary
Silk Road of the Sea, Palawan Beach, Sentosa
Interior

Moving ahead, we expect our Specialty Restaurants and Food Services segment to contribute more to Group revenue. The buoyant tourism and travel industry is expected to boost not only our hotel segment but will also create exciting opportunities for our Specialty Restaurants and Food Services segment. Locally, we hope to seal Amara's position by focusing on our commitment to attaining excellent food quality and good customer service to improve patronage at our restaurants. We will also continue in our efforts to establish the strong brands of our restaurants overseas starting with the opening of Silk Road Restaurant at Pavilion, Kuala Lumpur.



AMARA ACCOLADES



HOTEL INVESTMENT & MANAGEMENT

AMARA SANCTUARY RESORT, SENTOSA **URA Architectural Heritage Awards** **2007, Category A**

Awarded by the
Urban Redevelopment Authority

AMARA SINGAPORE **Singapore Service Class**

Awarded by SPRING Singapore in 2006

Finalist for Award for Excellence **2006-2007**

- Deluxe Hotel
- Best Housekeeping Department
Awarded by Hospitality Asia Platinum Awards

Award for Excellence 2004-2005

- Deluxe Hotel
Awarded by Hospitality Asia Platinum Awards

Finalist for Award for Excellence **2004-2005 Hospitality Personality**

- Deluxe Property General Manager
- Best Western Cuisine Chef
Awarded by Hospitality Asia Platinum Awards

Excellent Service Award 2003-2006

Awarded by Singapore Hotel Association and
SPRING Singapore

Service Gold National Courtesy **Award 2003**

Awarded by Singapore Hotel Association

Superior Service Award 1995 & 2003

Awarded by Interval International

Five Star Recognition Award 1987

Awarded by Interval International

ELEMENT

Singapore's Top Restaurant **2004 & 2007**

Awarded by Wine & Dine

ALPHABET

Finalist for Award for Excellence in **Hospitality 2004-2005**

Awarded by Hospitality Asia Platinum Awards

HUE RESTOBAR

Singapore's Top Restaurant 2007

Awarded by Wine & Dine

AMARA SAIGON

Best High Quality Hotel in **Ho Chi Minh City 2002**

Awarded by Vietnam Economic Times

PROPERTY INVESTMENT & DEVELOPMENT

THE LINEAR

Awards for website design **www. thelinear.com**

Creative Circle Awards (CCA) Singapore 2003
Craft – Illustration: GOLD
Craft – Art Direction: BRONZE
Craft – Flash: BRONZE
Craft – Sound: BRONZE
Corporate Image
(Business to Consumer) – Individual: BRONZE



SPECIALTY RESTAURANTS & FOOD SERVICES

THANYING RESTAURANT

Gold Plate Awards 2007

Awarded by The Singapore Women's Weekly

Singapore's Best Restaurants 1992-2008

Awarded by Singapore Tatler

Singapore's Top Restaurants 1997-2008

Awarded by Wine & Dine

"THAI SELECT" Seal of Approval for Thai Cuisine

Awarded by Ministry of Commerce Thailand

Finalist for Award for Excellence Asian Cuisine Restaurant 2004-2005

Awarded by Hospitality Asia Platinum Awards

The Best Thai Restaurant 2004

Awarded by The Straits Times - Life!eats

Excellence in Service Asian Restaurant 1993

Singapore Tourism Board

Excellence in Service Asian Restaurant (Merit) 1991

Singapore Tourism Board

SILK ROAD RESTAURANT

Singapore's Best Restaurants 2003-2008

Awarded by Singapore Tatler

Singapore's Top Restaurants 2003-2007

Awarded by Wine & Dine

6 Gold Excellent Service Awards 2007

Awarded by SPRING Singapore

Singapore Service Class

Awarded by SPRING Singapore in 2006

Top Sichuan Restaurant in Singapore

The Straits Times – Lifestyle August 2006
(Top 50 Restaurants)

Finalist for Award for Excellence Chinese Cuisine Restaurant 2004-2005

Awarded by Hospitality Asia Platinum Awards

A Great Table of Singapore 2003-2005

Awarded by Tables

Service Gold National Courtesy Award 2003 & 2004

Awarded by Singapore Hotel Association

National Model for Work Redesign 2002

Awarded by SPRING Singapore

Editor's Choice

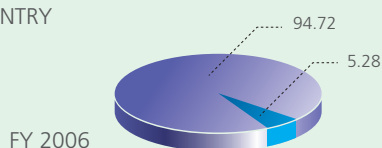
IS Magazine

FINANCIAL HIGHLIGHTS

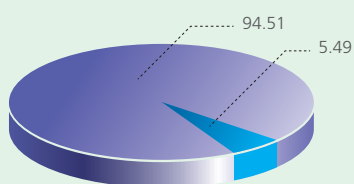
	FY2007 S\$'000	FY2006 S\$'000 Restated
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	FY2007 S\$'000	FY2006 S\$'000 Restated
INCOME STATEMENT		
Revenue	111,597	79,759
Profit before Tax	40,261	26,348
Income tax expense	(8,080)	(7,416)
Minority Interests	–	37
Profit attributable to equity holders of the Company	32,181	18,969
FINANCIAL RATIOS		
	%	%
Profit attributable to equity holders of the Company as percentage of revenue	28.84	23.78
Debt Equity Ratio	124.30	178.90
PER SHARE UNIT		
	cents	cents
Earnings per Share	5.58	3.29
Net Tangible Assets per Share	29.85	24.69
Net Assets Value per Share	30.06	24.85
REVENUE BY COUNTRY (%)		
	%	%
■ Singapore	94.51	94.72
■ Vietnam	5.49	5.28
	100.00	100.00
REVENUE BY ACTIVITY (%)		
	%	%
■ Hotel Investment & Management	41.01	41.65
■ Property Investment & Development	56.01	53.65
■ Specialty Restaurants & Food Services	2.97	4.65
■ Others	0.01	0.05
	100.00	100.00

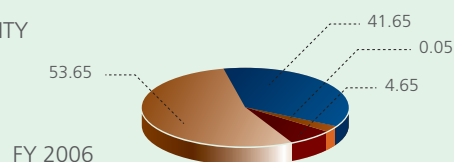
REVENUE BY COUNTRY



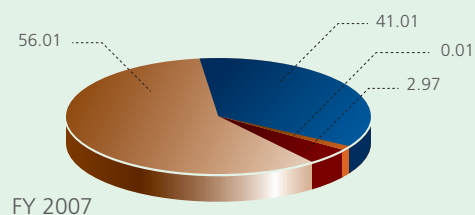
FY 2007



REVENUE BY ACTIVITY



FY 2006



FY 2007