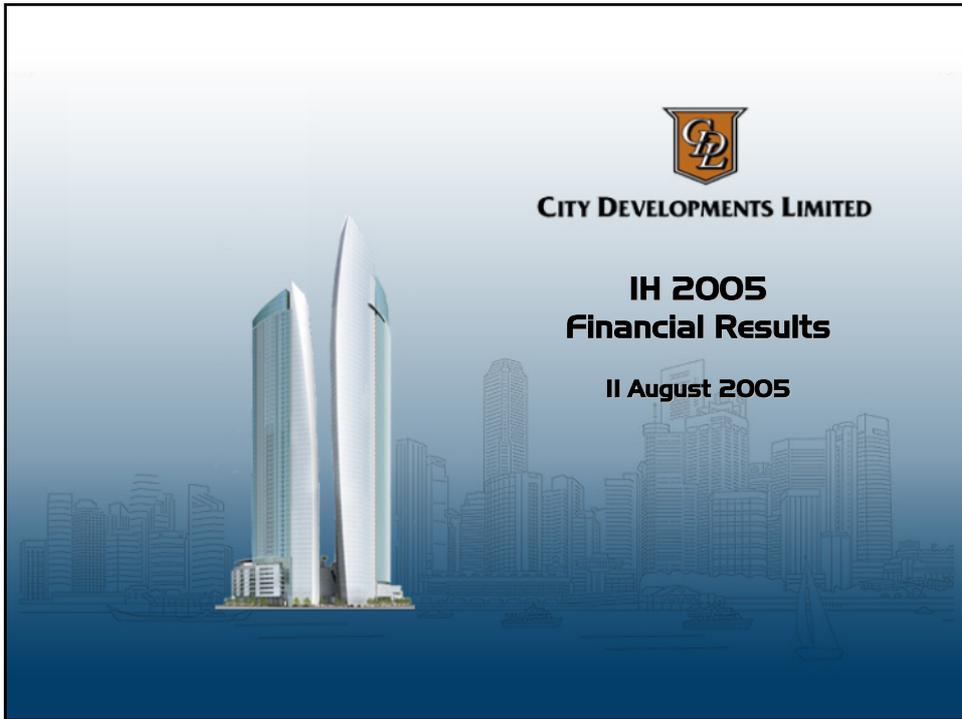




CITY DEVELOPMENTS LIMITED

**IH 2005
Financial Results**

11 August 2005



Presentation Outline

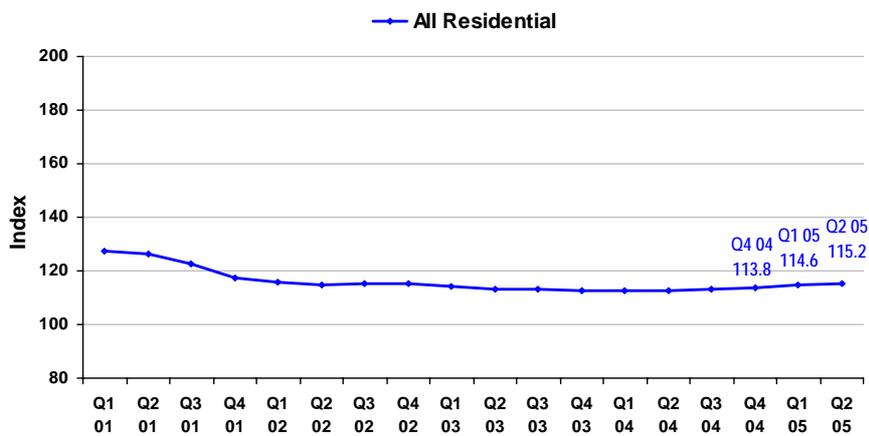
- I. Singapore Property Market**
- II. Financial Highlights**
- III. Operations Review**
- IV. Market Outlook**



