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Presentation Slides on Full Year 2009 Financial Results * Financial Statement And Related 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 *	Enid Ling Peek Fong
Designation *	Company Secretary
Date & Time of Broadcast	25-Feb-2010 07:28:35
Announcement No.	00014

>> Announcement Details

The details of the announcement start here ...

For the Financial Period Ended *	31-12-2009

Description	Presentation Slides on the above are attached for information.

Attachments

CDL2009FullYearResults_AnalystPresentation.pdf
Total size = **1419K**
(2048K size limit recommended)

Close Window

FULL YEAR FINANCIAL REPORT

1 Jan – 31 Dec 2009

25 FEBRUARY 2010
CDL ANALYST PRESENTATION

CITY DEVELOPMENTS LIMITED

** Artist's Impression of Cube 8*

AGENDA

1. FINANCIAL HIGHLIGHTS
2. SINGAPORE PROPERTY MARKET
3. OPERATIONS REVIEW
4. MARKET OUTLOOK
5. MOVING FORWARD

** Artist's Impression of The Arte*


FINANCIAL
HIGHLIGHTS
* Artist's Impression of Livia

KEY FINANCIAL HIGHLIGHTS

- CDL post exceptional core earnings with Q4 2009 profit up 76.7%.
- The Group registers the highest revenue and second highest profit since its inception in 1963, despite challenging economic conditions.
- $1 billion cash generation from operating activities before tax without equity fundraising.
- Interest cover improved from 11 times to 14.5 times in 2009.
- No impairment required for South Beach Development based on recent external valuation for FY 2009.
- Conservative accounting policy of stating investment properties, hotels and CDL Hospitality Trusts at cost less accumulated depreciation and impairment losses.
- Final ordinary dividend of 8.0 cents (2008: 7.5 cents) per share.

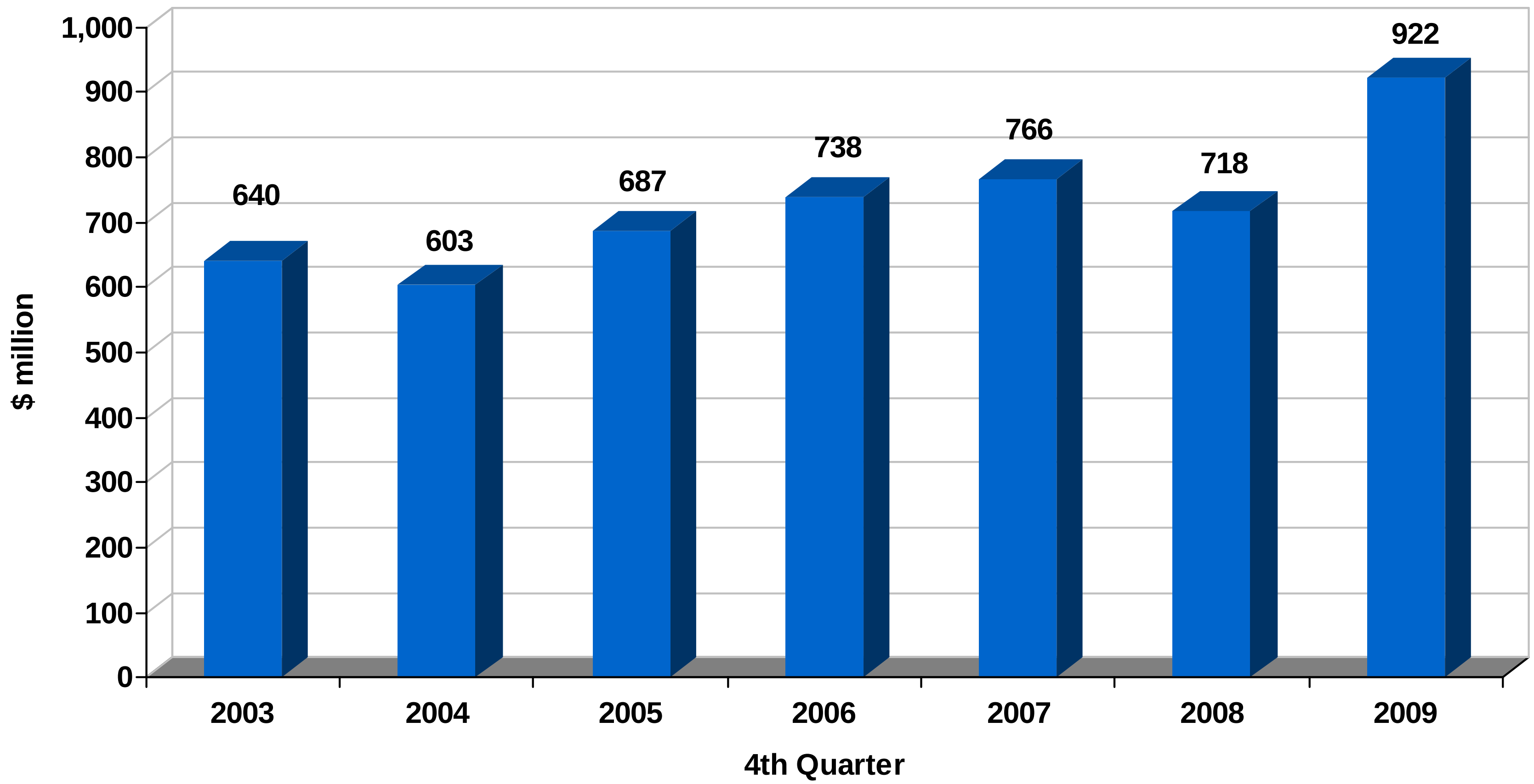
SUMMARY OF FINANCIAL HIGHLIGHTS

	Q4 2009	Q4 2008	% Change	FY 2009	FY 2008	% Change
Revenue ($m)	922	718	28.4	3,273	2,945	11.1
Profit Before Tax ($m)	252	132	90.9	832	834	(0.2)
PATMI ($m)	177	100	77.0	593	581	2.1
Basic Earnings Per Share (cents)	18.7	10.3	81.6	63.8	62.5	2.1
NAV Per Share ($)				6.57	5.97	10.1

The group has adopted FRS 40 cost model whereby its investment properties continue to be stated at cost less accumulated depreciation and accumulated impairment losses with effect from 1 Jan 2007.

