Print this page

Unaudited Second Quarter 2009 and Half Year 2009 * Financial Statement And Dividend Announcement

* 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 *	Shufen Loh @ Catherine Shufen Loh
Designation *	Company Secretary
Date & Time of Broadcast	13-Aug-2009 07:14:58
Announcement No.	00017

>> Announcement Details

The details of the announcement start here ...

For the Financial Period Ended *	30-06-2009

Attachments

CDLQ209.pdf
Total size = **159K**
(2048K size limit recommended)

Close Window

CITY DEVELOPMENTS LIMITED
(REG. NO. 196300316Z)

UNAUDITED SECOND QUARTER AND HALF YEAR FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2009

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 Second quarter ended 30 June			The Group Half year ended 30 June		
	2009 S$'000	**2008 S$'000**	**Incr/ (Decr) %**	**2009 S$'000**	**2008 S$'000**	**Incr/ (Decr) %**
Revenue	787,064	780,764	0.8	1,409,538	1,539,516	(8.4)
Cost of sales	(420,247)	(337,516)	24.5	(717,728)	(670,719)	7.0
Gross profit	366,817	443,248	(17.2)	691,810	868,797	(20.4)
Other operating income (2)	1,219	3,385	(64.0)	3,940	5,005	(21.3)
Administrative expenses (3)	(109,750)	(117,887)	(6.9)	(220,617)	(248,328)	(11.2)
Other operating expenses (4)	(85,649)	(103,748)	(17.4)	(185,803)	(206,837)	(10.2)
Profit from operations	172,637	224,998	(23.3)	289,330	418,637	(30.9)
Finance income (5)	9,996	7,772	28.6	13,387	16,062	(16.7)
Finance costs (6)	(14,919)	(24,907)	(40.1)	(36,038)	(54,872)	(34.3)
Net finance costs	(4,923)	(17,135)	(71.3)	(22,651)	(38,810)	(41.6)
Share of after-tax profit of associates (7)	4,181	7,564	(44.7)	6,957	10,800	(35.6)
Share of after-tax profit of jointly-controlled entities (8)	26,083	33,494	(22.1)	43,646	90,744	(51.9)
Profit before income tax (1)	197,978	248,921	(20.5)	317,282	481,371	(34.1)
Income tax expense (9)	(37,000)	(46,854)	(21.0)	(65,116)	(89,203)	(27.0)
Profit for the period	160,978	202,067	(20.3)	252,166	392,168	(35.7)
Attributable to:						
Equity holders of the Company	**139,976**	**165,164**	(15.3)	**223,122**	**330,133**	(32.4)
Minority interests	21,002	36,903	(43.1)	29,044	62,035	(53.2)
Profit for the period	160,978	202,067	(20.3)	252,166	392,168	(35.7)
Earnings per share						
- basic	14.7 cents	17.5 cents	(16.0)	23.8 cents	35.6 cents	(33.1)
- diluted	14.7 cents	17.3 cents	(15.0)	23.4 cents	34.6 cents	(32.4)

Notes to the Group's Income Statement:

(1) Profit before income tax includes the following:

	The Group Second quarter ended 30 June		The Group Half year ended 30 June	
	2009 S$'000	**2008 S$'000**	**2009 S$'000**	**2008 S$'000**
Interest income	4,648	7,028	7,020	15,208
Profit/(loss) on sale of property, plant and equipment (net)	58	(603)	104	(585)
Gain on disposal of a jointly-controlled entity	98	-	750	-
Investment income	602	2,984	608	3,837
Depreciation and amortisation	(33,288)	(33,449)	(64,949)	(66,580)
Interest expenses	(16,240)	(22,070)	(34,483)	(47,591)
Net exchange gain/(loss)	8,965	(4,629)	10,213	(370)
Mark-to-market gain/(loss) on financial assets held for trading (net)	7,499	(920)	6,367	(5,186)
Impairment loss on loan to a jointly-controlled entity	(2,548)	-	(2,548)	-

(2) Other operating income, comprising mainly profit on sale of property, plant and equipment, management fee and miscellaneous income, decreased by $2.2 million for Q2 2009 and $1.1 million for 1H 2009. The decreases were due to lower management fees. The gain recognised on the disposal of a jointly-controlled entity in Q1 2009 had however mitigated the decline for 1H 2009.

(3) Administrative expenses comprise mainly depreciation, hotel administrative expenses, operating lease expenses and salaries and related expenses. This decreased by $8.1 million for Q2 2009 and $27.7 million for 1H 2009 primarily due to lower rental expenses incurred for the leasing of hotels from CDL Hospitality Trusts.

(4) Other operating expenses comprise mainly property taxes and insurance on hotels, hotel other operating expenses, net exchange differences and professional fees. This decreased by $18.1 million for Q2 2009 and $21.0 million for 1H 2009 mainly on account of lower professional fees and hotel other operating expenses for the hotel operations which was in line with the decline in its revenue. In addition, the net exchange gain recognised for Q2 2009 and 1H 2009 had also attributed to the decline. This was however offset by an impairment loss on loan to a joint venture in Bangkok provided in Q2 2009.

(5) Finance income comprises mainly interest income and mark-to-market gain on financial assets held for trading. The finance income increased by $2.2 million for Q2 2009 due to mark-to-market gain recognised, partially offset by lower interest income. For 1H 2009, finance income decreased by $2.7 million due to decline in interest income from fixed deposits, partially mitigated by mark-to-market gain recognised for held-for-trading financial assets.

(6) Finance costs comprise primarily interest on borrowings, mark-to-market loss on financial assets held for trading and amortisation of capitalised transaction costs on borrowings. Finance costs decreased by $10.0 million and $18.8 million for Q2 2009 and 1H 2009 respectively on account of lower interest expenses incurred.