Singapore Property Market



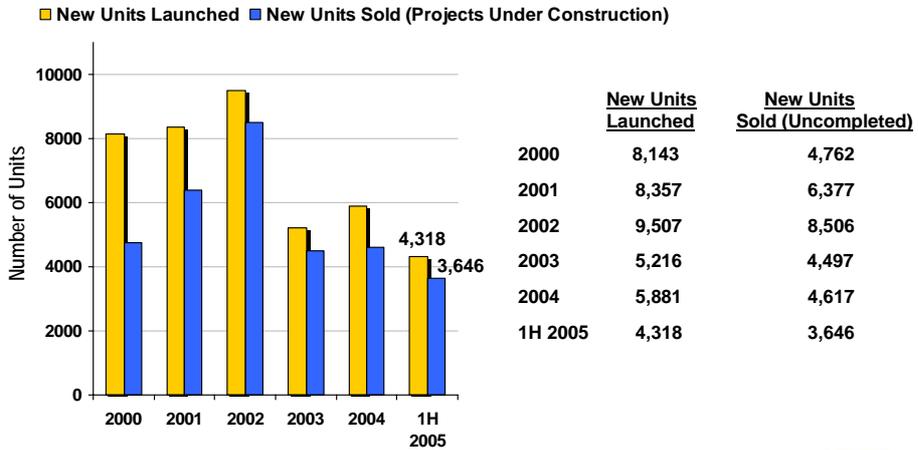
Property Price Index - Residential (2001 - IH 2005)



Source : URA, 2Q 2005



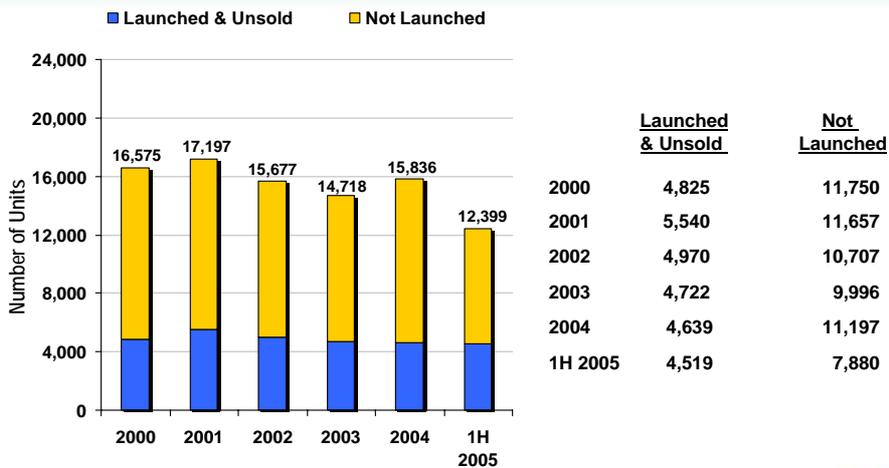
No. of New Private Residential Units Launched vs Units Sold (Projects Under Construction) (2000 – 1H 2005)



Source : URA, 2Q 2005



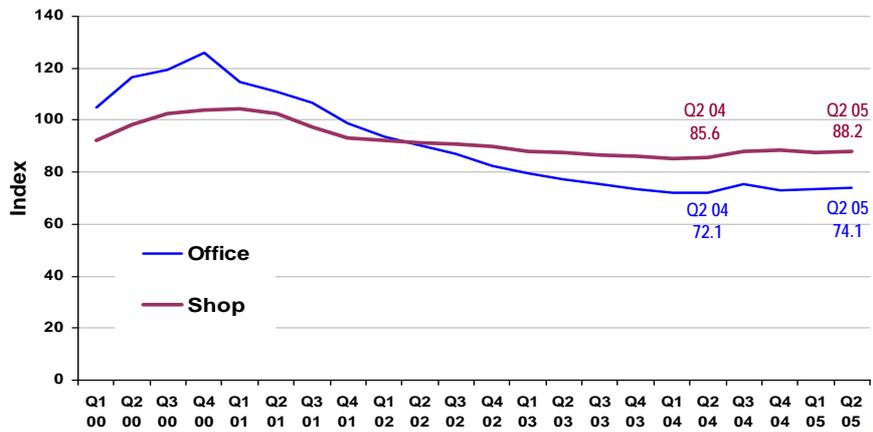
No. of Uncompleted Private Residential Units Available (2000 – 1H 2005)



