CITY DEVELOPMENTS LIMITED
(REG. NO. 196300316Z)

UNAUDITED FULL YEAR FINANCIAL STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2010

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

These figures have not been audited.

	The Group Fourth Quarter Ended 31 December		Incr/ (Decr)	The Group Full Year Ended 31 December		Incr/ (Decr)
	2010	2009		2010	2009	
	S$'000	S$'000	%	S$'000	S$'000	%
Revenue	690,961	922,423	(25.1)	3,128,580	3,272,825	(4.4)
Cost of sales	(303,667)	(431,052)	(29.6)	(1,473,167)	(1,637,637)	(10.0)
Gross profit	387,294	491,371	(21.2)	1,655,413	1,635,188	1.2
Other operating income (2)	218,476	2,218	9,750.1	291,314	7,896	3,589.4
Administrative expenses (3)	(125,390)	(126,362)	(0.8)	(484,035)	(460,566)	5.1
Other operating expenses (4)	(194,049)	(97,408)	99.2	(469,865)	(375,612)	25.1
Profit from operations	286,331	269,819	6.1	992,827	806,906	23.0
Finance income (5)	5,602	4,008	39.8	35,640	31,844	11.9
Finance costs (6)	(19,408)	(16,781)	15.7	(68,708)	(70,077)	(2.0)
Net finance costs	(13,806)	(12,773)	8.1	(33,068)	(38,233)	(13.5)
Share of after-tax profit of associates (7)	10,760	6,430	67.3	17,112	17,437	(1.9)
Share of after-tax profit/(loss) of jointly-controlled entities (8)	36,853	(11,193)	NM	55,436	45,478	21.9
Profit before income tax (1)	320,138	252,283	26.9	1,032,307	831,588	24.1
Income tax expense (9)	(54,809)	(51,199)	7.1	(201,933)	(160,956)	25.5
Profit for the period/year	265,329	201,084	31.9	830,374	670,632	23.8
Attributable to:						
Owners of the Company	**249,211**	**176,671**	41.1	**748,974**	**593,421**	26.2
Non-controlling interests	16,118	24,413	(34.0)	81,400	77,211	5.4
Profit for the period/year	265,329	201,084	31.9	830,374	670,632	23.8
Earnings per share						
- basic	26.7 cents	18.7 cents	42.8	80.9 cents	63.8 cents	26.8
- diluted	26.1 cents	18.3 cents	42.6	78.5 cents	61.6 cents	27.4

NM: Not meaningful

Notes to the Group's Income Statement:

(1) Profit before income tax includes the following:

	The Group Fourth Quarter Ended 31 December 2010 S$'000	The Group Fourth Quarter Ended 31 December 2009 S$'000	The Group Full Year Ended 31 December 2010 S$'000	The Group Full Year Ended 31 December 2009 S$'000
Interest income	5,757	5,677	27,395	18,830
Profit/(loss) on sale of investments, investment properties and property, plant and equipment (net)	197,021	(737)	241,045	(590)
Gain on dilution of investment in an associate	-	-	25,470	-
Net (loss)/gain on disposal and liquidation of jointly-controlled entities and an associate	(1,200)	69	(678)	1,126
Investment income	569	6,039	14,060	9,042
Gain arising in respect of step up acquisition of a jointly-controlled entity	17,662	-	17,662	-
Goodwill written off in respect of additional interest acquired in a jointly-controlled entity to become a subsidiary	(17,042)	-	(17,042)	-
Depreciation and amortisation	(37,176)	(35,106)	(140,666)	(134,362)
Interest expenses	(16,607)	(14,951)	(58,993)	(65,145)
Net exchange (loss)/gain	(1,520)	(206)	5,792	6,848
Net change in fair value of financial assets at fair value through profit or loss:				
- held for trading	1,006	(1,669)	464	13,014
- designated as such upon initial recognition	(1,094)	(202)	6,343	(202)
Impairment losses on investment properties	(23,863)	(8,346)	(23,863)	(8,346)
Impairment losses on property, plant and equipment	(30,840)	(2,124)	(30,840)	(2,124)
Impairment losses on loans to a jointly-controlled entity	(255)	(64)	(1,188)	(3,016)

(2) Other operating income, comprising mainly management fee, miscellaneous income and profit on sale of investments, investment properties and property, plant and equipment, surged to $218.5 million (Q4 2009: $2.2 million) for Q4 2010 and $291.3 million (FY 2009: $7.9 million) for FY 2010. The increases were due to profit from disposal of certain non-core commercial/industrial properties primarily all strata units in Chinatown Point, Pantech 21 and several strata units in GB Building in Q4 2010. A gain arising in respect of step up acquisition of Beijing Fortune Co., Ltd ("Beijing Fortune") by the Company's 54% owned subsidiary, Millennium & Copthorne Hotels plc (M&C) was also recognised in the fourth quarter. M&C increased its effective interest in Beijing Fortune from 30% to 70% which resulted in a gain from revaluing the previously held 30% interest. Higher other operating income for FY 2010 was also attributed by the gain recognised on dilution of interest in CDL Hospitality Trusts (CDLHT) following a CDLHT private placement issue in Q3 2010 as well as gains from disposal of North Bridge Commercial Complex and The Office Chamber in Q1 2010 and Q2 2010 respectively.

(3) Administrative expenses comprise mainly depreciation, hotel administrative expenses, operating lease expenses and salaries and related expenses. Administrative expenses remained constant for Q4 2010 but increased by $23.4 million to $484.0 million (FY 2009: $460.6 million) for FY 2010. The increase in FY 2010 was due to higher depreciation following the completion of City Square Mall, Tampines Grande, Tianjin City Tower and Tampines Concourse in 2009 and increased rental expenses incurred for the leasing of hotels from CDLHT.

(4) Other operating expenses comprise mainly property taxes and insurance on hotels, other operating expenses on hotels, professional fees, net exchange differences and impairment losses on investment properties, property, plant and equipment and loans to a jointly-controlled entity. Other operating expenses increased by $96.6 million to $194.0 million (Q4 2009: $97.4 million) for Q4 2010 and $94.3 million to $469.9 million (FY 2009: $375.6 million) for FY 2010. These increases were primarily due to impairment losses of $54.7 million accounted in Q4 2010 on certain US and UK hotels held by M&C as well as investment properties located in Japan and US. For Q4 2009, impairment losses of $10.5 million were made on a land in India and an investment property in Japan. In addition, there was also a write-off of goodwill of £8.1 million (approximately $17.0 million) arising from the acquisition of additional 40% interest in Beijing Fortune in Q4 2010 by M&C.

(5) Finance income comprises mainly interest income, fair value gains on financial assets held for trading and fair value gains on financial assets designated at fair value upon initial recognition. Finance income increased by $1.6 million for Q4 2010 on account of higher fair value gains recognised on financial assets. For FY 2010, finance income increased by $3.8 million due to higher interest income earned from loans provided to jointly-controlled entities and the convertibles notes issued by a jointly-controlled entity, partially offset by lower fair value gains recognised on financial assets.

(6) Finance costs comprise primarily interest on borrowings, fair value loss on financial assets held for trading and amortisation of capitalised transaction costs on borrowings. Finance costs remained relatively constant for FY 2010 but increased by $2.6 million to $19.4 million (Q4 2009: $16.8 million) for Q4 2010. The increase in Q4 2010 was due to higher amortisation of capitalised transaction costs on borrowings.

(7) Share of after-tax profit of associates relates to the Group’s share of results of CDLHT and First Sponsor Capital Limited (FSCL) which are held via M&C.

(8) Share of after-tax profit from jointly-controlled entities increased by $48.1 million to $36.9 million (Q4 2009: loss of $11.2 million) for Q4 2010 and $9.9 million to $55.4 million (FY 2009: $45.5 million) for FY 2010. The increases were due to gain from disposal of New Tech Park in Q4 2010, partially offset by absence of profit contribution from The Sail @ Marina Bay and Ferraria Park as they were fully sold and completed by 2009. In addition, an impairment loss was made in Q4 2009 on a project in Russia.

(9) Income tax expense for the period/year is derived at by applying the varying statutory tax rates on the taxable profits/(losses) and taxable/deductible temporary differences of the different countries in which the Group operates.

	The Group Fourth Quarter Ended 31 December		The Group Full Year Ended 31 December	
	2010	**2009**	**2010**	**2009**
	S$'m	**S$'m**	**S$'m**	**S$'m**
The tax charge relates to the following:				
Profit for the period/year	52.2	62.6	187.2	172.5
Under/(over)provision in respect of prior periods/years	2.6	(11.4)	14.7	(11.5)
	54.8	51.2	201.9	161.0

The overall effective tax rate of the Group for Q4 2010 was 17.1% (Q4 2009: 20.3%) and FY 2010 was 19.6% (FY 2009: 19.4%). Excluding the overprovision in respect of prior periods/years, the effective tax rate for the Group for Q4 2010 was 16.3% (Q4 2009: 24.8%) and FY 2010 was 18.1% (FY 2009: 20.7%).