(7) Share of after-tax profit of associates relates mainly to the Group's share of results of CDL Hospitality Trusts.

(8) Share of after-tax profit of jointly-controlled entities decreased by $7.4 million for Q2 2009 and $47.1 million for 1H 2009 primarily due to lower profit contributions from St. Regis Residences, The Sail @ Marina Bay and The Oceanfront @ Sentosa Cove. This was partially offset by higher profit recognised from Ferraria Park.

(9) Income tax expense for the period 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 Second quarter ended 30 June		**The Group Half year ended 30 June**	
	2009	**2008**	**2009**	**2008**
The tax charge relates to the following:	**S$'m**	**S$'m**	**S$'m**	**S$'m**
Profit for the period	34.9	41.6	61.1	85.8
Underprovision in respect of prior periods	2.1	5.3	4.0	3.4
	37.0	46.9	65.1	89.2

The overall effective tax rate of the Group was 18.7% for Q2 2009 (Q2 2008: 18.8%) and 20.5% for 1H 2009 (1H 2008: 18.5%). Excluding the underprovision in respect of prior periods, the effective tax rate for the Group is 17.6% for Q2 2009 (Q2 2008: 16.7%) and 19.3% for 1H 2009 (1H 2008: 17.8%).

CITY DEVELOPMENTS LIMITED

(REG. NO. 196300316Z)

1(b)(i) A balance sheet (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 30.06.2009 S$'000	As at 31.12.2008 S$'000	As at 30.06.2009 S$'000	As at 31.12.2008 S$'000
Non-current assets					
Property, plant and equipment	(1)	3,694,181	4,161,527	7,742	166,945
Investment properties	(2)	2,956,040	2,312,675	491,489	277,115
Investments in subsidiaries		-	-	2,259,199	2,258,199
Investment in associates		340,507	348,644	-	-
Investments in jointly-controlled entities	(3)	840,834	693,860	35,179	35,204
Investments in financial assets	(4)	369,950	162,718	28,785	23,387
Other non-current assets	(5)	47,814	18,569	298,690	105,218
		8,249,326	**7,697,993**	**3,121,084**	**2,866,068**
Current assets					
Development properties		2,738,441	2,920,056	1,243,219	1,534,891
Consumable stocks		9,820	11,220	-	-
Financial assets		27,021	19,727	-	-
Trade and other receivables		1,031,489	1,098,648	2,879,094	2,592,840
Cash and cash equivalents		706,034	775,882	255,264	159,490
		4,512,805	**4,825,533**	**4,377,577**	**4,287,221**
Total assets		**12,762,131**	**12,523,526**	**7,498,661**	**7,153,289**
Equity attributable to equity holders of the Company					
Share capital		1,991,397	1,991,397	1,991,397	1,991,397
Reserves		3,627,372	3,438,311	2,436,803	2,417,943
		5,618,769	5,429,708	4,428,200	4,409,340
Minority interests		1,660,940	1,592,609	-	-
Total equity		**7,279,709**	**7,022,317**	**4,428,200**	**4,409,340**
Non-current liabilities					
Interest-bearing borrowings*		3,097,086	3,286,610	1,526,463	1,640,280
Employee benefits		42,576	27,259	-	-
Other liabilities		99,550	84,388	37,683	26,343
Provisions		2,565	2,400	-	-
Deferred tax liabilities		412,869	410,616	62,866	65,922
		3,654,646	**3,811,273**	**1,627,012**	**1,732,545**
Current liabilities					
Trade and other payables		672,222	641,218	739,432	469,481
Interest-bearing borrowings*		949,689	860,063	637,695	490,068
Employee benefits		15,852	14,536	1,918	1,804
Other liabilities		2,092	2,099	-	-
Provision for taxation		182,830	167,130	64,404	50,051
Provisions		5,091	4,890	-	-
		1,827,776	**1,689,936**	**1,443,449**	**1,011,404**
Total liabilities		**5,482,422**	**5,501,209**	**3,070,461**	**2,743,949**
Total equity and liabilities		**12,762,131**	**12,523,526**	**7,498,661**	**7,153,289**

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

Notes to the Balance Sheet of the Group and the Company

1) The decrease was due mainly to the Group's adoption of *Amendments to Financial Reporting Standard (FRS) 40 – Investment Property* which took effect on 1 January 2009 whereby properties under construction for future use as investment properties are classified as investment properties. Accordingly, the Group and the Company had reclassified the carrying value of such properties to Investment Properties. The decrease for the Group was however partially offset by translation gains arising from consolidating the carrying values of overseas properties at Group level.

2) The increase for the Group and the Company was due the reclassification of the carrying value of properties under construction from property, plant and equipment to investment properties and additional costs incurred in such investment properties in 1H 2009.

3) The increase for the Group was due to capitalisation of loans given to a jointly-controlled entity and share of after-tax profit contribution from jointly-controlled entities, partially offset by dividend income received in 1H 2009.

4) The increase for the Group was due to the subscription, by an indirect wholly-owned subsidiary of the Company, of $195 million out of the $400 million secured convertible notes issued by South Beach Consortium Pte. Ltd., a joint venture consortium to develop South Beach.

5) The increase for the Company was due to loan of $195 million granted to a wholly-owned subsidiary to subscribe partially for secured convertible notes issued by South Beach Consortium Pte. Ltd. mentioned in Note (4) above.