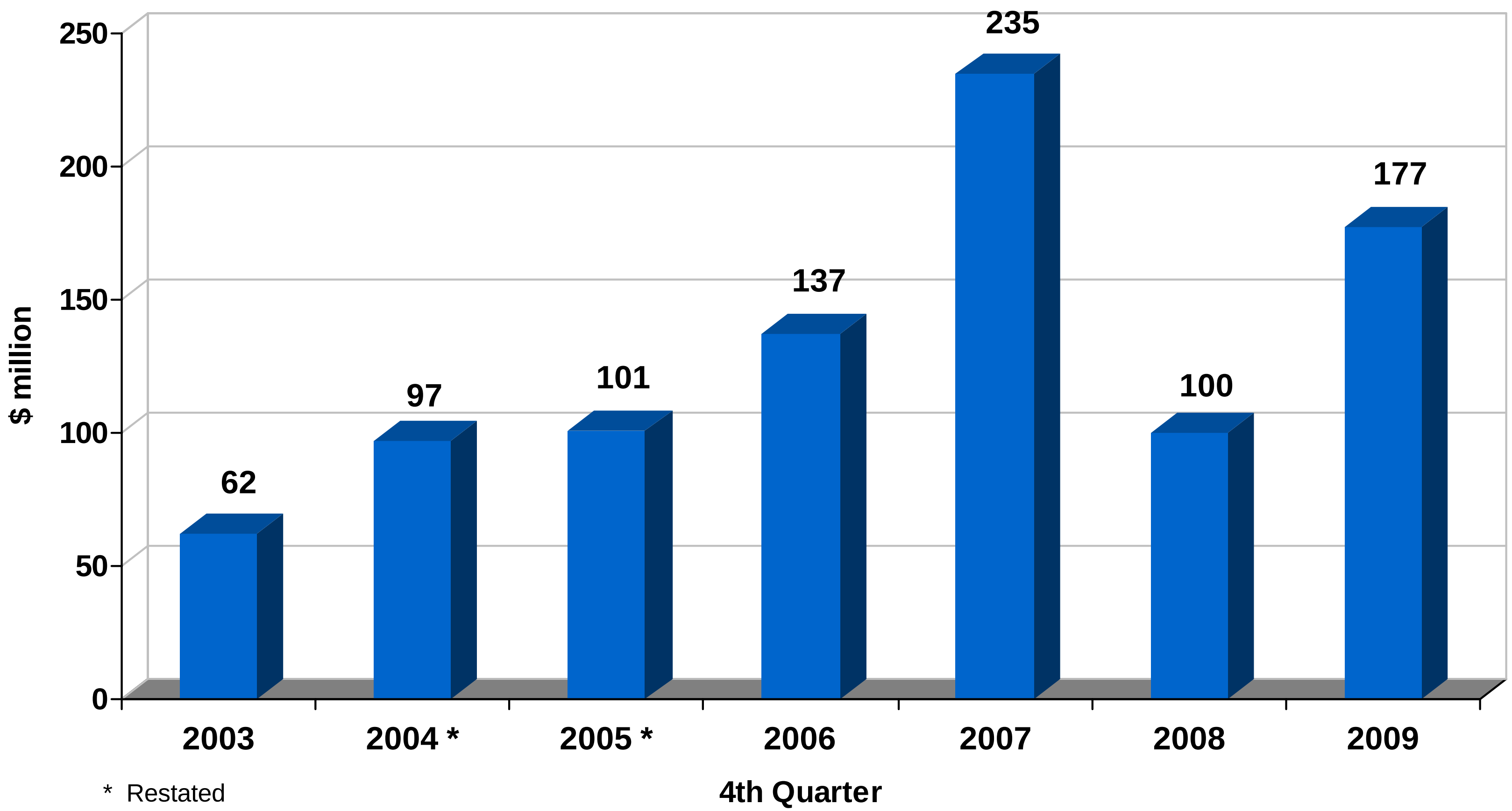
FINANCIAL HIGHLIGHTS

Revenue for the Quarter Ended 31 Dec



FINANCIAL HIGHLIGHTS

PATMI for the Quarter Ended 31 Dec

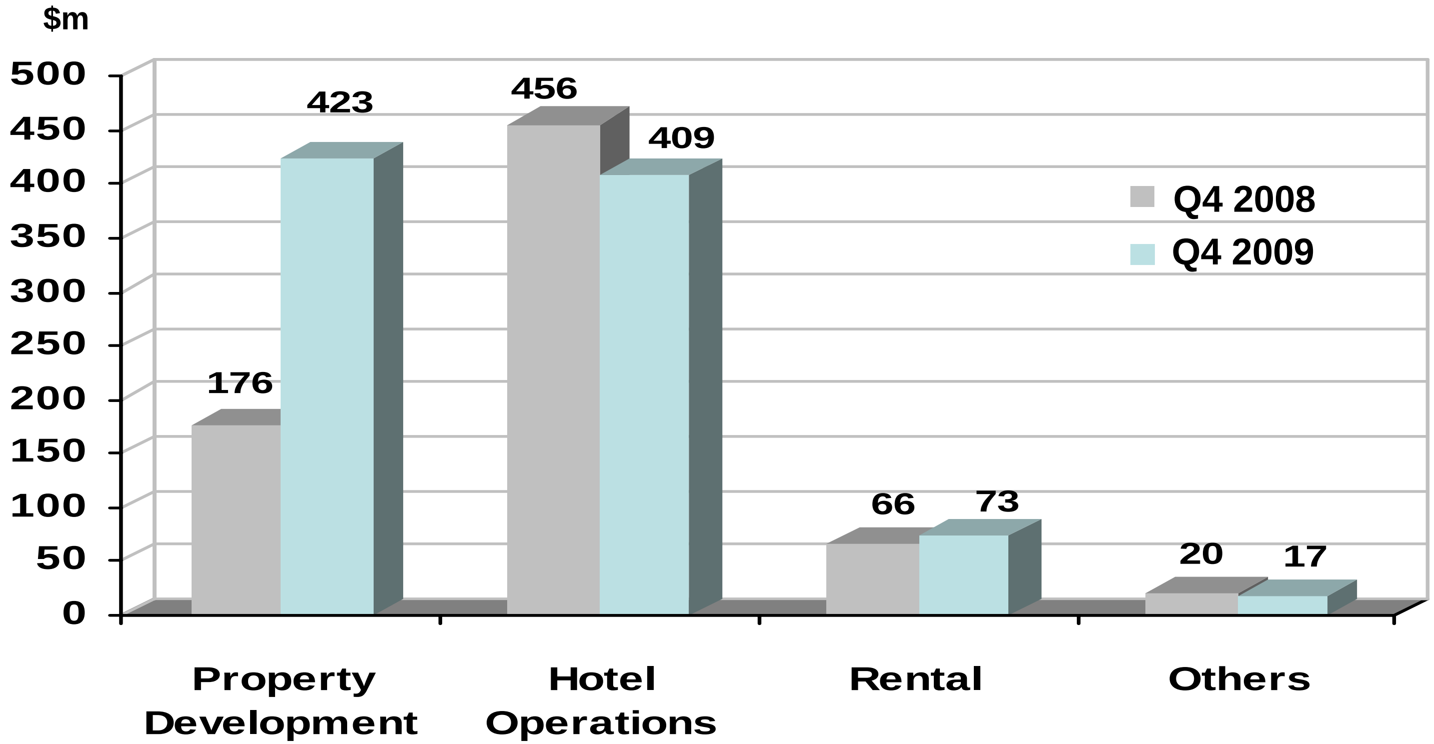


* Restated

The group has adopted FRS 40 cost model whereby its investment properties continue to be stated