Source : URA, 2Q 2005



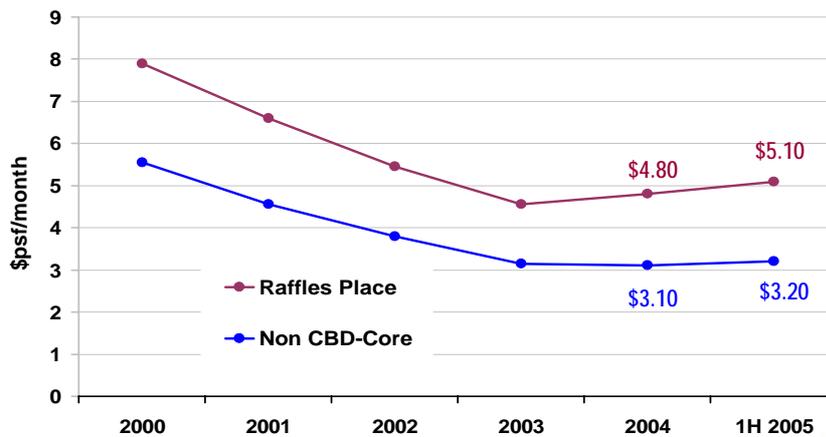
Property Price Index - Commercial (2000 - 1H 2005)



Source : URA, 2Q 2005



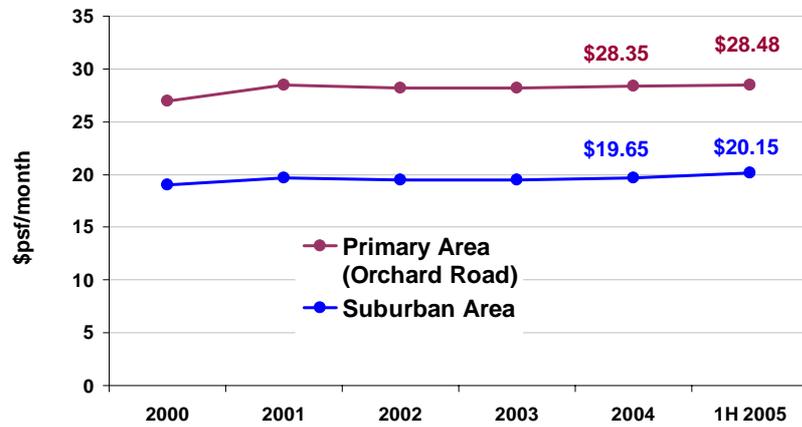
Average Office Rental in CBD (2000 - 1H 2005)



Source : JLL Research, 2005



Average Prime Level Retail Rental (2000 - 1H 2005)