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 advances from minority shareholders of certain subsidiaries, 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 30.06.2009 S$'000	As at 31.12.2008 S$'000
Unsecured			
-repayable within one year		723,926	666,581
-repayable after one year		2,224,093	2,331,677
	(a)	2,948,019	2,998,258
Secured			
-repayable within one year		227,103	193,755
-repayable after one year		880,896	961,453
	(b)	1,107,999	1,155,208
Gross borrowings	(a)+(b)	4,056,018	4,153,466
Less: cash and cash equivalents		(706,034)	(775,882)
Net borrowings		3,349,984	3,377,584

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

	Second quarter ended 30 June		Half year ended 30 June	
	2009 S$'000	2008 S$'000	2009 S$'000	2008 S$'000
Operating Activities				
Profit before income tax	197,978	248,921	317,282	481,371
Adjustments for:				
Depreciation and amortisation	33,288	33,449	64,949	66,580
Dividend income	(602)	(2,984)	(608)	(3,837)
Finance income	(9,996)	(7,772)	(13,387)	(16,062)
Finance costs	14,919	24,907	36,038	54,872
Gain on liquidation of jointly-controlled entities	(8)	(346)	(8)	(346)
Gain on disposal of a jointly-controlled entity	(98)	-	(750)	-
Impairment loss on loan to a jointly-controlled entity	2,548	-	2,548	-
(Profit)/loss on sale of property, plant and equipment	(58)	603	(104)	585
Property, plant and equipment written off	16	3,484	197	3,604
Share of after-tax profit of associates	(4,181)	(7,564)	(6,957)	(10,800)
Share of after-tax profit of jointly-controlled entities	(26,083)	(33,494)	(43,646)	(90,744)
Units in an associate received and receivable in lieu of fee income	(1,527)	(1,526)	(3,087)	(3,792)
Value of employee services received for issue of share options	1,259	661	2,040	1,344
Operating profit before working capital changes	207,455	258,339	354,507	482,775
Changes in working capital				
Development properties	210,121	(79,826)	208,277	(233,866)
Stocks, trade and other receivables	(84,711)	(1,372)	(200,637)	(20,228)
Trade and other payables	(2,533)	15,242	52,115	(1,057)
Employee benefits	5,264	(908)	7,998	(1,591)
Cash generated from operations	335,596	191,475	422,260	226,033
Income tax paid	(36,903)	(31,912)	(55,718)	(45,475)
Cash flows from operating activities carried forward	**298,693**	**159,563**	**366,542**	**180,558**

CITY DEVELOPMENTS LIMITED
(REG. NO. 196300316Z)

	Second quarter ended 30 June		Half year ended 30 June	
	2009	2008	2009	2008
	S$'000	S$'000	S$'000	S$'000
Cash flows from operating activities brought forward	**298,693**	**159,563**	**366,542**	**180,558**
Investing Activities				
Capital expenditure on investment properties	(34,176)	(3,640)	(108,192)	(5,128)
Deposit received on a potential sale of a subsidiary	-	76,850	-	76,850
Dividends received				
- an associate	-	-	15,329	14,645
- jointly-controlled entities	56,450	-	128,950	-
- financial investments	602	2,986	608	3,837
Interest received	2,695	6,031	4,088	14,041
Net proceeds from disposal of a jointly-controlled entity	98	-	666	-
Payments for purchase of property, plant and equipment	(10,061)	(125,189)	(30,322)	(195,225)
Proceeds from sale of property, plant and equipment	307	702	371	752
Proceeds from liquidation of a jointly-controlled entity	33	-	33	-
Purchase of investments in associates	-	(42,735)	-	(63,926)
Purchase of investments in jointly-controlled entities	(175)	(52,292)	(234)	(52,292)
(Purchase)/disposal of financial assets (1)	(199,841)	21,591	(200,112)	21,540
Cash flows from investing activities	(184,068)	(115,696)	(188,815)	(184,906)
Financing Activities				
Advances from related parties	8,385	46,660	5,356	40,502
Return of capital to minority shareholders	-	(15,484)	-	(15,484)
Dividends paid	(84,486)	(239,098)	(84,486)	(239,098)
Finance lease payments	(1)	(156)	(4)	(174)
Interest paid (including amounts capitalised as property, plant and equipment and development properties)	(32,311)	(34,705)	(53,844)	(60,606)
Net proceeds/(repayment) from revolving credit facilities and short-term bank borrowings	65,853	132,948	(52,381)	(35,633)
Payment of financing transaction costs	(1,337)	(273)	(3,706)	(513)
Proceeds from bank borrowings	175,000	65,255	200,000	216,191
Proceeds from issuance of bonds and notes	50,000	-	150,000	110,000
(Repayment of)/increase in other long-term liabilities	(72)	75	(92)	(1,531)
Repayment of bank borrowings	(22,234)	(60,085)	(47,865)	(64,132)
Repayment of bonds and notes	(143,438)	-	(363,320)	(50,000)
Cash flows from financing activities (2)	15,359	(104,863)	(250,342)	(100,478)
Net increase/(decrease) in cash and cash equivalents carried forward	**129,984**	**(60,996)**	**(72,615)**	**(104,826)**

	Second quarter ended 30 June		Half year ended 30 June	
	2009	2008	2009	2008
	S$'000	S$'000	S$'000	S$'000
Net increase/(decrease) in cash and cash equivalents brought forward	**129,984**	**(60,996)**	**(72,615)**	**(104,826)**
Cash and cash equivalents at beginning of the period	576,409	656,675	769,859	710,566
Effect of exchange rate changes on balances held in foreign currencies	(1,287)	(4,670)	7,862	(14,731)
Cash and cash equivalents at end of the period	**705,106**	**591,009**	**705,106**	**591,009**
Cash and cash equivalents comprise:-				
Cash and cash equivalents as shown in the Balance Sheet	706,034	573,797	706,034	573,797
Cash and cash equivalents included in assets classified as held for sale	-	18,453	-	18,453
Bank overdrafts included in interest-bearing borrowings	(928)	(1,241)	(928)	(1,241)
	705,106	**591,009**	**705,106**	**591,009**

Note to consolidated cash flow statement

(1) The purchase of financial assets in 1H 2009 relates primarily to the subscription of $195 million out of the $400 million secured convertible notes issued by South Beach Consortium Pte. Ltd., a joint venture consortium to develop South Beach.