1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	Note	The Group		The Company	
		As at 31.12.2010 S$'000	As at 31.12.2009 S$'000	As at 31.12.2010 S$'000	As at 31.12.2009 S$'000
Non-current assets					
Property, plant and equipment		3,410,448	3,616,768	8,695	8,010
Investment properties	(1)	2,784,907	3,063,766	530,908	540,212
Lease premium prepayment	(2)	88,079	-	-	-
Investments in subsidiaries		-	-	2,262,806	2,259,199
Investments in associates	(3)	398,367	345,725	-	-
Investments in jointly-controlled entities	(4)	537,110	675,702	36,360	36,360
Investments in financial assets		379,900	393,660	32,353	33,543
Other non-current assets	(5)	172,465	121,243	415,871	638,260
		7,771,276	**8,216,864**	**3,286,993**	**3,515,584**
Current assets					
Development properties		3,470,992	3,278,635	1,214,471	1,157,075
Lease premium prepayment	(2)	2,493	-	-	-
Consumable stocks		9,552	10,143	77	-
Financial assets		35,885	32,671	-	-
Assets classified as held for sale	(6)	81,972	14,782	-	-
Trade and other receivables		876,592	757,820	3,574,406	2,592,156
Cash and cash equivalents	(7)	1,873,826	981,486	981,090	407,571
		6,351,312	**5,075,537**	**5,770,044**	**4,156,802**
Total assets		**14,122,588**	**13,292,401**	**9,057,037**	**7,672,386**
Equity attributable to Owners of the Company					
Share capital		1,991,397	1,991,397	1,991,397	1,991,397
Reserves		4,404,866	3,981,077	2,904,095	2,622,005
		6,396,263	5,972,474	4,895,492	4,613,402
Non-controlling interests		1,717,749	1,691,707	-	-
Total equity		**8,114,012**	**7,664,181**	**4,895,492**	**4,613,402**
Non-current liabilities					
Interest-bearing borrowings*		3,425,299	3,197,816	2,270,778	1,753,286
Employee benefits		33,201	40,682	-	-
Other liabilities		76,880	89,301	171,203	92,542
Provisions		4,249	1,818	-	-
Deferred tax liabilities		449,158	433,797	103,190	81,889
		3,988,787	**3,763,414**	**2,545,171**	**1,927,717**
Current liabilities					
Trade and other payables		943,850	795,599	1,241,212	777,938
Interest-bearing borrowings*		780,002	818,312	277,404	244,962
Employee benefits		14,895	15,383	2,097	2,067
Other liabilities		135	75	-	-
Provision for taxation		264,357	230,528	95,661	106,300
Provisions		14,895	4,335	-	-
Liabilities classified as held for sale	(6)	1,655	574	-	-
		2,019,789	**1,864,806**	**1,616,374**	**1,131,267**
Total liabilities		**6,008,576**	**5,628,220**	**4,161,545**	**3,058,984**
Total equity and liabilities		**14,122,588**	**13,292,401**	**9,057,037**	**7,672,386**

** These balances are stated at amortised cost after taking into consideration their related transaction costs.*

Notes to the statement of financial position of the Group and Company

1) The decrease for the Group was primarily due to disposal of certain non-core commercial/industrial properties in 2010 and reclassification of the carrying values of The Corporate Office, The Corporate Building and a strata floor of GB Building to "assets classified as held for sale". In addition, impairment losses were made on 3 investment properties located in US and Japan in 2010.

2) This relates to lease premium prepayment of Beijing Fortune, formerly a jointly-controlled entity which M&C Group had a 30% interest. In Q4 2010, M&C Group acquired additional 40% interest in Beijing Fortune. As a result, Beijing Fortune became a 70% owned subsidiary of M&C Group.

3) The increase for the Group was due to additional investment in FSCL and share of results from associates, partially offset by dividend income received.

4) The decrease for the Group was due to dividend income received from jointly-controlled entities.

5) The increase for the Group was due to loans granted to a jointly-controlled entity to fund progress payments of development properties purchased as well as interest income accrued on secured convertible notes issued by a jointly-controlled entity which the Group had subscribed.

   The decrease for the Company was due to reclassification of loans granted to a subsidiary from non-current assets to current assets.

6) As at 31/12/10, these relate to assets and liabilities associated with The Corporate Office, The Corporate Building and a strata floor of GB Building held by the Group. The Group had entered into sale and purchase contracts to sell The Corporate Office and a strata floor of GB Building. It had also entered into an option agreement to sell The Corporate Building which the purchaser had exercised the option to purchase subsequent to the reporting date. These transactions are expected to be completed within 6 months from the reporting date.

7) The increase for the Group was mainly due to proceeds from sale of certain non-core commercial and industrial properties and increase in issuance of bonds and notes during the year.

1(b)(ii) Aggregate amount of group's borrowings and debt securities.

The Group's net borrowings refer to aggregate borrowings from banks, financial institutions and finance lease creditors, after deducting cash and cash equivalents. It excludes deferred real estate taxes payable, retention sums payable, other payables and deposits received. Unamortised balance of transaction costs have not been deducted from the gross borrowings.

		As at 31.12.2010 S$'000	As at 31.12.2009 S$'000
Unsecured			
- repayable within one year		423,414	520,895
- repayable after one year		2,744,867	2,219,360
	(a)	3,168,281	2,740,255
Secured			
- repayable within one year		356,851	297,912
- repayable after one year		694,797	996,061
	(b)	1,051,648	1,293,973
Gross borrowings	(a) + (b)	4,219,929	4,034,228
Less: cash and cash equivalents		(1,873,826)	(981,486)
Net borrowings		2,346,103	3,052,742

Details of any collateral

Where secured, borrowings are collateralised by:

- mortgages on the borrowing companies' development, investment and hotel properties; and
- assignment of all rights and benefits to sale, lease and insurance proceeds in respect of development, investment and hotel properties.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Fourth Quarter Ended 31 December		Full Year Ended 31 December	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Operating Activities				
Profit for the period/year	265,329	201,084	830,374	670,632
Adjustments for:				
Depreciation and amortisation	37,176	35,106	140,666	134,362
Dividend income	(569)	(6,039)	(14,060)	(9,042)
Equity settled share-based transactions	(5,558)	353	(1,716)	3,674
Finance costs	19,408	16,781	68,708	70,077
Finance income	(5,602)	(4,008)	(35,640)	(31,844)
Gain on dilution of investment in an associate	-	-	(25,470)	-
Gain arising in respect of step up acquisition of a jointly-controlled entity	(17,662)	-	(17,662)	-
Goodwill written off in respect of additional interest acquired in a jointly-controlled entity to become a subsidiary	17,042	-	17,042	-
Impairment losses on loans to a jointly-controlled entity	255	64	1,188	3,016
Impairment losses on investment properties and property, plant and equipment	54,703	10,470	54,703	10,470
Income tax expense	54,809	51,199	201,933	160,956
Net loss/(gain) on disposal and liquidation of jointly-controlled entities and an associate	1,200	(69)	678	(1,126)
Profit on sale of investments	(92)	-	(380)	-
(Profit)/loss on sale of property, plant and equipment and investment properties	(196,929)	737	(240,665)	590
Property, plant and equipment and investment properties written off	221	265	286	478
Share of after-tax profit of associates	(10,760)	(6,430)	(17,112)	(17,437)
Share of after-tax (profit)/loss of jointly-controlled entities	(36,853)	11,193	(55,436)	(45,478)
Units in an associate received and receivable in lieu of fee income	(1,995)	(1,755)	(7,938)	(6,456)
Operating profit before working capital changes	174,123	308,951	899,499	942,872
Changes in working capital				
Development properties	107,593	(167,977)	(135,334)	20,453
Stocks, trade and other receivables	(207,225)	(30,289)	(220,481)	(31,896)
Trade and other payables	13,557	5,276	81,513	119,102
Employee benefits	(5,179)	(3,838)	(7,234)	7,884
Cash generated from operations	82,869	112,123	617,963	1,058,415
Income tax refunded/(paid)	7,426	21,511	(105,910)	(72,399)
Cash flows from operating activities carried forward	**90,295**	**133,634**	**512,053**	**986,016**