Source : JLL Research, 2005



Financial Highlights

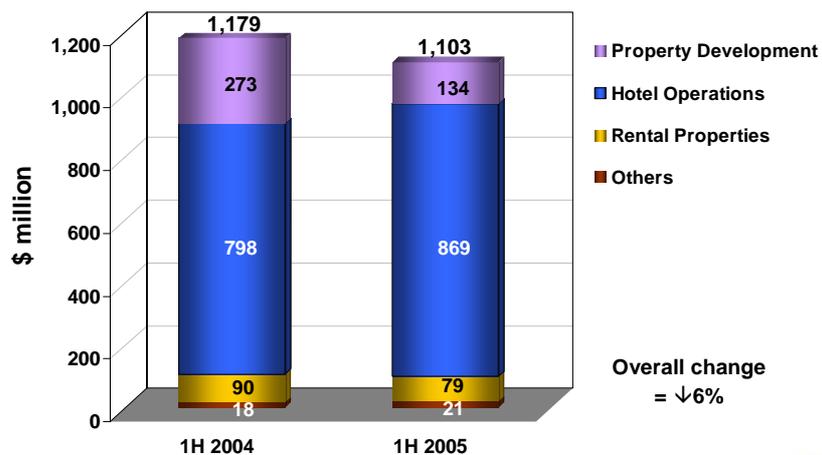


Summary of Financial Highlights

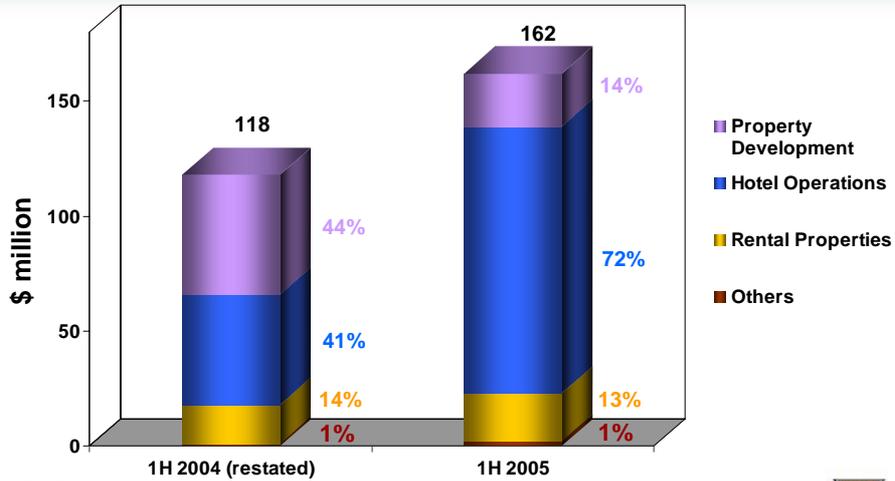
| | 1H 2004 (restated) | 1H 2005 | % Change |
|-----------------------------|-----------------------|---------|----------|
| Revenue (\$m) | 1,179 | 1,103 | ↓ 6% |
| Profit Before Tax (\$m) | 118 | 162 | ↑ 37% |
| Profit After Tax & MI (\$m) | 77 | 64 | ↓ 17% |
| Earnings Per Share (cents): | | | |
| Basic | 9.27 | 6.59 | ↓ 29% |
| Fully diluted | 9.09 | 6.44 | ↓ 29% |



Group Revenue by Segment



Profit before Tax by Segment



Taxation Expense

| | Q2 Ended 30 June | | 1H Ended 30 June | |
|-----------------------------------------------------------------|---------------------|-------|---------------------|--------|
| | 2005 | 2004 | 2005 | 2004 |
| Tax Charge Relates to the Following: | | | | |
| Profit for the Period (\$m) | 18.8 | 17.2 | 30.2 | 28.7 |
| Effective Tax Rate (Without the BI & Prior Year Adjustments) | 27.0% | 25.3% | 24.8% | 24.3% |
| Business Interruption Insurance Proceeds (\$m) | - | - | 18.7 | - |
| Under / (Over) Provision in Respect of Prior Years (\$m) | 4.5 | (8.7) | 5.8 | (26.3) |
| Total (\$m) | 23.3 | 8.5 | 54.7 | 2.4 |
| Total Effective Tax Rate | 33.5% | 12.5% | 33.8% | 2.0% |