(2) The Group had a net cash inflow from financing activities of $15.4 million for Q2 2009 (Q2 2008: cash outflow of $104.9 million) due to lower dividend paid in 1H 2009. The Company paid a special final dividend of 12.5 cents per share in relation to financial year ended 31 December 2007 in 1H 2008.

The Group had a net cash outflow of $250.3 million in 1H 2009 (1H 2008: $100.5 million) due to net repayment of borrowings of $113.6 million in 1H 2009.

1(d) Consolidated Statement of Comprehensive Income

	Second quarter ended 30 June		Half year ended 30 June	
	2009	**2008**	**2009**	**2008**
	S$'000	**S$'000**	**S$'000**	**S$'000**
Profit for the period	160,978	202,067	252,166	392,168
Other comprehensive income:				
Translation differences on consolidation of foreign subsidiaries	47,894	(70,267)	141,933	(149,736)
Exchange differences on hedge of net investments in foreign entities	(38,292)	59	(41,416)	59
Exchange differences on monetary items forming part of net investments in foreign entities	(12,457)	(4,171)	(11,040)	(24,205)
Exchange differences realised on disposal of a jointly-controlled entity	(70)	-	(70)	-
Change in fair value of equity investments available for sale	10,283	(2,684)	6,789	(5,512)
Actuarial losses on defined benefit plans	(9,111)	(6)	(9,111)	(18)
Share of other reserve movement of an associate	201	443	587	(124)
Other comprehensive income/(expense) for the period, net of tax	**(1,552)**	**(76,626)**	**87,672**	**(179,536)**
Total comprehensive income for the period	**159,426**	**125,441**	**339,838**	**212,632**
Total comprehensive income attributable to:				
Equity holders in the Company	**134,568**	**127,929**	**262,586**	**236,469**
Minority interests	24,858	(2,488)	77,252	(23,837)
	159,426	**125,441**	**339,838**	**212,632**

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	Minority Interests S$m	Total Equity S$m
	<--------Attributable to equity holders 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
Total comprehensive income/(expenses) for the period	-	-	(3.3)	48.2	83.1	128.0	52.4	180.4
Value of employee services received for issue of share options	-	-	0.4	-	-	0.4	0.4	0.8
At 31 March 2009	1,991.4	148.7	1.0	(45.5)	3,462.5	5,558.1	1,645.4	7,203.5
Total comprehensive income/(expenses) for the period	-	-	10.4	(11.0)	135.2	134.6	24.8	159.4
Value of employee services received for issue of share options	-	-	0.7	-	-	0.7	0.6	1.3
Dividends	-	-	-	-	(74.6)	(74.6)	(9.9)	(84.5)
At 30 June 2009	1,991.4	148.7	12.1	(56.5)	3,523.1	5,618.8	1,660.9	7,279.7
At 1 January 2008	1,991.4	147.2	31.6	36.1	2,992.5	5,198.8	1,717.6	6,916.4
Total comprehensive income/(expenses) for the period	-	-	(3.1)	(53.3)	165.0	108.6	(21.4)	87.2
Value of employee services received for issue of share options	-	-	0.3	-	-	0.3	0.4	0.7
At 31 March 2008	1,991.4	147.2	28.8	(17.2)	3,157.5	5,307.7	1,696.6	7,004.3
Total comprehensive income/(expenses) for the period	-	-	(2.5)	(34.8)	165.2	127.9	(2.5)	125.4
Change of interest in subsidiaries	-	-	-	-	-	-	(15.5)	(15.5)
Value of employee services received for issue of share options	-	-	0.4	-	-	0.4	0.3	0.7
Dividends	-	-	-	-	(188.3)	(188.3)	(50.8)	(239.1)
At 30 June 2008	1,991.4	147.2	26.7	(52.0)	3,134.4	5,247.7	1,628.1	6,875.8

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

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
Total comprehensive income/ (expense) for the period	-	-	(1.7)	43.9	42.2
At 31 March 2009	1,991.4	63.7	4.7	2,391.7	4,451.5
Total comprehensive income for the period	-	-	6.3	45.0	51.3
Dividends	-	-	-	(74.6)	(74.6)
At 30 June 2009	1,991.4	63.7	11.0	2,362.1	4,428.2
At 1 January 2008	1,991.4	63.7	19.5	2,260.2	4,334.8
Total comprehensive income for the period	-	-	0.1	45.6	45.7
At 31 March 2008	1,991.4	63.7	19.6	2,305.8	4,380.5
Total comprehensive income/(expense) for the period	-	-	(2.5)	126.9	124.4
Dividends	-	-	-	(188.3)	(188.3)
At 30 June 2008	1,991.4	63.7	17.1	2,244.4	4,316.6

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 three months ended 30 June 2009.

Preference share capital

There was no change in the Company's issued preference share capital during the three months ended 30 June 2009.

As at 30 June 2009, the maximum number of ordinary shares that may be issued upon full conversion of all of 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 (30 June 2008: 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 30 June 2009 and 31 December 2008.

The total number of issued ordinary shares (excluding treasury shares) as at 30 June 2009 and 31 December 2008 is 909,301,330.

The total number of issued Preference Shares as at 30 June 2009 and 31 December 2008 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 three months ended 30 June 2009.

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 period as those applied in the Group's most recently audited financial statements for the year ended 31 December 2008.