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	Fourth Quarter Ended 31 December		Full Year Ended 31 December	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Cash flows from operating activities brought forward	**90,295**	**133,634**	**512,053**	**986,016**
Investing Activities				
Acquisition of subsidiaries (net of cash acquired)	(9,129)	-	(9,129)	(35,043)
Capital expenditure on investment properties	(4,130)	(24,526)	(42,349)	(241,943)
Dividends received				
- an associate	-	-	31,851	28,033
- financial investments	741	6,039	8,036	9,042
- jointly-controlled entities	30,096	62,500	104,116	248,850
Interest received	5,983	2,346	11,598	8,143
Payments for purchase of property, plant and equipment	(26,842)	(23,001)	(86,624)	(62,158)
Proceeds from sale of property, plant and equipment and investment properties	316,751	264	375,762	690
Proceeds from liquidation and disposal of jointly-controlled entities and an associate	444	69	966	6,680
Disposal/(purchase) of financial assets	2,712	(9,076)	8,652	(215,961)
Increase in investments in an associate	(27,287)	-	(34,720)	-
Decrease/(increase) in investments in jointly-controlled entities	7,440	(39)	2,839	(98)
Cash flows from/(used in) investing activities[1]	296,779	14,576	370,998	(253,765)
Financing Activities				
Net repayment by/advances from related parties	35,948	8,814	121,323	35,965
Capital contribution from non-controlling interests	4	577	420	583
Dividends paid	(10,608)	(9,706)	(99,874)	(96,454)
Finance lease payments	-	(2)	(4)	(7)
Interest paid (including amounts capitalised as property, plant and equipment, investment properties and development properties)	(23,393)	(24,076)	(84,215)	(94,799)
Net (repayments of)/proceeds from revolving credit facilities and short-term bank borrowings	(67,419)	12,011	(434,580)	(142,799)
Payment of financing transaction costs	(474)	(2,851)	(6,812)	(15,054)
Proceeds from bank borrowings	6,063	111,246	318,080	311,246
Proceeds from issuance of bonds and notes	139,689	100,000	1,159,869	400,000
Repayment of bank borrowings	(32,936)	(214,081)	(311,794)	(382,085)
Repayment of bonds and notes	(106,877)	(126,722)	(627,543)	(542,155)
Repayment of other long-term liabilities	(1,645)	(2,510)	(290)	(2,482)
Cash flows (used in)/from financing activities[2]	(61,648)	(147,300)	34,580	(528,041)
Net increase in cash and cash equivalents carried forward	**325,426**	**910**	**917,631**	**204,210**

	Fourth Quarter Ended 31 December		Full Year Ended 31 December	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Net increase in cash and cash equivalents brought forward	**325,426**	**910**	**917,631**	**204,210**
Cash and cash equivalents at beginning of the period/year	1,553,373	978,676	980,134	769,859
Effect of exchange rate changes on balances held in foreign currencies	(5,825)	548	(24,791)	6,065
Cash and cash equivalents at end of the year	**1,872,974**	**980,134**	**1,872,974**	**980,134**
Cash and cash equivalents comprise:-				
Cash and cash equivalents as shown in the statement of financial position	1,873,826	981,486	1,873,826	981,486
Less: Bank overdrafts	(852)	(1,352)	(852)	(1,352)
	1,872,974	**980,134**	**1,872,974**	**980,134**

Note to the consolidated statement of cash flows

(1) The Group had a net cash inflow from investing activities of $296.8 million (Q4 2009: $14.6 million) for Q4 2010 and $371.0 million (FY2009: cash outflow of $253.8 million) for FY 2010. The increases in cash inflow for Q4 2010 and FY 2010 were mainly due to proceeds from sale of certain non-core commercial and industrial properties in 2010. In addition, the cash outflow for FY 2009 was due to purchase of financial assets primarily relating to subscription of secured convertible notes issued by South Beach Consortium Pte. Ltd..

(2) The Group had a net cash inflow from financing activities of $34.6 million (FY 2009: cash outflow of $528.0 million) for FY 2010. This was due to net proceeds from bank borrowings and issuance of bonds and notes of $104.0 million (FY2009: net repayment of $355.8 million)

1(d) Consolidated Statement of Comprehensive Income

	Fourth Quarter Ended 31 December		Full Year Ended 31 December	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Profit for the period/year	265,329	201,084	830,374	670,632
Other comprehensive income:				
Actuarial gains/(losses) on defined benefit plans	3,514	(1,661)	1,208	(10,892)
Change in fair value of equity investments available for sale	(273)	9,489	(1,868)	17,567
Exchange differences on hedges of net investments in foreign entities	(16,808)	(1,270)	(34,028)	(21,964)
Exchange differences on monetary items forming part of net investments in foreign entities	(9,933)	1,740	(26,218)	920
Exchange differences realised on dilution of investment in an associate	(37)	-	487	-
Exchange differences realised on disposal of a jointly-controlled entity and an associate	980	-	980	96
Net movement of cash flow hedges	(794)	-	(2,246)	-
Realisation of share of other reserve of an associate on dilution of investment in the associate	-	-	1,032	-
Share of other reserves movements of associates	-	(557)	-	11
Translation differences arising on consolidation of foreign subsidiaries	(130,294)	(29,465)	(246,240)	74,297
Other comprehensive income for the period/year, net of tax	**(153,645)**	**(21,724)**	**(306,893)**	**60,035**
Total comprehensive income for the period/year	**111,684**	**179,360**	**523,481**	**730,667**
Total comprehensive income attributable to:				
Owners of the Company	**69,306**	**162,125**	**507,841**	**613,057**
Non-controlling interests	42,378	17,235	15,640	117,610
	111,684	**179,360**	**523,481**	**730,667**

1(e)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

The Group	Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	← Attributable to Owners of the Company →							
At 1 January 2009	1,991.4	148.7	3.9	(93.7)	3,379.4	5,429.7	1,592.6	7,022.3
Profit for the year	-	-	-	-	593.4	593.4	77.2	670.6
<u>Other comprehensive income</u>								
Actuarial losses on defined benefit plans	-	-	-	-	(5.8)	(5.8)	(5.1)	(10.9)
Change in fair value of equity investments available for sale	-	-	17.6	-	-	17.6	-	17.6
Exchange differences on hedges of net investment in foreign entities	-	-	-	(11.7)	-	(11.7)	(10.2)	(21.9)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(2.1)	-	(2.1)	3.0	0.9
Exchange differences realised on disposal of a jointly-controlled entity and an associate	-	-	-	0.1	-	0.1	-	0.1
Share of other reserve movements of associates	-	-	0.1	-	-	0.1	(0.1)	-
Translation differences arising on consolidation of foreign entities	-	-	-	21.5	-	21.5	52.8	74.3
Other comprehensive income for the year, net of income tax	-	-	17.7	7.8	(5.8)	19.7	40.4	60.1
Total comprehensive income for the year	-	-	17.7	7.8	587.6	613.1	117.6	730.7
Transactions with owners, recorded directly in equity								
<u>Contributions by and distributions to owners</u>								
Change of interest in subsidiaries	-	(1.1)	-	2.9	5.3	7.1	(7.1)	-
Net capital contribution from non-controlling interests	-	-	-	-	-	-	0.6	0.6
Share-based payment transactions	-	-	3.7	-	-	3.7	3.4	7.1
Dividends	-	-	-	-	(81.1)	(81.1)	(15.4)	(96.5)
At 31 December 2009	1,991.4	147.6	25.3	(83.0)	3,891.2	5,972.5	1,691.7	7,664.2
Profit for the year	-	-	-	-	749.0	749.0	81.4	830.4
<u>Other comprehensive income</u>								
Actuarial gains on defined benefit plans	-	-	-	-	0.7	0.7	0.5	1.2
Change in fair value of equity investments available for sale	-	-	(1.8)	-	-	(1.8)	-	(1.8)
Exchange differences on hedges of net investment in foreign entities	-	-	-	(18.2)	-	(18.2)	(15.9)	(34.1)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(22.8)	-	(22.8)	(3.4)	(26.2)
Exchange differences realised on dilution of investment of an associate	-	-	-	0.3	-	0.3	0.2	0.5
Exchange differences realised on disposal of a jointly-controlled entity	-	-	-	0.9	-	0.9	-	0.9
Net movement on cash flow hedges	-	-	(1.2)	-	-	(1.2)	(1.1)	(2.3)
Realisation of share of other reserve of an associate on dilution of investment in the associate	-	0.5	-	-	-	0.5	0.5	1.0
Translation differences arising on consolidation of foreign entities	-	-	-	(199.6)	-	(199.6)	(46.6)	(246.2)
Other comprehensive income for the year, net of income tax	-	0.5	(3.0)	(239.4)	0.7	(241.2)	(65.8)	(307.0)
Total comprehensive income for the year	-	0.5	(3.0)	(239.4)	749.7	507.8	15.6	523.4
Transactions with owners, recorded directly in equity								
<u>Contributions by and distributions to owners</u>								
Acquisition of a subsidiary	-	-	-	-	-	-	22.8	22.8
Net capital contribution from non-controlling interests	-	-	-	-	-	-	0.4	0.4
Share-based payment transactions	-	-	1.6	-	-	1.6	1.4	3.0
Dividends	-	-	-	-	(85.6)	(85.6)	(14.2)	(99.8)
At 31 December 2010	1,991.4	148.1	23.9	(322.4)	4,555.3	6,396.3	1,717.7	8,114.0

**Other reserves comprise mainly fair value reserve arising from available-for-sale investments and share option reserve.*

The Company	Share Capital S$m	Capital Reserve S$m	Fair Value Reserve S$m	Accumulated Profits S$m	Total S$m
At 1 January 2009	1,991.4	63.7	6.4	2,347.8	4,409.3
Profit for the year	-	-	-	276.7	276.7
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	8.5	-	8.5
Other comprehensive income for the year, net of income tax	-	-	8.5	-	8.5
Total comprehensive income for the year	-	-	8.5	276.7	285.2
Transactions with owners, recorded directly in equity					
Contributions by and distributions to owners					
Dividends	-	-	-	(81.1)	(81.1)
At 31 December 2009	1,991.4	63.7	14.9	2,543.4	4,613.4
Profit for the year	-	-	-	368.7	368.7
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	(1.0)	-	(1.0)
Other comprehensive income for the year, net of income tax	-	-	(1.0)	-	(1.0)
Total comprehensive income for the year	-	-	(1.0)	368.7	367.7
Transactions with owners, recorded directly in equity					
Contributions by and distributions to owners					
Dividends	-	-	-	(85.6)	(85.6)
At 31 December 2010	1,991.4	63.7	13.9	2,826.5	4,895.5

1(e)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the Company, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Ordinary share capital

There was no change in the Company's issued share capital during the year ended 31 December 2010.