at cost less accumulated depreciation and accumulated impairment losses with effect from 1 Jan 2007.

FINANCIAL HIGHLIGHTS

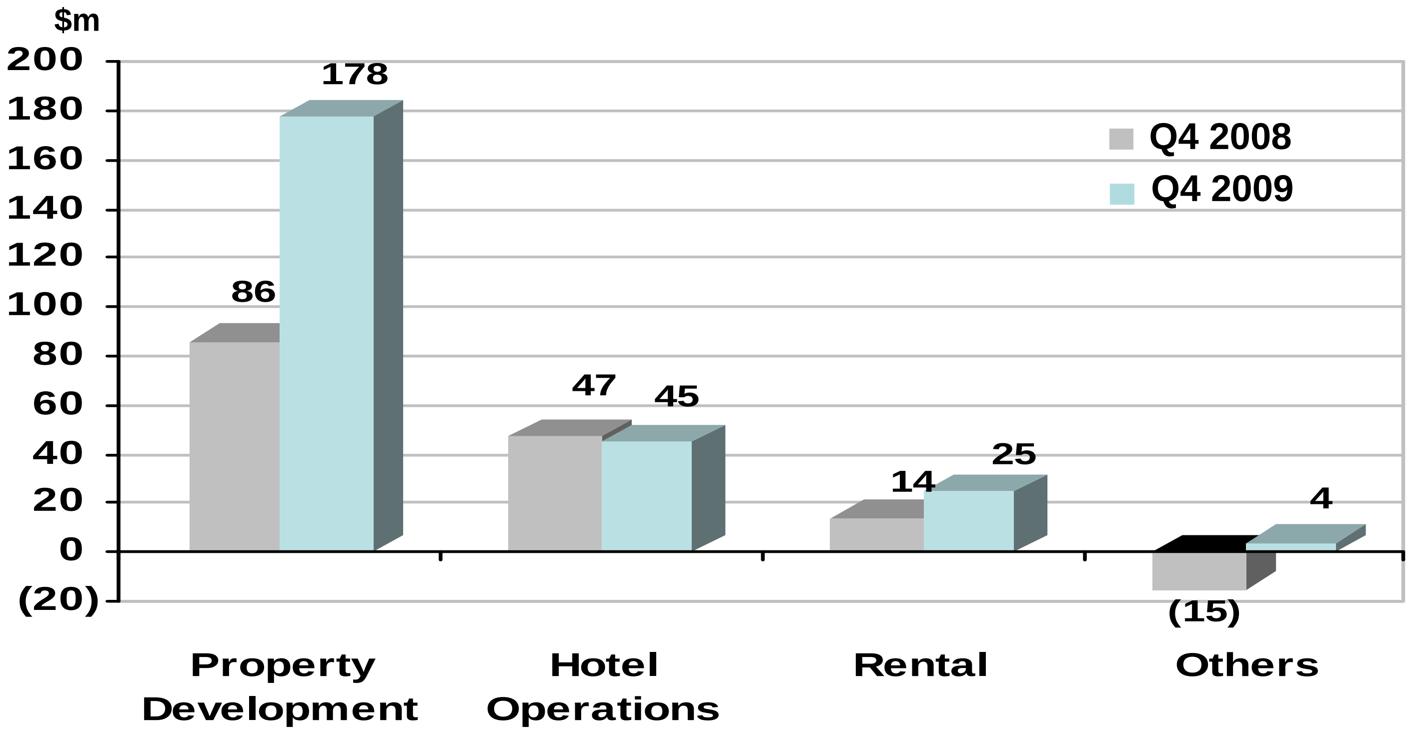
Revenue by Segment – Q4 2009 vs Q4 2008



	Q4 2009	Q4 2008
Property Development	46%	25%
Hotel Operations	44%	63%
Rental	8%	9%
Others	2%	3%