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 has adopted *Amendments to Financial Reporting Standard (FRS) 40 – Investment Property* which became effective on 1 January 2009. This FRS has been amended to cover property that is being constructed or developed for future use as investment property which previously was accounted for under *FRS 16 – Property, Plant and Equipment*. On adoption of this amendment, the Group has reclassified the carrying value of properties which are under construction for future use as investment properties from property, plant and equipment to investment properties. This amendment has been applied prospectively in accordance with the Amendments to FRS 40.

Other than the above, the Group adopted various new and revised FRSs and Interpretations of FRSs which took effect for financial year beginning on 1 January 2009. These do not have a significant impact on the Group's financial statements.

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.

	Second quarter ended 30 June		**Half year ended 30 June**	
	2009	**2008**	**2009**	**2008**
Basic Earnings per share (cents)	14.7	17.5	23.8	35.6
Diluted Earnings per share (cents)	14.7	17.3	23.4	34.6
Earnings per share is calculated based on:				
a) Profit attributable to equity holders of the parent (S$'000) (*)	133,577	158,745	216,723	323,714
b) 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 of $6,399,000 declared and paid in Q2 2009 (Q2 2008:$6,419,000).*

** *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	
	30.06.2009 S$	31.12.2008 S$	30.06.2009 S$	31.12.2008 S$
Net Asset Value per ordinary share based on the number of issued 909,301,330 ordinary shares (excluding treasury shares) as at 30 June 2009 (909,301,330 ordinary shares (excluding treasury shares) as at 31 December 2008)	6.18	5.97	4.87	4.85

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

Despite the very challenging and difficult property market conditions due to the global economic recession, the Group continued to remain profitable for Q2 and 1H 2009. It is pleased with its performance in light of the progressive improvement in its Q2 versus Q1 2009 results.

For 1H 2009, the Group posted an attributable profit after tax and minority interests of $223.1 million which was 32.4% lower as compared to the 1H 2008. Basic earnings per share for 1H 2009 decreased by 33.1% to 23.8 cents (1H 2008: 35.6 cents). These half year results reflect different trends for Q1 and Q2 2009.

In Q1 2009, the Group had reported a fall in revenue of 18% as compared to Q1 2008, but had indicated that the global economic scenario and market sentiments were steadily improving. This is evidenced by the 0.8% increase in Q2 2009 revenue as compared to the same quarter a year ago. For the quarter under review, the Group recorded an attributable profit after tax and minority interests of $140.0 million, an increase of 68.3% against Q1 2009.

The stronger earnings for Q2 2009 were primarily due to higher contribution from the property development segment. In particular, the foresight of the Group to proceed with the construction of The Arte at Thomson in 2008 even before its launch, enabled the Group to recognise more profit immediately based on the advanced stage of construction at the time of launch in March this year. Accordingly, the Group attained basic earnings per share of 14.7 cents for Q2 2009 as compared to 9.1 cents in Q1 2009.

The Group's net profits do not include valuation differences arising from investment properties as the Group adopted the conservative policy of stating them at cost less accumulated depreciation and accumulated impairment losses.

Property development segment remained the main contributor to the Group's profit before tax. With the ripple effect of the economic slow-down, which continued to impact the performance of the hospitality market for 1H 2009, the second profit contributor was the rental properties segment followed by the hotel operations.

The Group's balance sheet remained healthy. Net gearing ratio continues to be relatively low at 46% with interest cover at 10.1 times.

Property

On a seasonally-adjusted annualised basis, Singapore's GDP grew by 20.7% in Q2 2009 as compared to the first quarter, largely boosted by the strong gains in the manufacturing sector and increased momentum in the construction sector. This reflects a significant improvement from the 12.2% contraction reflected in Q1 2009. In year-on-year terms, Singapore's GDP contracted by 3.5% in Q2 2009 compared to the 9.5% contraction experienced in Q1 2009. The Government has maintained its GDP growth forecast for 2009 at -6.0% to -4.0%.

The continuous increase in residential transaction activities since February 2009 coupled with the spillover effect from the rally in the equity market resulted in a steady, upward movement in residential prices. Prices of private residential property decreased by a softer 4.7% in Q2 2009 compared to the historically steepest contraction of 14.1% in Q1 2009.

The momentum in the strong primary sales resulted in five consecutive months of primary sales exceeding 1,000 units per month since February 2009. After the flurry of mass market launches in Q1 2009, buying spilled into the mid-tier and to some extent, the higher end segments. There was a 79% quarter-on-quarter increase in private home sales by developers to 4,654 units in Q2 2009. This was the third highest quarterly figure on record. About 1,825 uncompleted units were transacted in June 2009, the highest monthly sales volume recorded since the provision of monthly sales statistics were released by the Government in June 2007. For 1H 2009, sales in the primary market totalled 7,250 units, surpassing the 4,264 units sold in the whole of 2008. Unlike Q1 2009, there was a more even spread of sales across all parts of Singapore in Q2 2009. Majority of the residential properties are purchased by Singaporeans and Permanent Residents.

For 1H 2009, including joint venture share, the Group sold about 537 units amounting to a sales value of about $665 million. To-date, the Group has almost doubled this to 1,031 units sold, amounting to about $1.34 billion.

The 336-unit mid-market segment project, The Arte at Thomson which was launched towards the end of March 2009 is now more than 98% sold. Buying interest has also flowed through to the 40-unit Wilkie Studio development, which is now 75% sold.

At the mass market segment, the 724-unit Livia at Pasir Ris has also been receiving good response. Cumulative sales as of end of 1H 2009, the Group sold 486 units out of its 550 units launched. 115 units were sold in Q2 2009, as compared to transacting only 33 units in Q1 2009. Since then, it has sold another 96 units in the last seven weeks. To-date, Livia sold 582 units, over 80% of the development.

During the quarter under review, the Group booked in profits from Cliveden at Grange, One Shenton, The Solitaire, Tribeca, Wilkie Studio, Shelford Suites and The Arte at Thomson.