Preference share capital

There was no change in the Company's issued preference share capital during the year ended 31 December 2010.

As at 31 December 2010, the maximum number of ordinary shares that may be issued upon full conversion of all the non-redeemable convertible non-cumulative preference shares of the Company ("Preference Shares") at the sole option of the Company is 44,998,898 ordinary shares (31 December 2009: 44,998,898 ordinary shares).

1(e)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

The Company did not hold any treasury shares as at 31 December 2010 and 31 December 2009.

The total number of issued ordinary shares (excluding treasury shares) as at 31 December 2010 and 31 December 2009 is 909,301,330.

The total number of issued Preference Shares as at 31 December 2010 and 31 December 2009 is 330,874,257.

1(e)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

There were no sales, transfers, disposal, cancellation and/or use of treasury shares during the year ended 31 December 2010.

2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.

The figures have neither been audited nor reviewed by our auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year as those applied in the Group's most recently audited financial statements for the year ended 31 December 2009.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

The Group adopted various new/revised Financial Reporting Standards (FRS) and Interpretations of FRSs (INT FRS) which took effect for financial year beginning on 1 January 2010. The adoption of these new/revised FRS and INT FRS did not result in any significant impact on the financial statements of the Group.

6. Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

	Fourth Quarter Ended 31 December		Full Year Ended 31 December	
	2010	**2009**	**2010**	**2009**
Basic Earnings per share (cents)	26.7	18.7	80.9	63.8
Diluted Earnings per share (cents)	26.1	18.3	78.5	61.6
Earnings per share is calculated based on:				
a) Profit attributable to equity holders of the parent (S$'000) (*)	242,706	170,166	736,070	580,517
b) Profit used for computing diluted earnings per shares (S$'000)	249,211	174,356	748,974	588,152
c) Weighted average number of ordinary shares in issue:				
- basic	909,301,330	909,301,330	909,301,330	909,301,330
- diluted (**)	954,300,228	954,300,228	954,300,228	954,300,228

* *After deducting preference dividends declared and paid in Q4 2010 of $6,505,000 (Q4 2009: $6,505,000) and in full year 2010 of $12,904,000 (FY 2009: $12,904,000).*

** *For computation of diluted earnings per share, the weighted average number of ordinary shares has been adjusted for any dilutive effect of potential ordinary shares arising from the conversion of all preference shares.*

7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares (excluding treasury shares) of the issuer at the end of the:-
(a) current financial period reported on; and
(b) immediately preceding financial year.

	The Group		The Company	
	31.12.2010 S$	**31.12.2009 S$**	**31.12.2010 S$**	**31.12.2009 S$**
Net Asset Value per ordinary share based on the number of issued 909,301,330 ordinary shares (excluding treasury shares) as at 31 December 2010 (909,301,330 ordinary shares (excluding treasury shares) as at 31 December 2009)	7.03	6.57	5.38	5.07

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Group Performance

For the full year ended 31 December 2010, the Group continued its sterling performance and posted a profit after tax and non-controlling interests of $749.0 million (2009: $593.4 million). The basic earnings per share increased by 26.8% to 80.9 cents (2009: 63.8 cents).

For the fourth quarter under review, the Group achieved an after-tax profit attributable to shareholders of $249.2 million, an increase of 41.1% as compared to $176.7 million in Q4 2010. This is backed by the significant increase in profit contribution from the rental properties segment due to gain recognised primarily from the sale of the Group's remaining strata-units in Chinatown Point.

At the pre-tax level, profit contribution from the rental properties segment had surpassed the other business segments to be the lead contributor, accounting for 75.4% and 40.9% of the Group's profit before tax for Q4 2010 and full year 2010 respectively. During the year, the Group timely unlocked the value of some of its non-core and secondary assets which contributed significantly to the performance of the rental properties segment. In addition, some of the pre-tax gain of $25.5 million recognised in Q3 2010 on the dilution of investment in CDL Hospitality Trusts (CDLHT) also attributed to the increase to this segment for full year 2010.

Despite the strong take-up rate for residential sales launched by the Group during the year, the Group was not able to recognise profit from some of its launched projects as construction had either not commenced or construction has not reached the recognition stage yet. Accordingly, the performance of the property development segment was lower in Q4 2010 and full year 2010 as compared to the corresponding periods in 2009.

The Group's balance sheets continue to be healthy. As at 31 December 2010, net gearing ratio had reduced to 29.0% (as at 31 December 2009: 40.0%). This did not take into consideration any fair value gains on investment properties as the Group adopted the conservative policy of stating investment properties (including those held under joint ventures and associates such as CDLHT) at cost less accumulated depreciation and impairment losses. Interest cover had also improved to 20.7 times for 2010 (2009: 14.5 times).

In view of the strong performance achieved, the Board is pleased to recommend the payment of a special ordinary dividend of 10.0 cents per share in addition to the ordinary dividend of 8.0 cents per share.

Property

The Singapore economy expanded by 3.9% quarter-on-quarter in Q4 2010 compared to the contraction of 16.7% in the previous quarter. Taking into consideration the two consecutive quarters of strong pace of expansion in 1H 2010, the economy grew by 14.5% for the whole of 2010.

Growth was driven to a large extent by the biomedical manufacturing cluster and the manufacturing sector. However, the construction sector declined by 2.0% on a year-on-year basis in Q4 2010, compared to 6.7% growth in Q3 2010, mainly due to the completion of a number of major private sector projects.

The service sector continued to grow in Q4 2010. It posted an increase of 8.8% year-on-year, following growth of 10.2% in the preceding quarter. Growth was supported mainly by the financial services sector, which saw increased activities for commercial banking and foreign exchange trading. The tourism-related services sectors were also bolstered by strong visitor arrivals.

The buoyant residential market sentiment in Q4 2010 went against the more usual seasonal slowdown as evidenced in previous year-end periods. Based on statistics released by Urban Redevelopment Authority (URA), a total of 4,522 uncompleted private residential units were launched for sale by developers in Q4 2010, compared with 3,501 units in Q3 2010. Demand for new homes reached 4,241 units in Q4 2010. This is compared to the 3,638, 4,033 and 4,380 units sold in Q3, Q2 and Q1 respectively.

For the whole of 2010, developers sold a total of 16,292 units in the primary market outstripping the 14,688 units sold in 2009 as well as the previous record of 14,811 units sold in 2007.

According to URA, the Residential Property Price Index surpassed the previous record set in Q3 2010. Overall prices of private residential properties increased by 2.7% quarter-on-quarter in Q4 2010, compared with the 2.9% quarter-on-quarter increase in the previous quarter. For the whole of 2010, prices had increased by 17.6% year-on-year, compared with the 1.8% rise in 2009, and exceeded the previous peaks in 1996 and 2008 by 7.4% and 9.7% respectively.

In late October 2010, the Group launched the 150-unit The Glyndebourne, a condominium redevelopment of the existing Copthorne Orchid Hotel Singapore site at Dunearn Road. The Group, which has a 54% interest in this property that is owned by its subsidiary, Millennium & Copthorne Hotels plc (M&C), managed the marketing for the project on M&C's behalf. To-date, over 93% of the project has been sold.

NV Residences, which was launched in Q2 2010, continued to attract buyers and so far, more than 500 units out of the total of 642 units have been sold.

For the year 2010, the Group, along with its joint-venture associates, sold a total of 1,560 units with sales value of $2.115 billion. This compares favourably with 2009, in which 1,508 units with total sales value of $1.868 billion were sold.

For Q4 2010, profits were booked in from Cliveden at Grange, One Shenton, The Residences at W Singapore Sentosa Cove, Shelford Suites, Volari and Wilkie Studio. Profits were also booked in from joint-venture projects namely, Livia and The Gale.

However, no profit was booked in from several projects which were sold out or substantially sold namely, the 396-unit Hundred Trees at West Coast, the 157-unit condominium at 368 Thomson, 177-unit Cube 8 and the 429-unit Tree House condominium at Chestnut Avenue. These projects are still in their early stages of construction and profits will be progressively booked in during 2011 and beyond. Likewise, no profit was booked in from NV Residences and The Glyndebourne.

The Group has, as part of its selective land replenishment strategy, successfully won the tender for an Executive Condominium (EC) site at Segar Road in Bukit Panjang in December 2010. The Group paid approximately $182 million for the 224,258 sq ft site.

In line with the Group's ongoing strategy of reviewing its existing asset portfolio with a view to unlock shareholders' value at the opportune time, the Group has in 2010 sold or contracted to sell 8 non-core commercial/industrial assets worth a total of about $967 million of which the Group's share is approximately $800 million. These include Chinatown Point, four strata units of GB Building, Pantech 21 and the joint-venture project at New Tech Park which were completed in Q4 2010. Another 2 properties, namely The Corporate Office and The Corporate Building are due for sales completion in Q1 and Q2 of 2011 respectively. The sale of another strata floor of GB Building will be completed in 1H 2011.