FINANCIAL HIGHLIGHTS

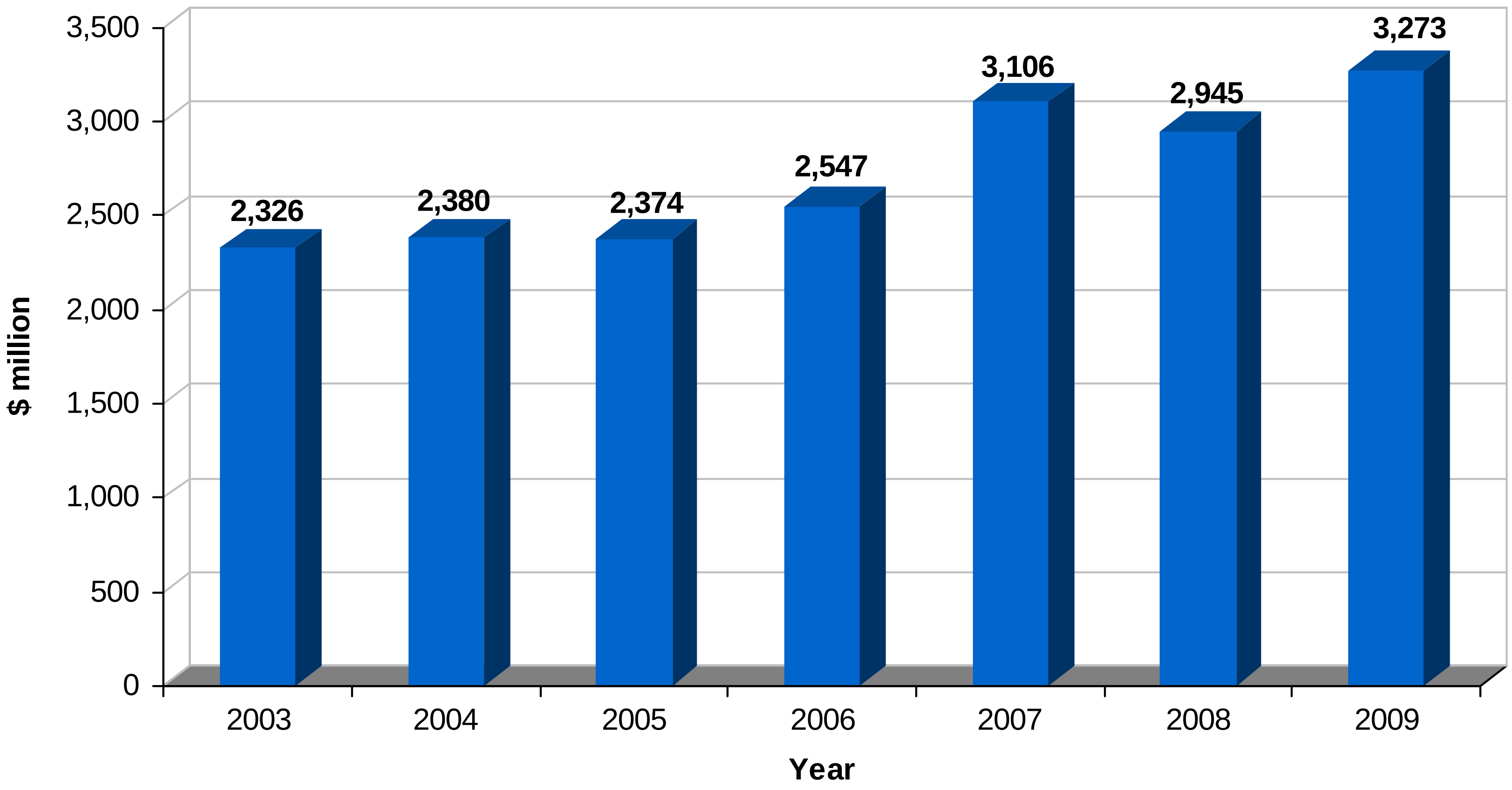
Profit Before Tax by Segment – Q4 2009 vs Q4 2008



	Q4 2009	Q4 2008
Property Development	71%	65%
Hotel Operations	17%	36%
Rental	10%	10%
Others	2%	(11%)

FINANCIAL HIGHLIGHTS

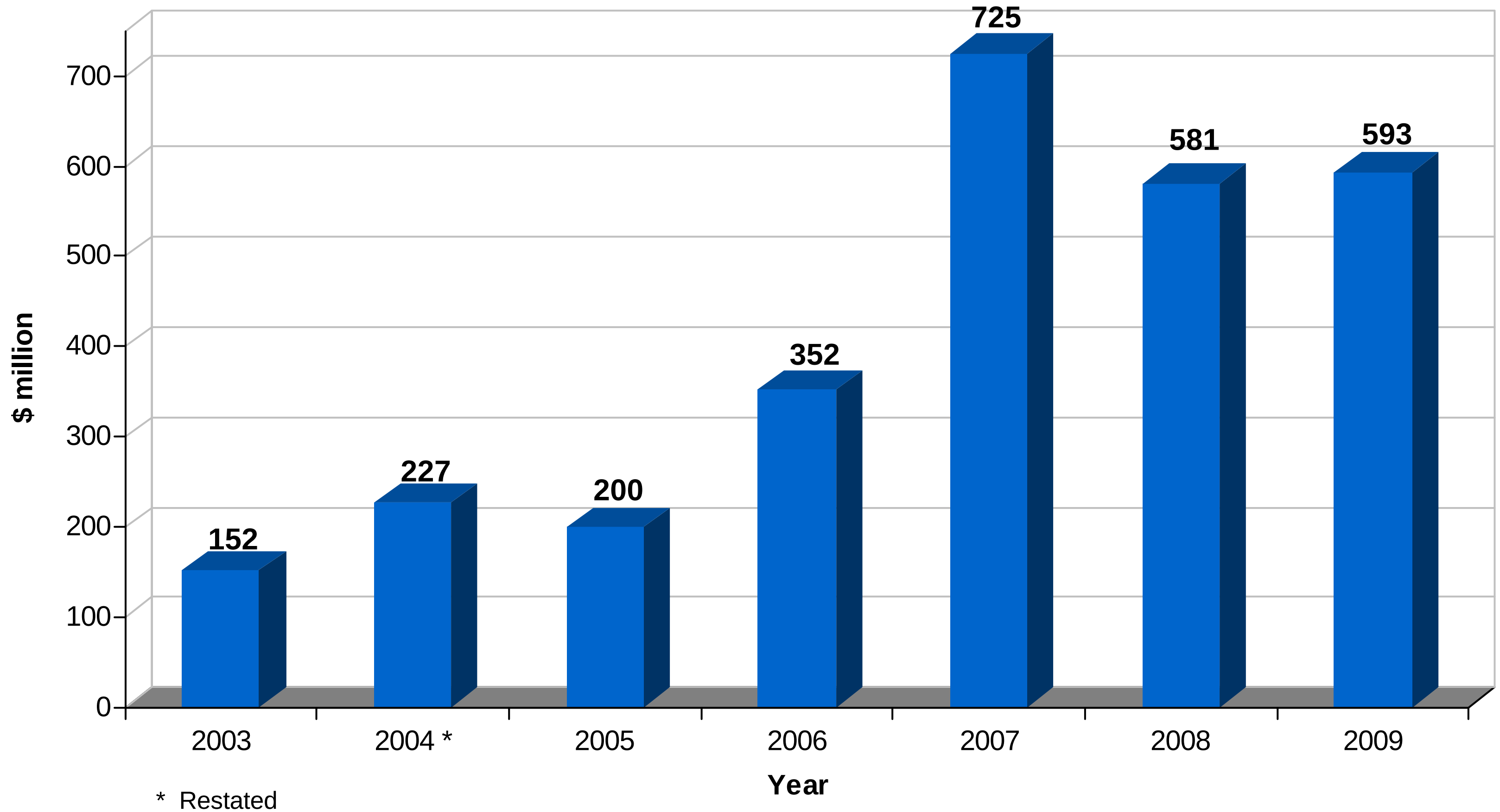
Revenue for the Year Ended 31 Dec



Note : The above financial information is extracted from yearly announcements.