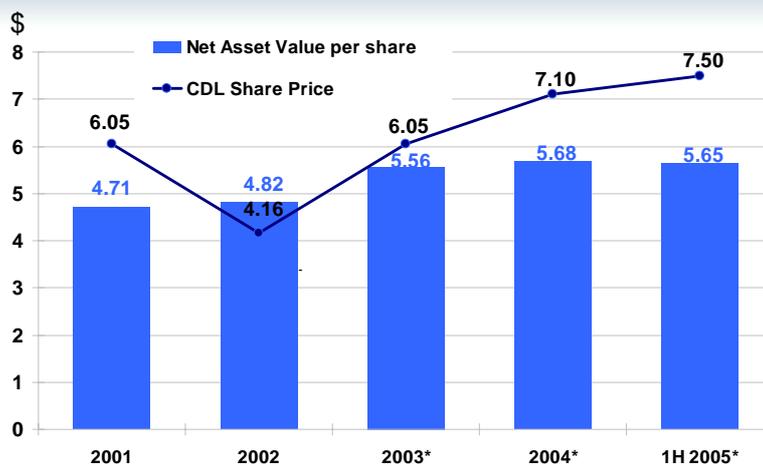


Net Borrowings

| <u>CDL Group Totals</u> | As at 31/12/04 \$m | As at 30/06/05 \$m | % Change |
|------------------------------------|--------------------------|--------------------------|----------|
| Gross Borrowings | 4,021.2 | 3,941.5 | ↓ 2 |
| Less: Cash and Cash Equivalents | (827.8) | (583.7) | ↓ 29 |
| Net Borrowings | 3,193.4 | 3,357.8 | ↑ 5 |



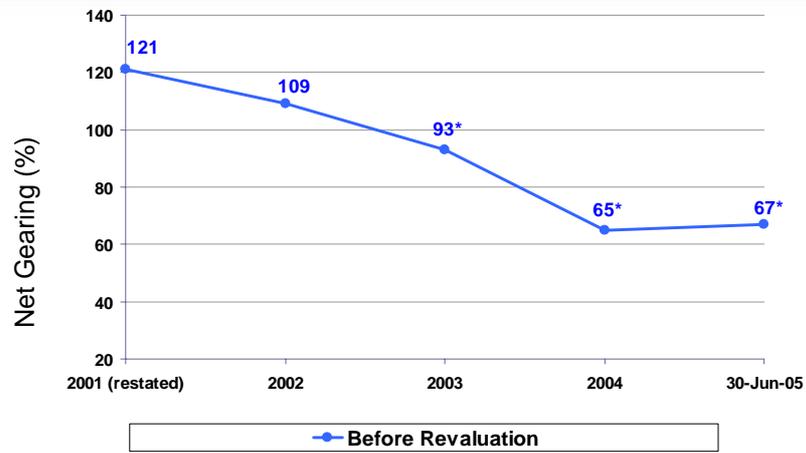
NAV Per Share and CDL Share Price (2001 – 1H 2005)



* NAV Per Share for 2003, 2004 and 1H 2005 include revaluation surplus of hotel properties



CDL's Net Gearing (%) (2001 – 30 Jun 2005)



* Include revaluation surplus of hotel properties



Operations Review



Property Development (Units sold/booked)

| | Sales Value* \$'000 | No. of Units* |
|----------------------------|------------------------|------------------|
| 1H 2005 | \$768,036 | 1,113 |
| (to date, 9 Aug 05) | \$903,924 | 1,307 |
| 1H 2004 | \$221,437 | 290 |

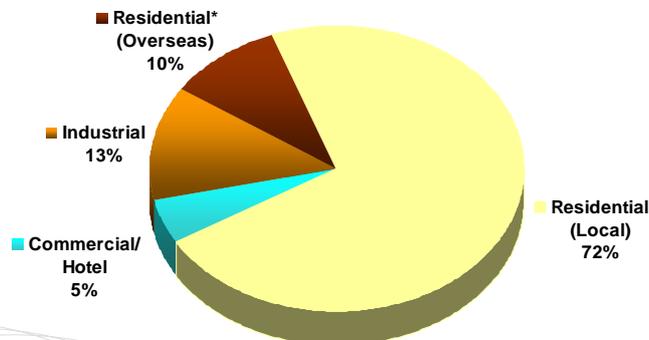
▶ No of Units sold/ booked from 1 July to 9 August: 194