The Group's flagship retail property, City Square Mall, which is almost fully leased now would be celebrating the first anniversary of its official opening soon. Footfalls have been steady and improving and the mall business is expected to continue to remain healthy. Moving forward, the Group will continue to review and enhance the trade-mix and rentals.

The Singapore office property market continued on the upward trend during Q4 2010. According to URA statistics, overall rentals for office space increased by 4.7% quarter-on-quarter in Q4 2010 compared with a 6.0% increase in the previous quarter. For the whole of 2010, rentals of office space rebounded by 12.6%. However it is noted that the current rental is still about 45% below the 2008 peak. In fact, since as early as beginning of last year, many analysts presented a rather discouraging outlook for the office market, predicting an oversupply crunch in 2011 to 2013. However with the tremendous GDP growth, the office market has turned around unexpectedly with a sterling performance in 2010 and is poised for further growth. Anecdotal evidence showed that there was positive occupier demand as more companies either retained or expanded into new space. The island wide office occupancy rate improved in Q4 2010 to 87.9% as compared to 87.0% in Q3 2010. The Group's office portfolio continued to fare well with occupancy rate of 94% as at end 2010.

Total potential supply of office space in the pipeline is about 1.06 million sq m GFA as at the end of December 2010. About 553,000 sq m or 52% of the total pipeline supply of office space is expected to be completed by 2012. According to research by a reputable international property consultant, although the estimated 3.1 million sq ft of office space slated for completion in 2011 may appear daunting, almost half of this has already been pre-committed.

To ensure a steady supply of office space to support the growth of the financial and business service sector, the Ministry of National Development has announced the inclusion of 2 commercial sites in the Confirmed List of the 1H 2011 Government Land Sales (GLS) Programme.

The contract for the construction of the diaphragm wall and piling was awarded last year for the South Beach project, in which the Group holds a one-third share, and actual site work is commencing in early March. Evaluation of the main construction contract is in progress and expected to be finalised around middle of 2011. The project is now expected to be completed in 2015. The Group feels that such a well-located mixed-use development project with a scale of this magnitude is difficult to come by and is an investment with immense potential from the longer term perspective.

As announced in August 2010, CDL China Limited, the Group's wholly-owned subsidiary, had been allocated initial investment funds amounting to approximately $300 million to establish CDL's presence and implement the Company's real estate strategy in various cities throughout China. Despite the stiff competition, CDL China Limited, through its wholly-owned Hong Kong subsidiary China Venture Investments Limited, acquired its first development site in Chongqing, China for RMB 232 million at a closed government land auction on 15 December 2010.

Chongqing has emerged as one of the three fastest-growing cities in China and a key city in China's western region. The municipality, which has an estimated population of 33 million, presents a highly-attractive investment opportunity given its rapid GDP growth estimated at 17% in 2010. The awarded landmark residential site located on top of the historic Eling Hill in Yuzhong District of Chongqing municipality consists of two adjacent plots of land totalling 27,200 sq m and has a permissible GFA of 43,020 sq m. Strategically located within close proximity to the city centre's landmark monument, Jie Fang Bei, and boasting panoramic views of the Yangtze River, this rare site will be developed into possibly Chongqing's – and even the whole of Western China – most prestigious development with approximately 150 ultra luxurious low-rise villas, duplexes and townhouses. Construction of the project is expected to commence in 2011.

Hotels

M&C, in which the Group holds a 54% interest, performed well in 2010, delivering a strong operating result and made good progress on its asset management initiatives. Changes that have been introduced at the operating level have enabled M&C to find ways to increase revenues whilst continuing to control costs.

M&C's management focused on driving increases in revenue per available room (RevPAR) across all regions. This was due to two key factors: first, the location of M&C's highest revenue-generating hotels in gateway destinations that were quickest to respond to recovery; and second, a revitalised management structure, enabling its hotel leadership teams to optimise the balance between room rate and occupancy.

M&C's management also succeeded in maintaining strict cost discipline throughout the year, enabling a high proportion of increased revenue to feed through to profits. M&C's core strategy of owning as well as managing most of its hotels gives it a considerable degree of flexibility when managing direct costs.

With this cost-focused strategy in place, 2010 was a successful year for M&C, with net profit after tax and minority interests increasing by 37.2% to £96.2 million (2009: £70.1 million).

At constant rates of exchange, average RevPAR for the year was £61.06, an increase of 10.7% over 2009. Amongst the gateway cities the strongest RevPAR improvements were in Singapore, which enjoyed a strong V-shaped recovery over the year (up 29.3%). London (up 7.9%) was more stable over the past two years, having experienced only a small drop (2.5%) in RevPAR during 2009. New York was up 8.8%, compared to 2009.

General economic recovery played a key role in M&C's improved performance. However it was also driven by a dynamic combination of local rate and occupancy strategies that varied throughout the year according to general economic conditions and local factors. On a consolidated basis, occupancy contributed 46.7% of RevPAR growth whilst rate produced 53.3%. In constant currency terms revenue increased by 10.0% to £743.7 million.

A high proportion of the cost savings achieved by M&C in anticipation of the severe downturn in 2009 were maintained during 2010, although variable costs increased as a result of greater customer demand for food and hospitality services and in rental charges in Singapore. Operating costs, including hotel fixed charges, non-hotel expenses, central costs, and excluding redundancy costs and impairment, in constant currency terms rose by 5.9% over the year to £628.7 million.

As early as a few years back, even before the financial crisis, M&C anticipated that the market may not be sustainable and could face credit constraint and it has taken the precautionary measure to pursue a debt reduction strategy which has been proven right and is well received. M&C's low gearing lends itself to a strong and flexible position to meet future challenges and take advantage of opportunities.

At 31 December 2010, M&C had cash reserves of £251.9 million (2009: £135.5 million) and total undrawn committed bank facilities of £152.4 million, most of which are unsecured. The average duration of M&C's debt is 24 months (2009: 27 months).

M&C exercised its option to increase its equity ownership in the Grand Millennium Beijing Hotel, from 30.0% to 70.0%. The acquisition was in keeping with its strategy to make selective acquisitions when favourable opportunities arise. This resulted in its net debt increasing by £75.0 million. Overall, net debt reduced over the year to £165.7 million (2009: £202.5 million). Gearing improved to 8.5% (2009: 11.6%). Net interest expense for the year was £5.9 million (2009: £7.3 million). The net book value of the Group's unencumbered assets at 31 December 2010 was £2,088.6 million (2009: £1,891.6 million) representing 88.7% (2009: 87.8%) of all fixed assets and investment properties.

M&C's asset management strategy is focused on enhancing the performance of each of its individual property assets and assessing which asset management options will deliver best value for shareholders. The focus of M&C's management is concentrated on the 20% or so of properties in the Group's portfolio that generate 80% or more of Group earnings, with a view to developing a structured and phased investment programme to enhance returns on certain prime-location assets in the portfolio.

In line with this strategy, M&C has commenced execution of detailed refurbishment plans at the Millennium Seoul Hilton and The Grand Hyatt Taipei and is drawing up plans for refurbishment of The Millennium UN Plaza. Plans are underway to re-position the Millennium Mayfair after the London Olympics in 2012. Additional projects are being considered. In each case, M&C is establishing optimal timing of refurbishment work to minimise revenue impact and capex costs. The locations of these properties are such that it expects each to attract a higher proportion of premium rate customers following refurbishment, thereby increasing hotel earnings and profitability.

As previously reported in Q3 2010, M&C entered into an agreement to sell a parcel of land adjacent to the Grand Millennium Kuala Lumpur for a consideration of RM210 million (£44.2 million). The sale is contingent on the Malaysian authorities' approval of changes to the land title on such terms and conditions that are acceptable to CDL Hotels (Malaysia) Sdn. Bhd.. The purchaser has paid CDL Hotels (Malaysia) Sdn. Bhd. a deposit amounting to 10% of the consideration price and has agreed to pay certain amounts on specified future dates with the remainder payable on completion, which is expected to occur before the end of the second quarter of 2012. M&C's carrying value of the land is RM42.8 million (£9.0 million). Based on this value, the sale is expected to result in a pre-tax profit on completion of RM164.1 million (£34.5 million) after transaction costs. Until completion, M&C's interest in the land will be held on the balance sheet at book value.

In 1H 2010, M&C had also announced the signing of a collective sales agreement ("CSA") with other unit-holders in Tanglin Shopping Centre, a shopping-cum-office development, in which it has a 34% interest in the total strata area. The CSA requirement for 80% of unit-holders to agree for the sale process to proceed was attained. However, the first open tender which carried a very high reserve price for the collective sale of the property did not receive any bids. The sales committee will assess the situation and decide the next course of action.

The launch of M&C's new Studio M brand during 2010 got off to a strong start with the first branded hotel in Singapore achieving good levels of occupancy following its official opening on 17 June 2010. The hotel was EBIDTA-positive within the first three months of operation, which is unusual for a new property in the hospitality industry. Not a typical cookie-cutter hotel, Studio M is a unique mid-range urban-inspired designer hotel with a twist that meets the needs of the modern traveller. This distinctively hip and minimalist brand concept is designed to appeal to the technologically-savvy younger generation and professionals who value contemporary accommodation with connectivity but at an affordable price tag. Since its soft-opening in March 2010, the first Studio M Hotel in Singapore has met with tremendous success and more Studio M projects are being considered.