Profits were also booked in from joint-venture projects, The Oceanfront @ Sentosa Cove, The Sail @ Marina Bay, Ferraria Park, Botannia and Livia.

The 493-unit joint venture development Botannia, which was fully sold, obtained its TOP in end of Q2 2009.

The office sector recorded its third consecutive quarter of negative take-up. Island wide office occupancy fell to 89.2% in Q2 2009 as compared to 90.0% as at end of first quarter of 2009. Overall rental for office space decreased by a more moderate pace of 7.7% in Q2 2009 compared with the decrease of 10.7% in Q1 2009.

Without much commercial land sales over the past year, due to the aftermath of the financial crisis, and as developers continue to put on hold their plans to develop office space, the total potential supply of office space in the pipeline decreased by 3.6% to about 1.24 million square metres of Gross Floor Area as at the end of June 2009. The Group managed to achieve occupancy of 90.6% for its office portfolio.

The Group's mega-retail mall, The City Square Mall which is slated for soft-opening in September/October 2009 is now over 88% leased.

Hotels

In line with the world economic slowdown, Millennium & Copthorne Hotels plc (M&C), in which the Group has a 53.8% interest, saw a fall in demand across all regions in which it operates. For 1H 2009, significant pricing pressures forced Average Room Rates down by 12.6% on a constant currency basis. Global RevPAR declined by 5.6% and 19.8% on a reported and constant currency basis respectively, with near commensurate declines in revenue.

Despite the extremely difficult trading conditions experienced in the first half of the year, the owner-operator business model adopted by M&C has proven resilient, holding well against negative market pressures. The success in pursuing new business channels has also helped to stem the decline in occupancy levels.

M&C's net profit after tax and minority interests for the first half of the year declined by 40.5% to £22.9 million (1H 2008: £38.5 million).

On a constant currency basis, M&C delivered savings of £44.6 million in operating costs, which includes hotel fixed charges, non-hotel expenses and central costs, against a revenue fall of £81.2 million. This savings translate into a very strong recovery rate of 54.9%, reflecting the impact of M&C's profit protection scheme and concentration on cost control.

In 1H 2009, M&C opened two hotels operating under management contracts: the 158-room Copthorne Hotel Sheffield in January and the 306-room Millennium Wuxi in June. The 299-room owned Wynfield Inn Orlando Convention Center was closed and the management contract for the 304-room Millennium Oy Oun Hotel Sharm el Sheikh ceased.

As at 30 June 2009, M&C's worldwide hotel pipeline increased by five with 2,338 rooms, with the signing of new hotels in the United Kingdom and Middle East.

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 period under review is in line with its expectations as disclosed in the announcement of results for the first quarter ended 31 March 2009.

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

The global economic outlook remains uncertain. However, there have been encouraging signs in both large and small countries that their trade and government stimulus packages are mitigating damage from declines in housing, consumer and business spending, among others. The US Central Bank is reviewing how to withdraw their unprecedented monetary expansion stimulus as the world's largest economy is showing tentative signs of stabilisation. Within the Asia Pacific region, emerging markets, especially China and India, are showing strong signs of recovery spurred by government spending driving domestic consumption.

In Singapore, the Government remains cautious in its outlook for the rest of the year and expects a "weak recovery susceptible to downward risk". The largely export- driven economy is dependent on the performances of external economies such as US and China before it is able to ascertain a decisive improvement in demand and the GDP.

The general belief that the global economy has stabilised or bottomed out earlier than expected has led to an upward trend in major stock market indices since their March 2009 lows. The Straits Times Index (STI) was about 28% higher than the 31 December 2008 level as at end-June 2009. It had risen a hefty 59.8% from its lowest level recorded in early March. The stock market rally and current low interest rate environment is likely to drive continued interest in the property market, especially in the residential sector as cash returns on fixed deposits will not be able to provide investors with positive real returns.

Against the backdrop of the current economic crisis, residential property investors are likely to continue to be pragmatic and seek good value for money investments. The Group believes that the current residential sales momentum is sustainable as the resurgence for property sales should be put into its context. It should not be viewed as over exuberant or extraordinary, bearing in mind that developers had put on hold many of their launches in 2008. Moreover, to-date, property prices for the low and mid-tier market have yet to recover since its peak of 1996. Even when the property market started to improve in 2004 after the Asian Financial Crisis and SARS, this was fuelled mainly by the high-end market. The mass and mid-tier market did not have a chance to fully recover before the property sector was severely hit by the global financial tsunami. Now, as the economy is starting to stablise, it is understandable that there is increased transaction activity spearheaded by these two segments which had lagged behind and where prices have yet to reach its peak.

From October 2008 to February 2009, the property market was at a standstill. Hence, the strong sales transactions for 1H 2009 are largely due to a few key reasons, namely pent-up demand, developers aligning their pricing with the buyers' appetite, low interest rate for housing loans and fixed deposits, and property remaining a good hedge against inflation. Moreover, foreign investors are slowly returning to Asia, with increased confidence in its prospects. The Group shares the Government's view that a property bubble should not be formed. The Group has always advocated that property investors should take a medium to long-term perspective and be able to service their loans. With all the readily available statistical data about the property market and its transactions, homebuyers today are more savvy and far-sighted, and they should be able to make discerning decisions about their investments. Ultimately, homebuyers will be the best position to evaluate their risk appetite and if their decisions are right, they should benefit from their investments.

As compared to other alternative financial instruments available in the market today, real estate assets still remain a relatively stable investment in Singapore. Many investors are opting to own a real asset, as the prospects, when viewed with a medium to long-term perspective is promising. The introduction of the Interest Absorption Scheme (IAS) in the industry created interest among buyers especially in the mass market and mid-tier segments, which has also led to higher visitorship at showflats in 1H 2009. However, the number of buyers which eventually subscribed to the scheme was generally lower for projects which imposed a price differential of a few percentage points higher, between normal progressive payment scheme and IAS.

