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Miscellaneous

* Asterisks denote mandatory information

Name of Announcer *	CITY DEVELOPMENTS LIMITED
Company Registration No.	196300316Z
Announcement submitted on behalf of	CITY DEVELOPMENTS LIMITED
Announcement is submitted with respect to *	CITY DEVELOPMENTS LIMITED
Announcement is submitted by *	Enid Ling Peek Fong
Designation *	Company Secretary
Date & Time of Broadcast	05-Aug-2010 17:19:29
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>> Announcement Details

The details of the announcement start here ...

Announcement Title *	Announcement by Subsidiary Company, CDL Investments New Zealand Limited on Results for the Half Year Ended 30 June 2010
Description	Please see attached the announcement released by CDL Investments New Zealand Limited on 5 August 2010.
Attachments	 CDLI_H1_2010.pdf Total size = 885K (2048K size limit recommended)

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CDL INVESTMENTS NEW ZEALAND LIMITED

Results for announcement to the market

Reporting Period	6 months to 30 June 2010
Previous Reporting Period	6 months to 30 June 2009

	Amount (000s)	Percentage change
Revenue from ordinary activities	NZ\$ 5,705	Up 526.92%
Profit from ordinary activities after tax attributable to security holders	NZ\$ 1,684	Up 5532.26%
Net profit attributable to security holders	NZ\$ 1,684	Up 5532.26%

Interim/Final Dividend	Amount per security	Imputed amount per security
Final Dividend	Not Applicable	Not Applicable

Record Date	Not Applicable
Dividend Payment Date	Not Applicable

Comments:	Please refer to the attached Chairman's Review.
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CDL Investments New Zealand Limited and its Subsidiary Consolidated Interim Statement of Comprehensive Income

For the half year ended 30 June 2010

In thousands of dollars	Note	Unaudited 6 Months to 30/06/10	Unaudited 6 Months to 30/06/09
Revenue		5,532	720
Cost of sales		(2,300)	(282)
Gross profit		3,232	438
Other income		76	79
Administrative expenses		(101)	(85)
Property expenses		(238)	(221)
Selling expenses		(274)	(38)
Other expenses		(415)	(313)
Results from operating activities		2,280	(140)
Finance income		97	111
Finance costs		-	-
Net finance income		97	111
Profit/(loss) before income tax		2,377	(29)
Income tax expense		(693)	(2)
Profit/(loss) for the period		1,684	(31)
Total comprehensive income/(expense) for the period		1,684	(31)
Profit/(loss) attributable to:			
Equity holders of the Parent		1,684	(31)
Total comprehensive income/(expense) for the period		1,684	(31)
Earnings per share			
Basic earnings per share (cents)	2	0.68c	-0.01c
Diluted earnings per share (cents)	2	0.68c	-0.01c

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CDL Investments New Zealand Limited and its Subsidiary Consolidated Interim Statement of Changes in Equity

For the half year ended 30 June 2010

In thousands of dollars	Share Capital	Retained Earnings	Total Equity
Balance at 1 January 2009	40,934	49,866	90,800
Total comprehensive expense for the period			
Loss for the period	-	(31)	(31)
Total comprehensive expense for the period	-	(31)	(31)
Balance at 30 June 2009	40,934	49,835	90,769
Balance at 1 January 2010	40,934	51,130	92,064
Total comprehensive income for the period			
Profit for the period	-	1,684	1,684
Total comprehensive income for the period	-	1,684	1,684
Shares issued under dividend reinvestment plan	2,780	-	2,780
Dividends to shareholders	-	(2,919)	(2,919)
Supplementary dividends	-	(397)	(397)
Foreign investment tax credits	-	397	397
Balance at 30 June 2010	43,714	49,895	93,609

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CDL Investments New Zealand Limited and its Subsidiary

Consolidated Interim Statement of Financial Position

As at 30 June 2010

In thousands of dollars	Unaudited 6 Months to 30/06/10	Audited 12 months to 31/12/09
SHAREHOLDERS' EQUITY		
Issued capital	43,714	40,934
Retained earnings	49,895	51,130
Total Equity	93,609	92,064
<i>Represented by:</i>		
NON CURRENT ASSETS		
Plant, furniture and equipment	10	10
Development property	83,734	78,467
Investment in associate	2	2
Total Non Current Assets	83,746	78,479
CURRENT ASSETS		
Cash and cash equivalents	6,540	5,478
Trade and other receivables	382	430
Income tax receivable	32	-
Development property	3,427	8,507
Related party debtors	-	309
Total Current Assets	10,381	14,724
Total Assets	94,127	93,203
NON CURRENT LIABILITIES		
Deferred tax liabilities	292	336
Total Non Current Liabilities	292	336
CURRENT LIABILITIES		
Trade and other payables	211	418
Employee entitlements	15	32
Income tax payable	-	353
Total Current Liabilities	226	803
Total Liabilities	518	1,139
Net Assets	93,609	92,064