This includes the development of a 144-room mid-range Studio M hotel in Chennai, India. The construction of the hotel has resumed during the course of the year, after plans were suspended in the wake of the 2009 recession, and the hotel is scheduled for completion in 2013. This will mark a small but significant extension of M&C's activities, being its first hotel on the fast-growing Indian sub-continent.

The China hospitality market represents a significant strategic development opportunity for M&C. M&C's first managed hotel in China, the Millennium Hongqiao in Shanghai, opened in 2006, and today M&C has six hotels with 2,295 rooms in the country, five of which are managed/franchised. The one owned hotel is the award-winning Grand Millennium Beijing, in which M&C exercised an option to increase its equity holding from 30% to 70% in November 2010 at a purchase price of £26.2 million comprising £18.4 million of cash and £7.8 million of deferred consideration.

In addition to its owned, managed and franchised hotels in China, M&C has a 41.2% effective interest in First Sponsor Capital Limited ("FSCL"). FSCL is a majority shareholder in Idea Valley Investment Holdings Ltd ("IVIHL") which conducts property and hospitality-related business in the China provinces of Guangdong and Sichuan. M&C regards FSCL as an effective and capital-efficient platform to grow its hospitality interests in China.

Development of the Cityspring project in Chengdu, Sichuan Province is progressing well. As at 27 January 2011, 5 out of 6 residential blocks had been formally launched. 569 sale and purchase agreements totalling in excess of US$80 million and 25 option agreements were signed. This represents a sale rate of approximately 98% of the 608 units formally launched. This project is expected to make significant contributions with revenue and profit recognition expected by the end of 2011. The Group, which holds an effective interest of 22% in this associated company, will similarly benefit positively. The Cityspring project is a mixed development totalling more than 80,000 sq m and includes a 124 room mid-scale hotel that is intended to be managed by M&C. The development is scheduled for completion in 2012.

For the year ended 2010, M&C's effective share of FSCL's net profit after tax and minority interest was £0.3 million.

As announced on 5 January 2011, the dispute with the former shareholder Cheung was resolved through a settlement agreement signed on 31 December 2010. Under the terms of the settlement agreement, the joint-venture agreement with Cheung would be terminated and all legal actions commenced by all parties withdrawn. The joint-venture agreement has been terminated and the parties are in the process of withdrawing all legal actions. FSCL has to-date bought out Cheung's entire stake in IVIHL, thereby increasing its stake to 95% and regained control of two remaining companies previously under his control. Recovery of the Hainan hotel and another small business will not be pursued. M&C and the Board of Millennium & Copthorne Hotels New Zealand Limited consider the settlement to be a favourable outcome and in the best interests of shareholders. Most of the transactions under the settlement have been completed and those transactions to be accounted for in the 2011 financial year do not have any material adverse impact on profit and loss.

The settlement of the dispute enables FSCL to renew its focus on value creation through mixed development opportunities in China. These include the proposed acquisition of additional land in Chengdu, for which it is raising US$100 million of fresh capital financing.

During the year, M&C together with its New Zealand subsidiary provided US$25.0 million of new financing, primarily for the purchase of the Chengdu land, and plans to invest a further US$25 million. As M&C funded the portion of the cash call that the New Zealand subsidiary did not take up, M&C's effective interest in FSCL has increased from 39.8% to 41.2%.

As previously reported in 1H 2010, CDLHT, M&C's real estate investment trust associate, announced the issue of 116.96 million stapled securities, priced at $1.71 each, through a private placement, and raising new capital of $196.7 million ($200.0 million gross). As a result of this issuance, M&C's interest in CDLHT was diluted from 39.0% to 34.8% in 2010. M&C's share of net proceeds was greater than its share of net tangible assets diluted by the issue, resulting in a non-cash accounting gain of £7.2 million. As at 31 December 2010, M&C's interest in CDLHT was 34.9%.

CDLHT's revenue surged 33.3% in 2010 compared to a year ago due to a strong 20.2% rise in visitor arrivals in Singapore and the successful acquisition of its Australia hotels in February 2010. As a result, CDLHT achieved a record high income available for distribution per Stapled Security of 11.18 cents in 2010.

Going forward, CDLHT expects to see continued growth as it is a prime beneficiary of the structural boost in accommodation demand in Singapore driven by the opening of yet more attractions at the Marina Bay Sands and Resorts World Sentosa and the completion of the International Cruise Terminal in 2011. In addition, it will continue to actively look for opportunities to grow through acquisitions by leveraging on the extensive hospitality network of CDL and M&C, and their portfolio of quality hospitality assets. In view of the current favourable financing environment and CDLHT's current low gearing of 20.4% as at 31 December 2010, it is well positioned to facilitate the Group's expansion in the growing hospitality sector in Asia in 2011.

M&C has signed four management contracts in the Middle East this year. The new hotels – in Jordan, Oman, Qatar and the United Arab Emirates – will offer 993 rooms on completion between 2011 and 2012. This will bring M&C's worldwide pipeline to 25 hotels offering 7,006 rooms, which are mainly management contracts.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

The Group's performance for the year under review is in line with its expectations as disclosed in the announcement of results for the third quarter and nine months ended 30 September 2010.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Property

While 2009 would be remembered for the depth of the global downturn as well as the magnitude of the fiscal and monetary policy responses needed in the United States and Europe to contain the fall-out, the year 2010 would be remembered for a stellar 14.5% surge in GDP growth rate in Singapore. While not totally unexpected given the low base in 2009, the unprecedented expansion in 1H 2010 had exceeded initial expectations. During the year, the Ministry of Trade and Industry had in fact raised its annual growth forecast a total of three times.

According to a Monetary Authority of Singapore (MAS) report in December 2010, the recovery of the global economy remained uneven. In numerous economies, including Asia, growth had moderated as the effects of the stimulus measures faded and exports slowed. Nonetheless, growth in Asia was forecasted to remain stronger compared to the US and Europe. Singapore's growth is forecasted to be between 4.0% and 6.0% in 2011.

Among the key growth drivers in 2011 are services linked to regional demand, such as the tourism related sectors. The Integrated Resorts and strong Asian economic growth have contributed significantly to the growth and helped Singapore set an unprecedented record of 11.6 million visitors in 2010, an increase of 20% from the year before. The growth is also expected to be supported by the domestic manufacturing sector.

Amidst still strong growth and tight resource utilisation, inflation pressures remain a key concern for policymakers in 2011. Singapore's inflation hit 5.5% year-on-year in January 2011, the highest since December 2008. According to MAS, the inflation forecast for 2011 is 3.0% to 4.0%.

The Government had on 13 January 2011 introduced another set of property cooling measures which were more severe. They include raising the Seller's Stamp Duty rates to 16%, 12%, 8% and 4% for properties bought on or after 14 January 2011 and sold in the first, second, third and fourth year of purchase respectively as well as reducing the loan-to-value ratio from 70% to 60% for those with an existing property loan. Previous Government measures had to some extent moderated the market, but sentiments remained buoyant. With signs of a possible bubble brewing in view of the tremendous volume of residential property transactions, the Government was prudent to introduce these new measures as a precaution.

In view of the current low interest rates environment as well as high liquidity in the financial system, the Government has signalled that it wishes to encourage greater financial prudence among property purchasers to ensure a stable and sustainable property market.

Going forward, homebuyers, sellers and developers will take time to review the impact of the latest property measures. Prices are likely to remain steady but sales volume will fall in the short term, which may be attributed partly by the seasonal slowdown during the Lunar New Year. Selectively, new projects which are well-located and with good access will still see reasonable response with the right pricing.

The URA price indices shows that the index for new projects (uncompleted) in Outside Central Region had surpassed the peak in Q2 2008 by 19.1% in Q4 2010 whereas the index for Core Central Region was still 7.1% below the peak in Q1 2008. As the drivers of Singapore's economic growth are likely to remain intact, and with employment outlook continuing to be positive, residential activity is expected to be distributed between the low to high-end sectors.

The Group is planning to launch its 521-unit new riverfront condominium at Sengkang/Fernvale. This 23-storey stunning condominium is located along the Punggol River with good waterfront views and adjoining Layar LRT station connecting the Sengkang MRT station. Awarded the Active, Beautiful and Clean (ABC) Waters certification by PUB, H_2O Residences is the first private development to integrate with the surrounding water bodies and park. It comprises a wide range of design ranging from 1 to 4-bedroom types and penthouses, capturing panoramic views of the river and the vast project landscape.

The next is at Buckley Road, located at the site of former Buckley Mansion. Strategically located at prestigious District 11, this 5-storey boutique development is just minutes from the Newton and Novena MRT stations, as well as a host of shopping and entertainment options at Novena Square and United Square. The development comprises 64 units of 2 to 4-bedroom types and comes with large expansive balconies. The highlight of conserving and restoring the existing bungalow with a classical contemporary design and converting it to house the new clubhouse presents a unique selling feature for this project.