FINANCIAL HIGHLIGHTS

PATMI for the Year Ended 31 Dec



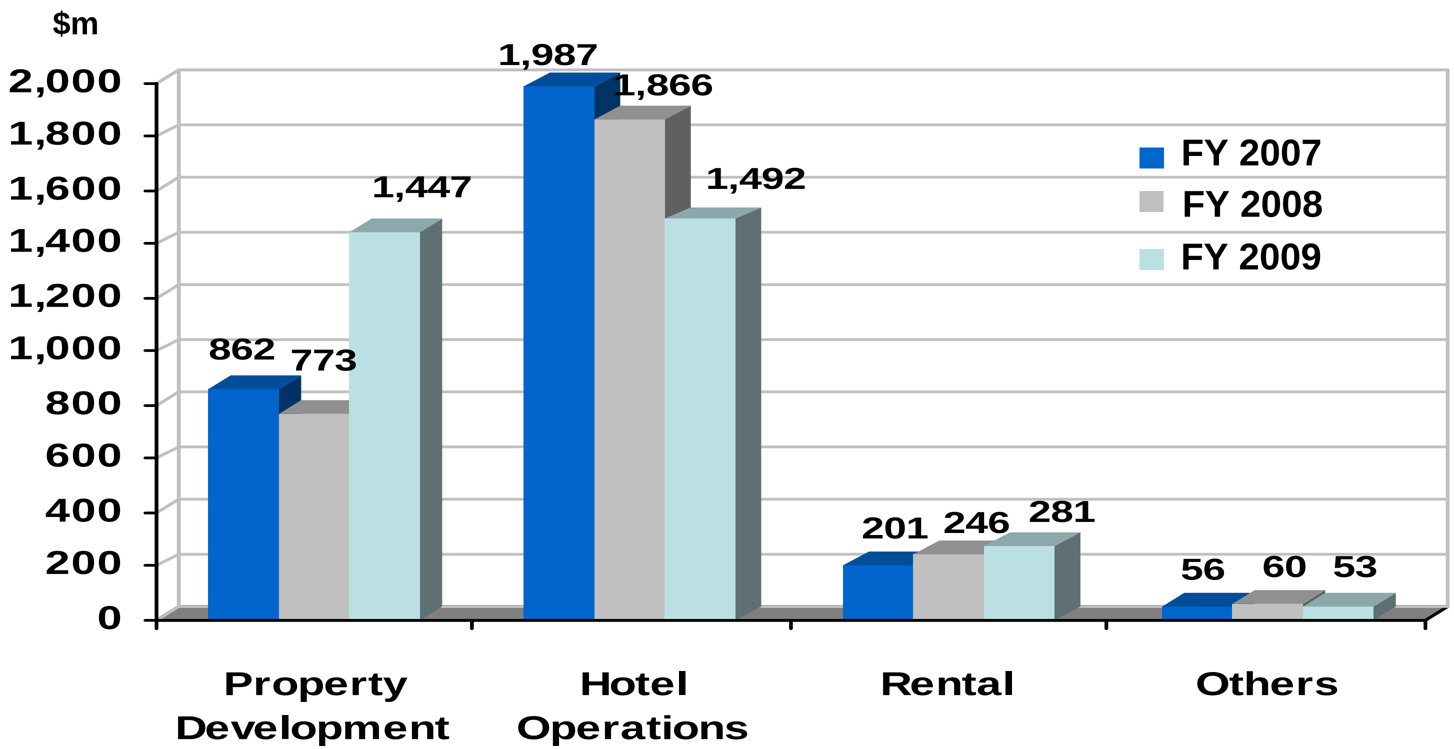
* Restated

Note : The above financial information is extracted from yearly announcements.

The group has adopted FRS 40 cost model whereby its investment properties continue to be stated at cost less accumulated depreciation and impairment losses with effect from 1 Jan 2007.

FINANCIAL HIGHLIGHTS

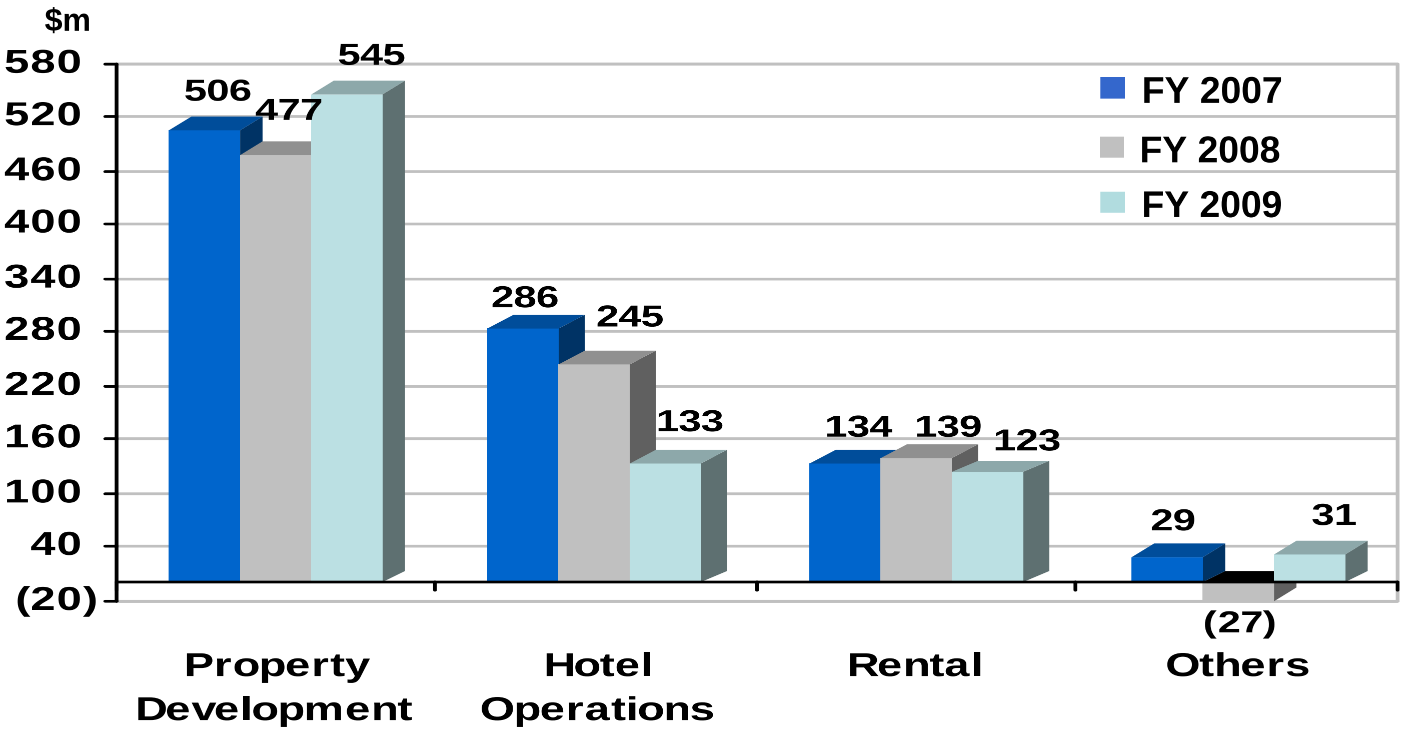
Revenue by Segment – FY 2009 vs FY 2008 & 2007