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CDL Investments New Zealand Limited and its Subsidiary

Consolidated Interim Statement of Cash Flows

For the half year ended 30 June 2010

	Unaudited 6 Months to	Unaudited 6 Months to
In thousands of dollars	30/06/10	30/06/09
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash was provided from:		
Receipts from Customers	5,666	1,030
Intercompany Receipts	309	-
Interest Received	87	97
Cash was applied to:		
Payments to suppliers and employees	(3,738)	(2,190)
Income Tax Paid	(725)	(58)
Net Cash Inflow/(Outflow) from Operating Activities	1,599	(1,121)
CASH FLOWS FROM INVESTING ACTIVITIES		
Cash was applied to:		
Advances to associate	-	(1)
Purchase of fixed assets	(1)	-
Net Cash Inflow From Investing Activities	(1)	(1)
CASH FLOWS FROM FINANCING ACTIVITIES		
Cash was applied to:		
Dividends paid	(139)	-
Supplementary dividend paid	(397)	-
Net Cash Outflow from Financing Activities	(536)	-
Net Increase/(Decrease) in Cash and Cash Equivalents	1,062	(1,122)
Add Opening Cash and Cash Equivalents Brought Forward	5,478	5,165
Closing Cash and Cash Equivalents	6,540	4,043

CDL Investments New Zealand Limited and its Subsidiary Consolidated Interim Statement of Cash Flows - continued

For the half year ended 30 June 2010

In thousands of dollars	Unaudited 6 Months to 30/06/10	Unaudited 6 Months to 30/06/09
RECONCILIATION OF PROFIT/(LOSS) FOR THE PERIOD TO CASH FLOWS FROM OPERATING ACTIVITIES		
Net Profit/(Loss) after Taxation	1,684	(31)
Adjusted for non cash items:		
Depreciation	1	1
Income Tax Expense	693	2
Adjustments for movements in working capital:		
Decrease in receivables	48	217
Increase in development properties	(187)	(1,216)
Decrease in payables	(224)	(36)
Decrease in related parties	309	-
Cash generated from/(used in) Operating Activities	2,324	(1,063)
Income Tax Paid	(725)	(58)
Cash Inflow/(Outflow) from Operating Activities	1,599	(1,121)

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CDL Investments New Zealand Limited and its Subsidiary

Notes to the Consolidated Interim Financial Statements

For the half year ended 30 June 2010 (unaudited)

1. Significant Accounting Policies

Reporting Entity

CDL Investments New Zealand Limited (the "Company") is a company domiciled in New Zealand, registered under the Companies Act 1993 and listed on the New Zealand Stock Exchange. The Company is an issuer in terms of the Financial Reporting Act 1993.

The consolidated interim financial statements of CDL Investments New Zealand Limited as at and for the half year ended 30 June 2010 comprise the Company and its subsidiary (together referred to as the "Group").

The principal activity of the Group is the development and sale of residential land properties.

(a) Statement of compliance

The consolidated interim financial statements have been prepared in accordance with the requirements of the Companies Act 1993, Financial Reporting Act 1993 and New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). They comply with NZ IAS 34 - Interim Financial Reporting.

The consolidated interim financial statements do not include all of the information required for full annual financial statements.

The accounting policies applied by the Group in these consolidated financial statements are the same as those applied by the Group in its consolidated financial statements for the year ended 31 December 2009.

The consolidated interim financial statements were authorised for issuance on 5 August 2010.

2. Earnings Per Share

The calculation of basic and diluted earnings per share at 30 June 2010 of 0.68 cents (30 June 2009: -0.01 cents) was based on the profit attributable to ordinary shareholders of \$1,684,000 (2009: Loss \$31,000); and weighted average number of shares of 249,638,186 (2009: 243,364,299) on issue in the period.

3. Segment Reporting

Operating segments

The single operating segment of the Group consists of property operations, comprising the development and sale of residential land sections.

The Group has determined that its chief operating decision maker is the Board of Directors on the basis that it is this group which determines the allocation of resources to segments and assesses their performance.

Geographical segments

Segment revenue is based on the geographical location of the segment assets. All segment revenues are derived in New Zealand.