The Group is also planning to launch the joint-venture project at 18 Anderson Road opposite the Shangri-La Hotel, Singapore. Designed by Prizker prize winner, French architect Jean Nouvel, this exclusive 156-unit, 36-storey twin-tower development contains a good mix of 2+Study, 3, 4-bedroom apartments and penthouses. Nestled along Anderson Road in the prestigious enclave of District 10, the residences is in close proximity to Orchard Road – Singapore's famous shopping belt as well as renowned institutions such as Raffles Girls' Primary School and Singapore Chinese Girls' School. Distinctly modernist, the stunning and iconic architecture presents 8 sky terraces that form a series of thematic lifestyle gardens. Construction has begun earlier and it has reached the 10th storey already.

The Group has also earmarked the EC site it acquired at Segar Road in December 2010 for launch in mid 2011. Comprising an estimated 602 units, the EC development at Bukit Panjang is conveniently located beside the Segar LRT station and near expressways connecting to the rest of the island. This project offers a breathtaking and panoramic view of the surrounding expansive greeneries in Bukit Timah Hill and is expected to be well-received.

Also in the pipeline to be launched later in the year are the development of the existing Futura and Lucky Tower sites which are well located in the sought-after Grange Road residential enclave. The third parcel at Pasir Ris, next to NV Residences and Livia is also being prepared for launch at the appropriate time.

The bumper number of 31 GLS sites for residential use being sold in 2010, including those with a stipulated minimum residential component, is likely to result in a series of residential launches in both mature and non-mature estates as the developer of a typical private residential site is stipulated a timeframe of 60 to 72 months for completion. If the economy keeps on track with the Government's 2011 growth forecast and the strong fundamentals help to bring the return of market confidence within the short to mid term, the high-end segment which is generally less affected by the recent measures, could see increased activity as current prices are still below the previous peak.

The Government had also placed 17 sites on the Confirmed List of the 1H 2011 GLS Programme. It estimated that these sites can yield about 8,100 residential units in total, comparable to the supply from the Confirmed List in 2H 2010 GLS Programme – the highest supply since the Confirmed List / Reserve List system was introduced in 2H 2001. Overall, the 1H 2011 GLS Programme has a total of 30 sites for residential development, which can generate about 14,300 private residential units.

The office sector is likely to continue to ride on its cyclical recovery which commenced from Q1 2010. The high liquidity inflows is expected to result in office rental demand to remain stable and healthy amidst the supply pressure expected in 2011 with about 3.7 million sq ft of new supply coming on-stream. Much of this space had already been pre-committed while the market will also see a number of older office buildings being taken out for redevelopment into residential use. On a medium to long-term outlook, developers will anticipate the launch for sale of commercial land sites in the vicinity of the Marina Bay area as the Government releases more land parcels to allow the seamless expansion of the CBD, in tandem with the on-going infrastructure works in the Marina Bay area, including the construction of the Downtown Line and Marina Coastal Expressway.

Hotels

The current year will present both challenges and opportunities for the hospitality sector. Though the economic outlook is more favourable than this time last year, some uncertainty remains.

However, M&C's strong balance sheet, focused management and effective owner/operator business model make it well placed to take advantage of expansion opportunities worldwide and to meet the competitive challenges of 2011.

While it is too early to predict trading performance for the current year, the opening weeks have been encouraging. In the first five weeks of trading this year, M&C's RevPAR increased by 4.5% like-for-like in spite of some significant seasonal factors adversely affecting the period.

On the management front, Richard Hartman will retire from his current role as M&C's Chief Executive Officer in 2011 upon the appointment of his successor. Thereafter, Mr Hartman will remain on the Board of M&C as a non-executive director.

Group Prospects

Singapore's strong economic growth for 2010 is expected to continue, albeit at a more moderate pace in 2011. The positive sentiments, supported by strong regional growth, will augur well for all of the Group's business segments comprising mainly property development, hotel operations and rental properties.

Bolstered by the strength of Singapore's GDP growth coupled with the low interest rate environment and high liquidity in the financial system, private residential property prices rebounded robustly in 2010. This was a cause of much concern to the Government, who throughout the course of the year introduced several targeted series of measures progressively, which were aimed at ensuring a stable and sustainable property market where prices moved in tandem with economic fundamentals in the longer term perspective.

The latest set of property cooling measures, introduced in January 2011, saw the imposition of more stringent measures to further moderate the buoyant market sentiments. As the Group has always been a firm advocate that property investments should be viewed with a medium to long-term perspective, it believes that these new measures will foster greater financial prudence amongst homebuyers and investors, and moderate private residential prices to levels that are consistent with economic fundamentals. Although Asia has become immensely attractive to investors who hope to ride on the strong economic rebound in this region, a conservative approach may be more prudent given that the global outlook remains largely uncertain with troubles in the Middle East and slow economic recovery in Europe and US. Ultimately, the Government's measures would augur well to ensure stability and sustainability for the property market in the longer term. Even then, developers maintain a positive outlook in the medium to long-term, resulting in aggressive bids in recent tenders as they acted to replenish diminishing land banks.

Although homebuyers and investors are likely to adopt a more cautious approach following the implementation of the latest set of measures, the Group remains confident that new projects that are well-located in established towns and equipped with good amenities will remain sought-after by genuine buyers. With the rapid build-up in sales volume in 2010 that were the precursors to escalating prices, many buyers were hesitant and did not enter the property market. The latest measures introduced by the Government will moderate the increase in prices and place them within reach of this group of genuine buyers.

For the hospitality sector, improvements are evident across most geographical locations. Singapore has been transformed into an even more exciting and vibrant destination with the opening of the two Integrated Resorts which has increased the city's attraction, particularly amongst regional travellers. The city's success in hosting the inaugural Youth Olympic Games and the third night race as part of the Formula One Grand Prix has also boosted Singapore's image as a global city on the world stage.

According to data from the Singapore Tourism Board, hotel room revenue rose 22% to $1.9 billion in 2010 from a year earlier. With the number of tourist arrivals in Singapore expected to continue to grow in 2011, the Group anticipates that its Singapore hotels, with its broad range of accommodation offerings, will be well poised to benefit from the increase in leisure and business travellers.

Although the recovery of the global economy remains largely uneven, growth in advanced economies is expected to continue and hover at a moderate pace in 2011. Nonetheless, the global business climate has improved and will be supported by strong growth in the Asian region.

It is significant to note that the Government's proactive approach has ensured that Singapore remains highly sought-after as an ideal place for investments, and fluctuations in property transaction volumes are likely to be temporary and are inevitable.

The Group remains optimistic that the positive sentiments riding on a dynamic GDP growth of between 4.0% and 6.0% this year will bolster sentiment and increase confidence across all business segments. The Group is expected to remain profitable over the next 12 months.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

The Company had paid the following tax-exempt (one-tier) non-cumulative preference dividends to holders of City Developments Limited Non-redeemable Convertible Non-cumulative Preference Shares ("Preference Shares").

Date of payment	30 June 2010	31 December 2010
Dividend Type	Cash	Cash
Dividend Amount per Preference Share (in cents)	1.93 cents^	1.97 cents^
Dividend rate (in %)	3.9% per annum on the issue price of each Preference Share	3.9% per annum on the issue price of each Preference Share
Dividend period	From 31 December 2009 to 29 June 2010 (both dates inclusive)	From 30 June 2010 to 30 December 2010 (both dates inclusive)
Issue price	$1.00 per Preference Share	$1.00 per Preference Share

^ *Preference dividend for each Preference Share is calculated at the dividend rate of 3.9% per annum of the issue price of $1.00 for each Preference Share on the basis of the actual number of days comprised in the dividend period divided by 365 days.*

Subject to ordinary shareholders' approval at the Annual General Meeting to be held on 20 April 2011, the following Ordinary dividends have been proposed:

Name of Dividend	Proposed Tax-Exempt (One-tier) Final Dividend	Proposed Tax-Exempt (One-tier) Special Final Dividend
Dividend Type	Cash	Cash
Dividend Amount (in cents)	8.0 cents per Ordinary Share	10.0 cents per Ordinary Share

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Yes.

Name of Dividend	Tax-exempt (One-tier) Final Ordinary Dividend	Tax-exempt (One-tier) Preference Dividend	
Date of payment	21 May 2010	30 June 2009	31 December 2009
Dividend Type	Cash	Cash	Cash
Dividend Amount (in cents)	8.0 cents per Ordinary Share	1.93 cents per Preference Share^^	1.97 cents per Preference Share^^
Dividend rate (in %)	N.A.	3.9% per annum on the issue price of each Preference Share	3.9% per annum on the issue price of each Preference Share
Dividend period	N.A.	From 31 December 2008 to 29 June 2009 (both dates inclusive)	From 30 June 2009 to 30 December 2009 (both dates inclusive)
Issue price	N.A.	$1.00 per Preference Share	$1.00 per Preference Share

^^ *Preference dividend for each Preference Share is calculated at the dividend rate of 3.9% per annum of the issue price of $1.00 for each Preference Share on the basis of the actual number of days comprised in the dividend period divided by 365 days.*

(c) Date payable

Subject to ordinary shareholders' approval at the Annual General Meeting to be held on 20 April 2011, the proposed final and special final Ordinary dividends for financial year ended 31 December 2010 will be payable on 20 May 2011.