With the encouraging transaction activities in the residential market, the Group launched two projects successfully recently.

Firstly, the joint-venture project known as The Gale, a 329-unit freehold condo located in the popular Changi/Pasir Ris district was positively received. It is now over 90% sold.

Secondly, the Group soft-launched the luxurious Volari at Balmoral located at the current Garden Hotel site. It met with overwhelming response and to-date more than 96% of the project has been snapped up. About half of the purchasers are foreigners, a good sign that renewed confidence and investors are returning slowly to the Singapore property market.

The Group is planning to launch a few projects in the second half of 2009. The first is the former Hong Leong Garden site at West Coast area. Comprising 396 units, it offers a wide selection of affordable one to four-bedroom apartments for purchasers' choice. It is conveniently located with many amenities and business hubs in the immediate vicinity.

The second project to be launched is located at the former Albany and Thomson Mansion sites, situated next to the highly successful The Arte at Thomson. Comprising about 160 units, in a stunning 36-storey tower with good views of the MacRitchie Reservoir and Polo Club, it will offer potential buyers a variety of one to four-bedroom apartment units. Demand is expected to be strong for apartments in this sought-after district.

The residential development at The Quayside Isle Collection at Sentosa Cove may also be considered for release at the appropriate time. With the Integrated Resort (IR) slated for opening in Q1 2010, Sentosa's transformation is becoming more overt and residential property values are expected to improve further once the IR is fully operational. Similar to The Arte at Thomson, the Group has already proceeded with construction for this project. When it is launched, the Group will be able to book in more profits based on the advance stage of construction.

The timing of a recovery in the office sector and demand in the rental market will largely depend on the global economy. It is noteworthy to understand that the Group has a diversified portfolio of office assets which can cater to the needs of different business industries. It is not over reliant on a specific business sector and therefore its leases should not be severely impacted should that particular sector suffer a downturn. Moreover, its asset diversity has enabled the Group to appropriately extract suitable office assets that are Shariah compliant for the pioneering of Singapore's first corporate Sukuk-Ijarah through the establishment of unsecured Islamic Trust Certificate Programme. This has placed the Group with a first mover advantage to tap on new investors and diversify its financing stream. Occupancy for the rest of the year and first half of next year is expected to be relatively stable in view of the limited supply of new office space.

On the South Beach development, despite the ongoing challenging credit environment in the global financial markets, the joint-venture consortium partners, successfully negotiated the refinancing of its land loan via a combination of a two-year $800 million bank loan and $400 million in secured convertible notes. The latter was subscribed by four investors - $195 million by a wholly owned subsidiary of CDL and the remaining $205 million subscribed by three other notes holders. The injection of fresh funds is a testament of the iconic stature of South Beach and confidence in the development's potential. With construction cost moderating downwards, the consortium is now moving towards refining the design plans and value engineering to ensure that this mega mixed-use project is made more efficient.

Hotels

On constant currency basis, 2009 began with a sharp RevPAR decline in New York for the first quarter and there has been a small slow down in that decline to 34.7% in the second quarter. On the same basis, visitor numbers to Singapore have continued to fall since mid-2008 impacting both corporate and leisure markets, and resulting in Singapore's recording the largest regional RevPAR fall of 37.7%. Against this, Singapore's hotels have reported a robust gross operating profit of 49% which is due to the low operating cost bases and to strong domestic demand for their food and beverage operations.

Performance in London, M&C's other gateway city, has been notably resilient in the first half, with RevPAR only marginally down by 2.5%.

For the month of July, although RevPAR has continued to decline with a fall of 18.3%, there are signs that the decline is slowing in Singapore and New York. However, London has fallen against a stronger period last year, in which it benefited from the biennial Farnborough Air Show. As markets stabilise and visibility improves, M&C will turn its attention to longer-term planning.

Leveraging on its proven business model as an owner-operator of hotel assets, M&C will continue to focus its strategy on strong trading in attractive destinations rather than purely brand-driven considerations. Although this model has higher operational gearing than the business models of major competitors and in the current difficult trading environment, it has proven to be resilient.

Under current market conditions, M&C will continue to focus on achieving – and exceeding, where possible – fair-market share within each hotel's pre-defined competitive set. It remains committed to maintaining a tight control over operating costs and capital expenditure.

M&C continues to maintain a strong cash generation from operations and a strong balance sheet with low gearing of 14.8%.

Group Prospects

Last quarter, the Group had already indicated that the economic conditions have improved somewhat. It remains optimistic that a gradual, sustained recovery is possible as governments and their economies continue to tread carefully, ensuring that fundamentals remain sound. The outlook is promising and the Group is confident that a sustainable recovery is in sight.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

The Company had on 11 May 2009 declared a tax-exempt (one-tier) non-cumulative preference dividend to holders of City Developments Limited Preference Shares of 1.93 cents per Preference Share, calculated at the dividend rate of 3.9% per annum of the issue price of $1.00 for each Preference Share, for the dividend period from 31 December 2008 to 29 June 2009. The said preference dividend was paid on 30 June 2009.

(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) Preference Dividend
Date of payment	30 June 2008
Dividend Type	Cash
Dividend Amount per Preference Share (in cents)	1.94 cents
Dividend rate (in %)	3.9% per annum on the issue price of each Preference Share
Dividend period	From 31 December 2007 to 29 June 2008 (both dates inclusive)
Issue price of Preference Shares	$1.00 per Preference Share

(c) Date payable

Not applicable.

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

Not applicable.

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

Not applicable.