	FY 2009	FY 2008	FY 2007
Property Development	44%	26%	28%
Hotel Operations	46%	64%	64%
Rental	9%	8%	6%
Others	1%	2%	2%

FINANCIAL HIGHLIGHTS

Profit Before Tax by Segment – FY 2009 vs FY 2008 & 2007



	FY 2009	FY 2008	FY 2007
Property Development	66%	57%	53%
Hotel Operations	16%	29%	30%
Rental	15%	17%	14%
Others	3%	(3%)	3%

FINANCIAL HIGHLIGHTS

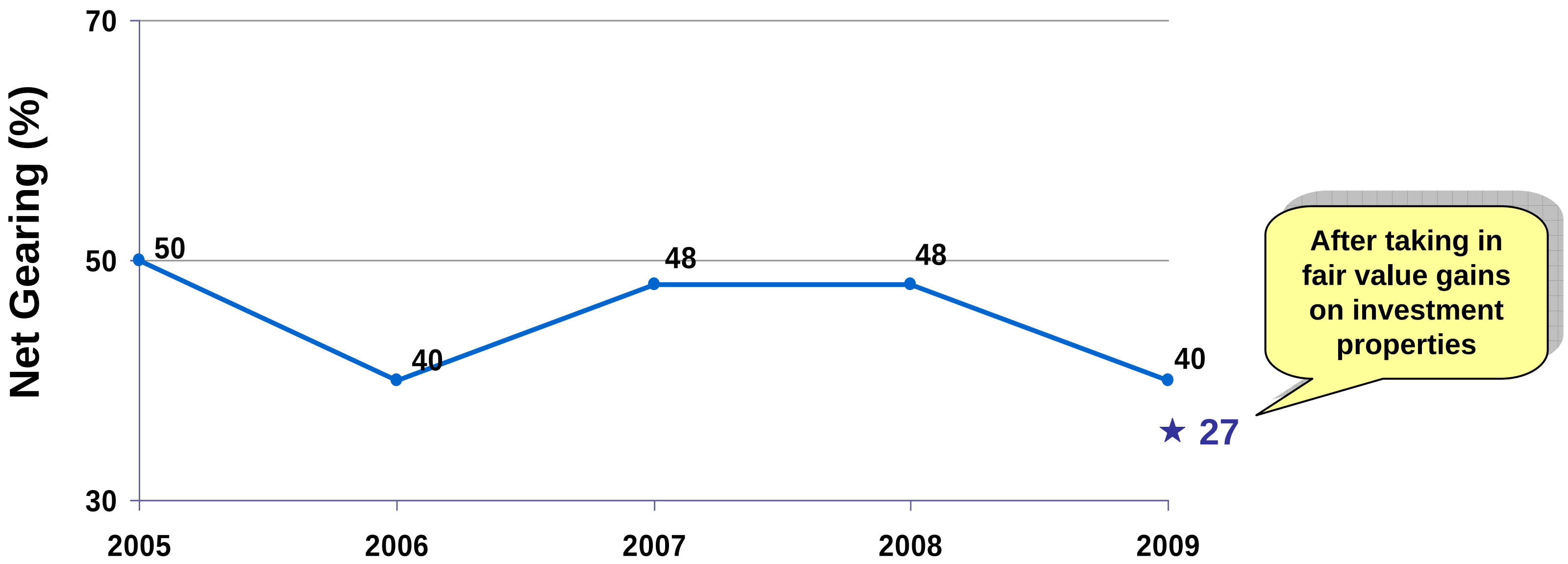
Capital Management

	As at 31/12/09	As at 31/12/08	Incr/(Decr)
Cash generated from operating activities before income tax	$1,058m	$517m	105%
Cash and cash equivalents	$981m	$776m	26%
Net Borrowings	$3,053m	$3,378m	(10%)
Gearing ratio without taking in fair value gains on investment properties	40%	48%	
Gearing ratio after taking in fair value gains on investment properties	27%	32%	
Average Interest Rate of Borrowings	2.2% to 2.5%	2.6% to 3.7%	
Interest Cover Ratio	14.5 x	11.0 x	

Note: There were no equity fund raising during 2008 and 2009.

FINANCIAL HIGHLIGHTS

CDL's Net Gearing (%) (2005 – 2009)