***(d)* Books Closure Date**

5.00 pm on 5 May 2011.

12. If no dividend has been declared/recommended, a statement to that effect.

Not applicable.

13. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Segmental Analysis

	The Group			
	Fourth quarter ended 31 December		Full year ended 31 December	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Revenue				
Property Development	169,428	423,542	1,149,958	1,447,014
Hotel Operations	429,276	409,277	1,577,419	1,491,998
Rental Properties	77,638	72,787	332,495	280,808
Others	14,619	16,817	68,708	53,005
	690,961	922,423	3,128,580	3,272,825
Profit before income tax (*)				
Property Development	38,650	178,390	385,890	544,666
Hotel Operations	33,213	44,517	204,747	133,109
Rental Properties	241,253	25,028	422,454	123,020
Others	7,022	4,348	19,216	30,793
	320,138	252,283	1,032,307	831,588

** Includes share of after-tax profit/(loss) of associates and jointly-controlled entities.*

Segmental results for full year ended 31 December

	Property Development S$'000	Hotel Operations S$'000	Rental Properties S$'000	Others S$'000	Total S$'000
FY 2010					
External revenue	**1,149,958**	**1,577,419**	**332,495**	**68,708**	**3,128,580**
Results					
Profit from operations	369,668	212,200	389,451	21,508	992,827
Share of after-tax profit/(loss) of associates and jointly-controlled entities	10,797	7,504	55,632	(1,385)	72,548
Profit before income tax and net finance costs	380,465	219,704	445,083	20,123	1,065,375
Finance income	16,195	8,788	8,290	2,367	35,640
Finance costs	(10,770)	(23,745)	(30,919)	(3,274)	(68,708)
Net finance income/(costs)	5,425	(14,957)	(22,629)	(907)	(33,068)
Reportable segment profit before income tax	**385,890**	**204,747**	**422,454**	**19,216**	**1,032,307**
FY 2009					
External revenue	**1,447,014**	**1,491,998**	**280,808**	**53,005**	**3,272,825**
Results					
Profit from operations	481,283	174,293	131,978	19,352	806,906
Share of after-tax profit/(loss) of associates and jointly-controlled entities	62,579	(20,047)	20,270	113	62,915
Profit before income tax and net finance costs	543,862	154,246	152,248	19,465	869,821
Finance income	9,397	5,291	3,311	13,845	31,844
Finance costs	(8,593)	(26,428)	(32,539)	(2,517)	(70,077)
Net finance income/(costs)	804	(21,137)	(29,228)	11,328	(38,233)
Reportable segment profit before income tax	**544,666**	**133,109**	**123,020**	**30,793**	**831,588**

14. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Property Development

Revenue decreased by $254.1 million to $169.4 million (Q4 2009: $423.5 million) for Q4 2010 and by $297.0 million to $1,150.0 million (FY 2009: $1,447.0 million) for FY 2010.

Pre-tax profits decreased by $139.7 million to $38.7 million (Q4 2009: $178.4 million) for Q4 2010 and by $158.8 million to $385.9 million (FY 2009: $544.7 million) for FY 2010.

Projects that contributed to both revenue and profit for 2010 include Cliveden At Grange, Livia, One Shenton, Shelford Suites, The Arte, Tribeca, Residences at W Singapore Sentosa Cove, Volari and Wilkie Studio. In accordance to the Group's policy of equity accounting for the results of its jointly-controlled entities, whilst revenue from The Gale, The Oceanfront @ Sentosa Cove and St Regis Residences, had not been consolidated into the Group's total revenue, the Group's share of profits arising from these joint venture developments had been included in pre-tax profit.

The decrease in revenue for Q4 2010 was due mainly due to due to absence of contributions from The Solitaire, The Arte and Tribeca following their completion in 2009 and 1H 2010, coupled with the reduction in contribution from One Shenton. Maiden contribution from Volari starting from Q3 2010 had however mitigated the decline.

For FY 2010, revenue decreased due to completion of several projects like City Square Residences, Botannia, Tribeca, The Arte and The Solitaire. This is partially mitigated by increased contributions from Cliveden At Grange, Livia, Shelford Suites as well as commencement of contribution from Volari and Residences at W Singapore Sentosa Cove in 2010.

The decreases in pre-tax profits for Q4 2010 and FY 2010 were in tandem with the decreases in revenue. In addition, the completion of The Oceanfront @ Sentosa Cove in Q1 2010 had also attributed to the declines.

Hotel Operations

Revenue increased by $20.0 million to $429.3 million (Q4 2009: $409.3 million) for Q4 2010 and by $85.4 million to $1,577.4 million (FY 2009: $1,492.0 million) for FY 2010, backed by strong recovery from the hospitality market, improving the Group's RevPAR across all regions particularly in Singapore.

Despite the increase in revenue for Q4 2010, pre-tax profit decreased by $11.3 million to $33.2 million (Q4 2009: $44.5 million) as a result of impairment losses of $30.8 million (Q4 2009: $2.1 million) made in relation to 6 hotels each in UK and US.

In tandem with the improvement of revenue, pre-tax profit for FY2010 increased by $71.6 million to $204.7 million (FY 2009: $133.1 million).

Rental Properties

Revenue increased by $4.8 million to $77.6 million (Q4 2009: $72.8 million) for Q4 2010 and by $51.7 million to $332.5 million (FY 2009: $280.8 million) for FY 2010 due to higher contributions from Tampines Grande and City Square Mall following their commencement of operations in Q2 2009 and Q3 2009 respectively.

Pre-tax profit surged by $216.3 million to $241.3 million (Q4 2009: $25.0 million) for Q4 2010 and by $299.5 million to $422.5 million (FY 2009: $123.0 million) for FY 2010. Other than the higher rental income earned from the two aforesaid investment properties, the significant increases were due to gains recognised from sale of all strata units in Chinatown Point, Pantech 21, several strata units in GB Building and New Tech Park held by a jointly-controlled entity in Q4 2010. Included in pre-tax profit for FY 2010 were also gains recognised on sale of North Bridge Commercial Complex and The Office Chamber in 1H 2010 as well as a gain on dilution of investment in CDLHT following a CDLHT private placement issue in Q3 2010. This was however partially offset by the higher impairment loss of $23.9 million (Q4 2009: $8.3 million) made in Q4 2010 on properties in Japan and US.

Others

Revenue, comprising mainly income from building maintenance contracts, project management fee, hospitality related services, club operations and dividend income. For Q4 2010, revenue and pre-tax profit for this segment remained relatively constant. For FY 2010, revenue increased by $15.7 million to $68.7 million (FY 2009: $53.0 million) on account of higher dividend income received as well as increased income earned from project management and building maintenance contracts. In spite of the improvement in revenue for FY 2010, pre-tax profit had reduced by $11.6 million to $19.2 million (FY 2009: $30.8 million) due to lower fair value gains recognised on financial assets, higher professional fees incurred and share of losses in FSCL this year vis-à-vis share of profit in 2009.

15. A breakdown of sales

	The Group		
	2010	**2009**	**Incr/(Decr)**
	S$'000	**S$'000**	%
a) **Revenue**			
- First half	1,692,113	1,409,538	20.0
- Second half	1,436,467	1,863,287	(22.9)
	3,128,580	3,272,825	(4.4)
b) **Operating profit after tax before deducting non-controlling interests**			
- First half	324,011	252,166	28.5
- Second half	506,363	418,466	21.0
	830,374	670,632	23.8

16. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

Total Annual Net Dividend (*Refer to Para 16 of Appendix 7.2 for the required details*)

	Full Year 2010 S$'000	Full Year 2009 S$'000
Ordinary	72,744	72,744
Special	90,930	-
Preference	12,904	12,904
Total	**176,578**	**85,648**

The final tax-exempt (one-tier) ordinary dividend and special final ordinary dividend for the year ended 31 December 2010 of 8.0 cents and 10.0 cents respectively per ordinary share are subject to the approval of ordinary shareholders at the forthcoming Annual General Meeting and the dividend amounts are based on the number of issued ordinary shares as at 31 December 2010.

17. Interested Person Transactions

Interested Persons	Aggregate value of all interested person transactions conducted in FY2010 under the IPT Mandate pursuant to Rule 920 (excluding transactions less than $100,000)	
Hong Leong Investment Holdings Pte. Ltd. group of companies	<u>Property-related</u> (a) provision to interested persons of (i) project management services; (ii) carpark management and operation; (iii) managing agent services; (iv) cleaning services; (v) security services; (vi) property management and maintenance services; (vii) marketing services; and (viii) building services; and (b) leases of premises to and from interested persons	$19,286,578.44
	<u>Management and Support Services</u> - provision to interested person of (i) financial services, and (ii) accounting and administrative services	$563,250.00
	<u>General Transaction</u> - sale of motor vehicle to interested person	$485,000.00
	TOTAL:	**$20,334,828.44**
Directors and their immediate family members		Nil

BY ORDER OF THE BOARD

Shufen Loh @ Catherine Shufen Loh
Company Secretary
24 February 2011