13. Segment Reporting

	Property Development S$'000	Hotel Operations S$'000	Rental Properties S$'000	Others S$'000	Total S$'000
Q2 2009					
External revenue	343,407	364,538	69,197	9,922	787,064
Results					
Profit before income tax(*)	119,244	29,499	30,541	18,694	197,978
Q2 2008					
External revenue	219,132	487,520	61,532	12,580	780,764
Results					
Profit before income tax(*)	147,807	74,000	24,452	2,662	248,921
1H 2009					
External revenue	541,553	709,056	139,160	19,769	1,409,538
Results					
Profit before income tax(*)	187,899	50,437	67,407	11,539	317,282
1H 2008					
External revenue	453,216	943,135	118,686	24,479	1,539,516
Results					
Profit before income tax(*)	302,869	126,120	49,593	2,789	481,371

**Includes share of after-tax profit of associates and jointly-controlled entities.*

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 increased by 56.7% to $343.4 million for Q2 2009 (Q2 2008: $219.1 million) and 19.5% to $541.6 million for 1H 2009 (1H 2008: $453.2 million) respectively.

Pre-tax profit for this segment decreased by 19.4% to $119.2 million for Q2 2009 (Q2 2008: $147.8 million) and 38.0% to $187.9 million for 1H 2009 (1H 2008: $302.9 million) respectively.

Projects that contributed to both revenue and profit for 2009 include City Square Residences, Botannia, Cliveden at Grange, Livia, One Shenton, The Arte at Thomson, Shelford Suites, The Solitaire, Tribeca 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 Sail @ Marina Bay, The Oceanfront @ Sentosa Cove and Ferraria Park, 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 increases in revenue for Q2 2009 and 1H 2009 were primarily due to maiden contribution from The Arte at Thomson and Livia and higher contribution from The Solitaire and Tribeca. These were however partially offset by decrease in contributions from Botannia, City Square Residences, Cliveden at Grange and One Shenton.

Despite the increases in revenue, pre-tax profits had declined for both Q2 2009 and 1H 2009 on account that profit margins for recently launched projects, which were under construction, were relatively lower as compared to those projects launched in past few years when property market was robust.

Hotel Operations

Revenue decreased by 25.2% to $364.5 million for Q2 2009 (Q2 2008: $487.5 million) and 24.8% for 1H 2009 to $709.1 million (1H 2008: $943.1 million) respectively.

Pre-tax profits for this segment posted a decrease of 60% for both Q2 2009 and 1H 2009 to $29.5 million (Q2 2008: $74.0 million) and $50.4 million (1H 2008: $126.1 million) respectively.

The decreases in both revenue and pre-tax profits for Q2 2009 and 1H 2009 were primarily due to ripple effect of general economic slowdown which resulted a decline in the Group's overall RevPAR, with the steepest fall seen in Singapore and New York. In addition, the weakening of Sterling pound against Singapore dollars had also impacted the results negatively when the hotel operations were consolidated at Group level.

Rental Properties

Revenue increased by 12.5% for Q2 2009 to $69.2 million (Q2 2008: $61.5 million) and 17.3% to $139.2 million for 1H 2009 (1H 2008: $118.7 million). The strong performance was attributable to office rental leases being secured for a longer period of time and the Group had benefited from locking in higher rental rates from leases that were up for renewal when the office market was more robust.

In-line with the increase in revenue, pre-tax profit increased by 24.5% to $30.5 million for Q2 2009 (Q2 2008: $24.5 million) and 35.9% to $67.4 million for 1H 2009 (1H 2008: $49.6 million). These were partially offset by decreases in profit contribution from CDL Hospitality Trusts for Q2 2009 and 1H 2009.

<u>Others</u>

Revenue, comprising mainly building maintenance contracts, project management, club operations and dividend income, had declined by 21.4% to $9.9 million for Q2 2009 (Q2 2008: $12.6 million) and 19.2% to $19.8 million for 1H 2009 (1H 2008: $24.5 million). The decreases were due to lower dividend income received and management fee income earned.

Despite of the decline in revenue, pre-tax profit for this segment increased by $16.0 million to $18.7 million in Q2 2009 (Q2 2008: $2.7 million) and $8.7 million to $11.5 million in 1H 2009 (1H 2008: $2.8 million). The increase was attributable to the mark-to-market gains recognised on financial assets held for trading when the stock market rebounded strongly in Q2 2009 as opposed to mark-to-market losses recorded in 2008.

15. 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 2008 S$'000	Full Year 2007 S$'000
Ordinary	68,198	68,198
Special	-	188,226
Preference	12,906	12,904
Total	**81,104**	**269,328**

The final tax exempt (one-tier) ordinary dividend for the year ended 31 December 2008 of 7.5 cents per ordinary share have been approved by the ordinary shareholders at the Annual General Meeting held on 29 April 2009 and the dividend amount is based on the number of issued ordinary shares as at 7 May 2009.

16. A breakdown of sales and operating profit after tax for first half year and second half year

Not applicable.

17. Interested Person Transactions

Interested Persons	Aggregate value of all interested person transactions conducted under the IPT Mandate pursuant to Rule 920 (excluding transactions less than $100,000)	
Hong Leong Investment Holdings Pte. Ltd. group of companies	Property-related: *(provision to interested persons of marketing services and accounting and administrative services)*	$10,786,672.05
Directors and their immediate family members	-	Nil

BY ORDER OF THE BOARD
Shufen Loh @ Catherine Shufen Loh
Company Secretary
13 August 2009

CONFIRMATION BY THE BOARD

The Directors of the Company hereby confirm, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the Group's unaudited financial results for the second quarter and the half year ended 30 June 2009 to be false or misleading in any material aspect.

On behalf of the Board of Directors

Kwek Leng Beng	**Kwek Leng Joo**
Executive Chairman	Managing Director

Singapore, 13 August 2009