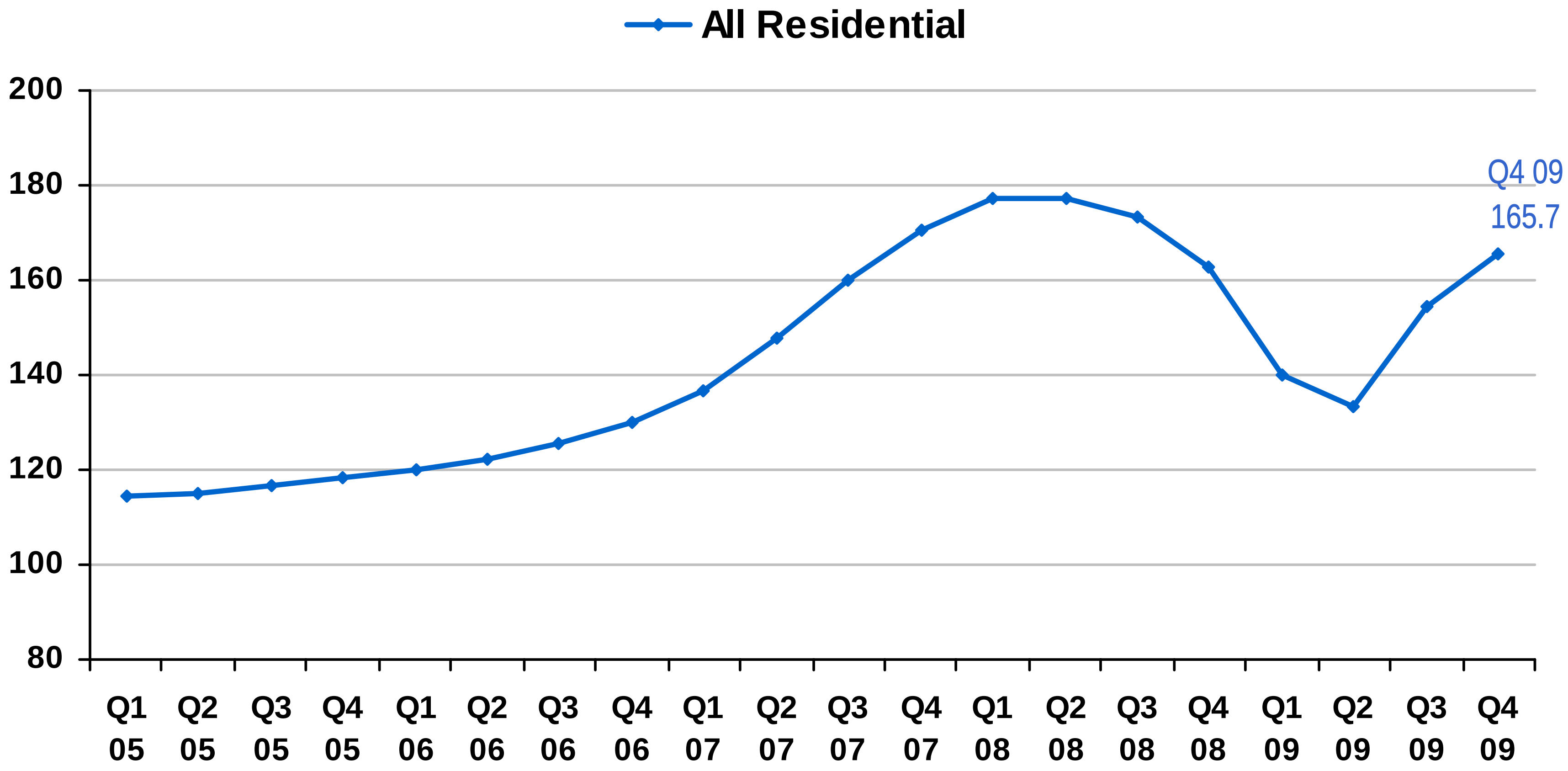
Maturity Period	FY 2009
Within 1 year	20%
1 to 2 years	29%
2 to 3 years	38%
More than 3 years	13%

SINGAPORE PROPERTY MARKET

*** Artist's Impression of Volari***

SINGAPORE PROPERTY MARKET

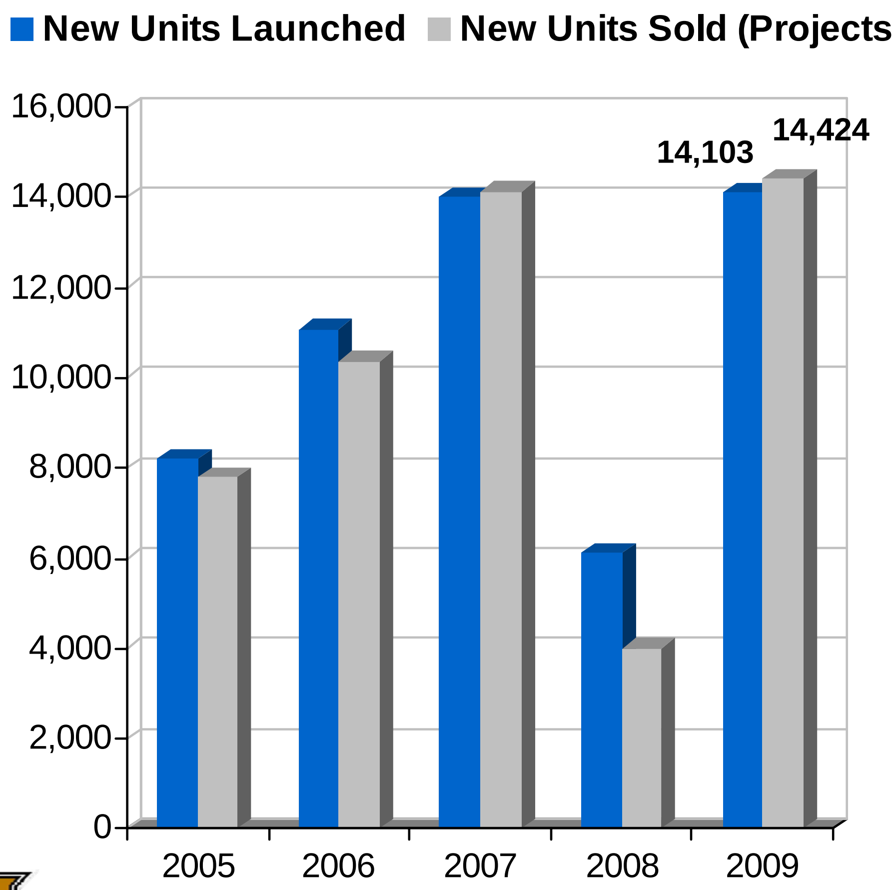
Property Price Index – Residential (2005 – 2009)



Source : URA, Q4 2009

SINGAPORE PROPERTY MARKET

No. of New Private Residential Units Launched vs Units Sold (Projects under Construction) (2005 – 2009)