* Includes shares of JV partners



Land Bank (As at 1 August 2005)

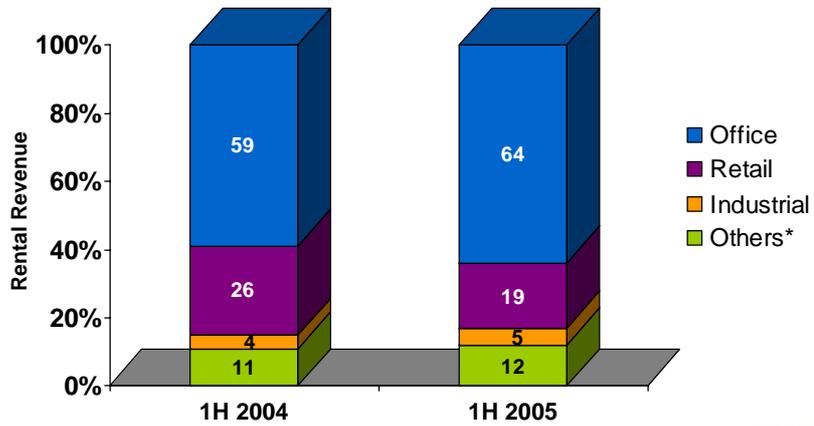
| Type of Development | Land Area (sq ft) | % |
|--------------------------------|-------------------|------------|
| Residential (Local & Overseas) | 2,887,014 | 82 |
| Commercial / Hotel | 184,554 | 5 |
| Industrial | 462,818 | 13 |
| TOTAL | 3,534,386 | 100 |



3.6 million sq ft (Proposed GFA 7.3 million sq ft)