Segment assets are based on the geographical location of the development property. All segment assets are located in New Zealand. The Group has no major customer representing greater than 10% of the Group's total revenues.

4. Material Events Subsequent to the end of the Interim Period

There were no material events subsequent to the end of the six month period ended 30 June 2010 (30 June 2009: Nil) that would require disclosure.

5. Changes in Contingent Liabilities and Contingent Assets since last Annual Balance Sheet Date

There were no changes in contingent liabilities and contingent assets that would require disclosure for the six month period ended 30 June 2010 (30 June 2009: Nil).

6. Related Party Transactions

CDL Investments New Zealand Limited is a subsidiary of Millennium & Copthorne Hotels New Zealand Limited by virtue of Millennium & Copthorne Hotels New Zealand Limited owning 65.74% (2009: 65.16%) of the Company and having three out of five of the Directors on the Board. Millennium & Copthorne Hotels New Zealand Limited is 70.22% owned by CDL Hotels Holdings New Zealand Limited, which is a wholly owned subsidiary of Millennium & Copthorne Hotels plc in the United Kingdom. The ultimate holding company is Hong Leong Investment Holdings Pte Ltd in Singapore.

During the six month period ending 30 June 2010 CDL Investments New Zealand Limited has reimbursed its parent, Millennium & Copthorne Hotels New Zealand Limited, \$95,000 (2009: \$105,000) for expenses incurred by the parent on behalf of the Group.

Subsidiary	Principal Activity	% Holding by CDL Investments New Zealand Limited	Balance Date
CDL Land New Zealand Limited	Property Investment and Development	100.00	31 December

Associate	Principal Activity	% Holding by CDL Land New Zealand Limited	Balance Date
Prestons Road Limited	Service Provider	33.33	31 March

CHAIRMAN'S REVIEW

Financial Performance:

The Directors of CDL Investments New Zealand Limited ("CDLI") advise that the Company has made an unaudited operating profit after tax of \$1,684,000 for the six month period ending 30 June 2010 (2009: \$31,000 loss). Operating profit before tax was \$2,377,000 (2009: \$29,000 loss). Property sales and other income for the period was \$5,705,000 (2009: \$910,000). A total of 32 sections were sold (2009: 3). Net Asset Backing as at 30 June 2010 was 37.0 cents per share (2009: 37.3 cents per share).

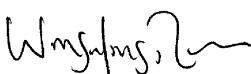
Effect of the May 2010 Budget on the Group's financial position:

On 20 May 2010 the New Zealand Government announced a reduction in the corporate tax rate from 30 percent to 28 percent and also announced the removal of the ability to depreciate buildings for tax purposes, with effect from 1 January 2011. CDLI is able to confirm that the removal of the ability to depreciate buildings for tax purposes will not affect its profitability as it does not own or lease any buildings that would fall into the applicable categories.

Commentary and Outlook:

It is pleasing to report a return to profit for this period. The profit reflects sales made in second half of 2009 which settled this year as well as new sales made during the year. Demand has been strongest for lower-priced sections and in the South Island and we have focused our marketing and sales efforts where we believe we will maximise sales.

We caution shareholders, however, that while the 2010 result will be profitable overall, several negative factors such as availability of bank finance, the increase in GST from October 2010 and likely increases in interest rates in 2010 will continue to have a direct impact on the ability of the company to sell residential sections in quantity. The forecast sales activity for the second half of this year is not as positive as we have seen year to date.



Wong Hong Ren
Chairman
5 August 2010

5 August 2010

CDL INVESTMENTS RETURNS TO PROFIT FOR THE 2010 HALF YEAR

Property development and investment company CDL Investments New Zealand Limited (NZX:CDI) today released its (unaudited) results for the six months to 30 June 2010 and announced an operating profit of \$1,684,000 on revenue of \$5,705,000.

“After last year’s results, it is pleasing that we can report a half-year profit once again”, said Managing Director Mr. B K Chiu.

While the company had its costs under control, Mr. Chiu was cautious about its trading for the second half of the year.

“Obviously the increase in bank deposit requirements and likely increases in interest rates over the coming months will affect our ability to sell residential sections in quantity”, he said. “Buyers will understandably exercise caution and review spending decisions and capital outlay so we do not believe that we will see the expected pick up in the last quarter of the year”.

Mr. Chiu did note that the company had seen increased interest in certain areas.

“There is demand for lower priced sections in key growth areas. CDL Investments has the advantage of high quality product which is spread throughout New Zealand and we are ready for the market upturn”, he said.

ENDS

Issued by CDL Investments New Zealand Ltd

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