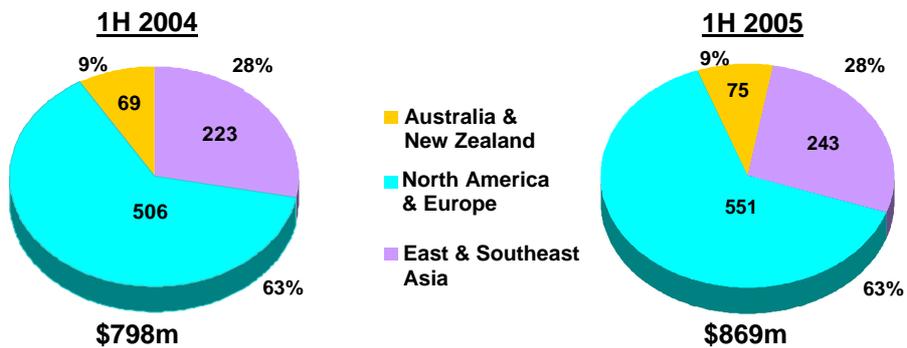
Rental Revenue by Sector



* Including car park, serviced apartment and residential

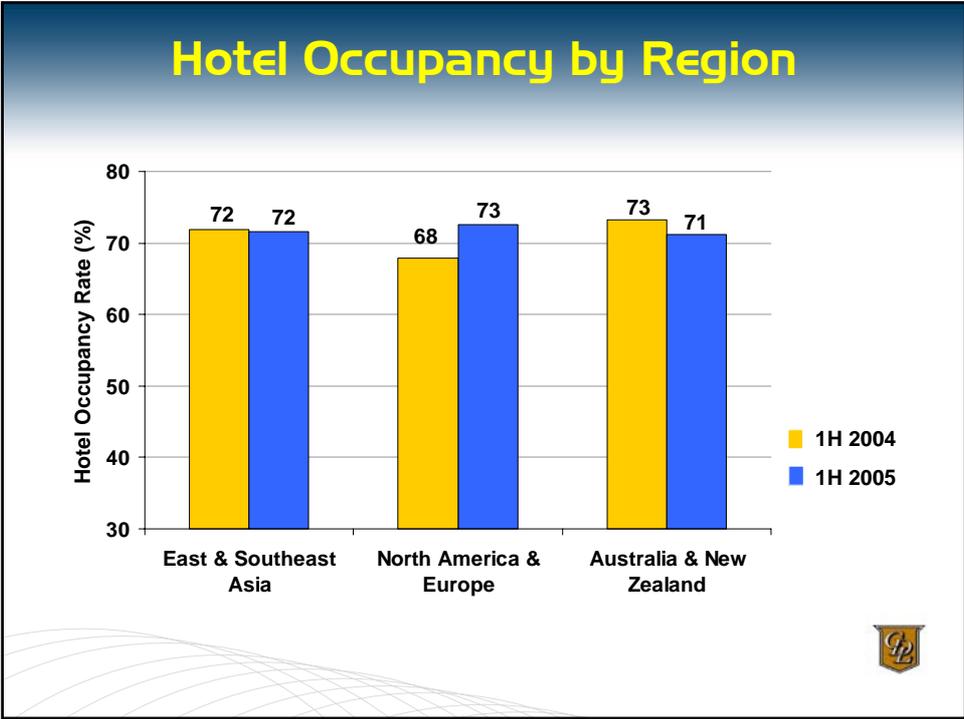


Hotel Revenue by Region



Overall change
= ↑9%





Recent Awards

Business Awards

➔

Asian Wall Street Journal (2004)
Among top ten leading companies in Singapore 2004

FTSE4Good Social Responsibility Index (since 2002)
One of six companies in Asia (excluding Japan) included in this real time index series which reflects the performance of socially responsible equities

Storebrand Socially Responsible Investments (SRI) (2004)
"Best in Class" – Environmental & Social Performance

Project Awards

➔

BCA Awards (2005)
14 awards including: Green Mark Gold, Best Buildable Design Award & Construction Excellence Award

Royal Society for the Prevention of Accidents (2005)
Silver Award in support of good health and safety practices

Community Awards

➔

Total Defence Award (2005)
In recognition of CDL's strong and consistent support towards national defence

Singapore Environmental Achievement Award (SEAA) (2004)
"Top Achiever" by Singapore Environment Council (SEA)

National Youth Achievement Award (2004)
Distinguished Partner in Youth Development

Friend of the Arts (since 1997)
In support of the Arts by National Arts Council

Market Outlook



Singapore Economic Outlook

- Upward revision of the GDP forecast to the range of 3.5% to 4.5%
- Announcement of sweeping policy changes to the property market warmly welcomed by the market
- Lifting of financing cap from 80% to 90%, reducing upfront cash deposit from 10% to 5% for purchase of residential properties
- New developments in the IR & BFC create upside potentials
- A new benchmark price for residential projects like The Sail @ Marina Bay, and office rentals and capital values in the CBD



Property Market - Residential

- Private residential property prices edged up 0.5%, contributing to the steady increase for the last 5 consecutive quarters
- Transaction volume increased by more than 120% from 1,250 to 2,780 units – leading to an upward trend
- Government continues to suspend the Confirmed List in GLS while maintaining the Reserve List, hence moderating supply
- With the new policy changes, market sentiments are positive. Property market expected to improve further



Property Market - Office Rentals

- Office market continues to improve with rental increase by 1.0% in Q2, largely felt in the new prime office space in CBD
- Overall occupancy has improved to 85.3% - the highest since the Asian Financial Crisis
- The recent BFC tender has set a new benchmark price for residential properties and offices in its vicinity
- Good upside potential for office rentals in the CBD area



Thank You