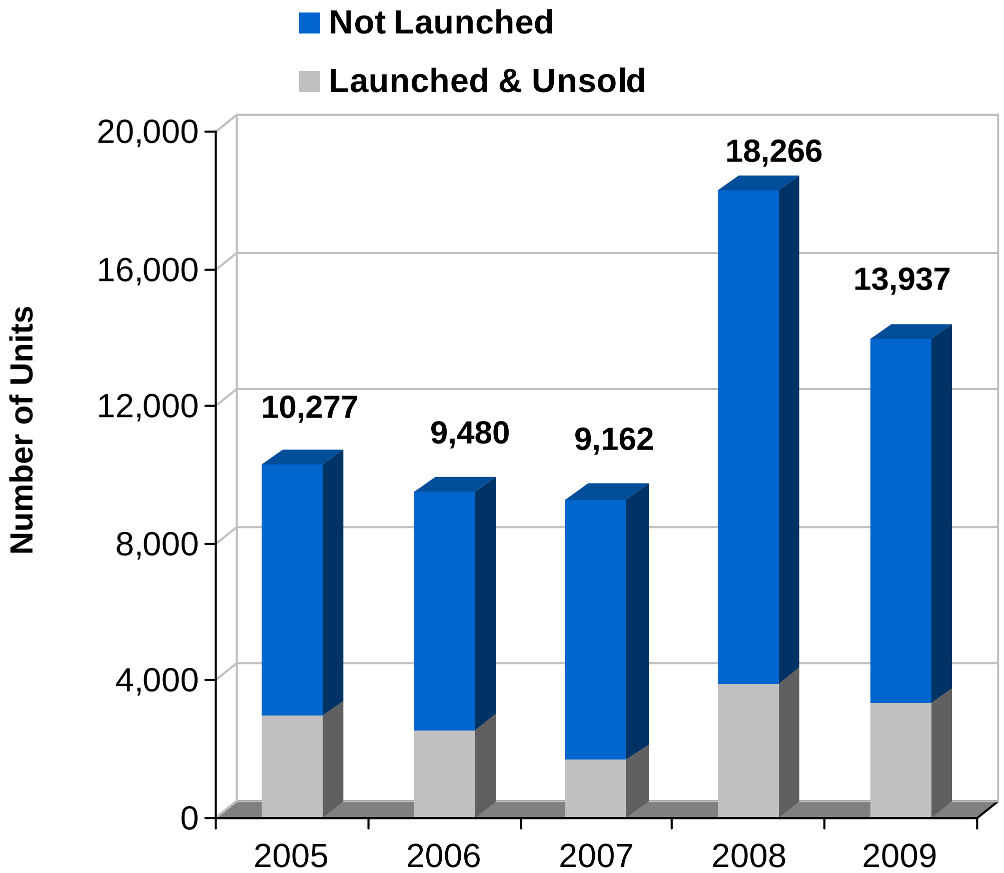


	New Units Launched	New Units Sold (Uncompleted)
2005	8,201	7,790
2006	11,069	10,363
2007	14,016	14,149
2008	6,107	4,006
2009	14,103	14,424

Source : URA, Q4 2009

SINGAPORE PROPERTY MARKET

No. of Uncompleted Private Residential Units Available (2005 – 2009)

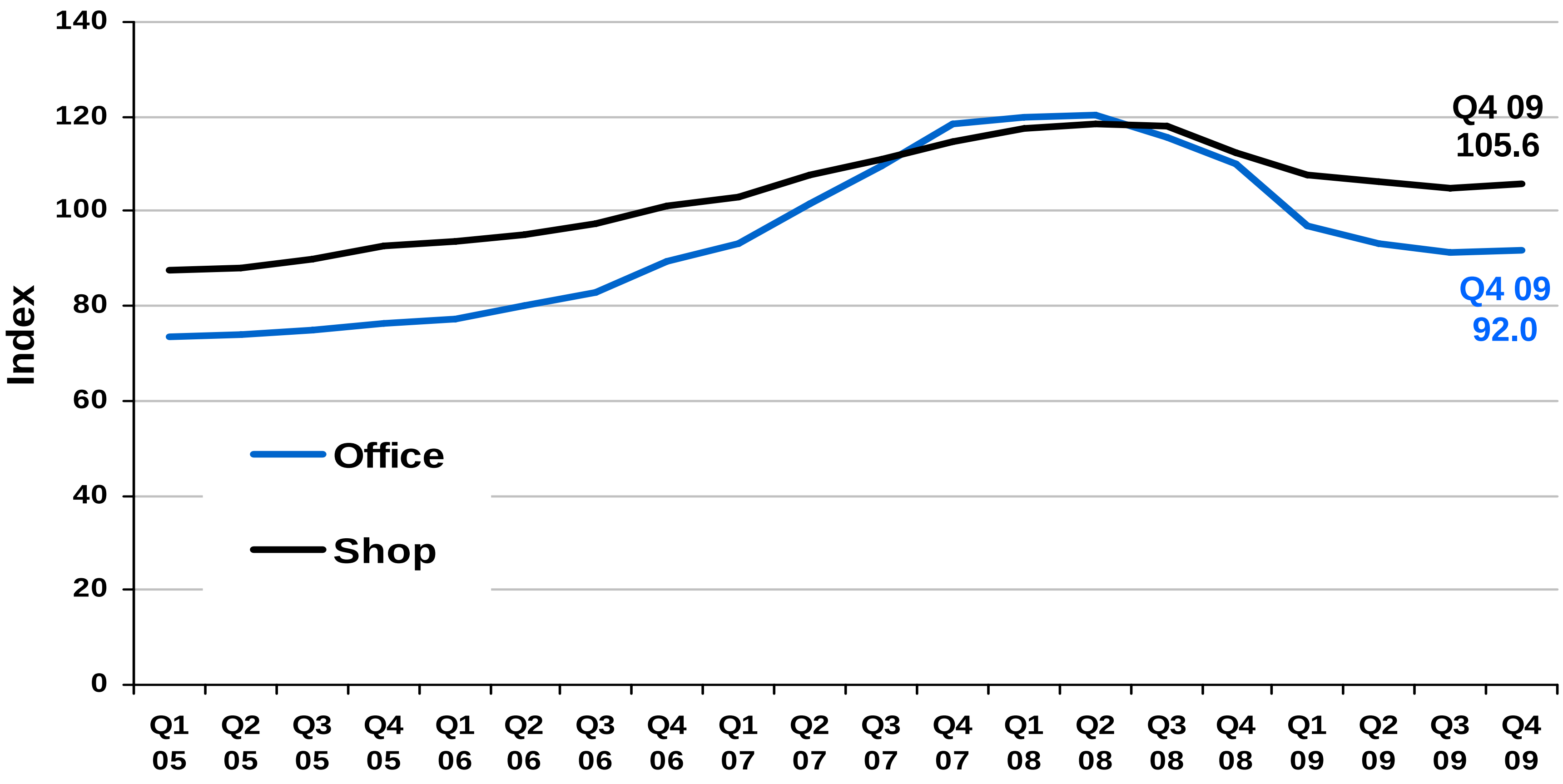


	Launched & Unsold	Not Launched	Total
2005	2,949	7,328	10,277
2006	2,536	6,944	9,480
2007	2,063	7,099	9,162
2008	3,880	14,386	18,266
2009	3,317	10,620	13,937

Source : URA, Q4 2009

SINGAPORE PROPERTY MARKET

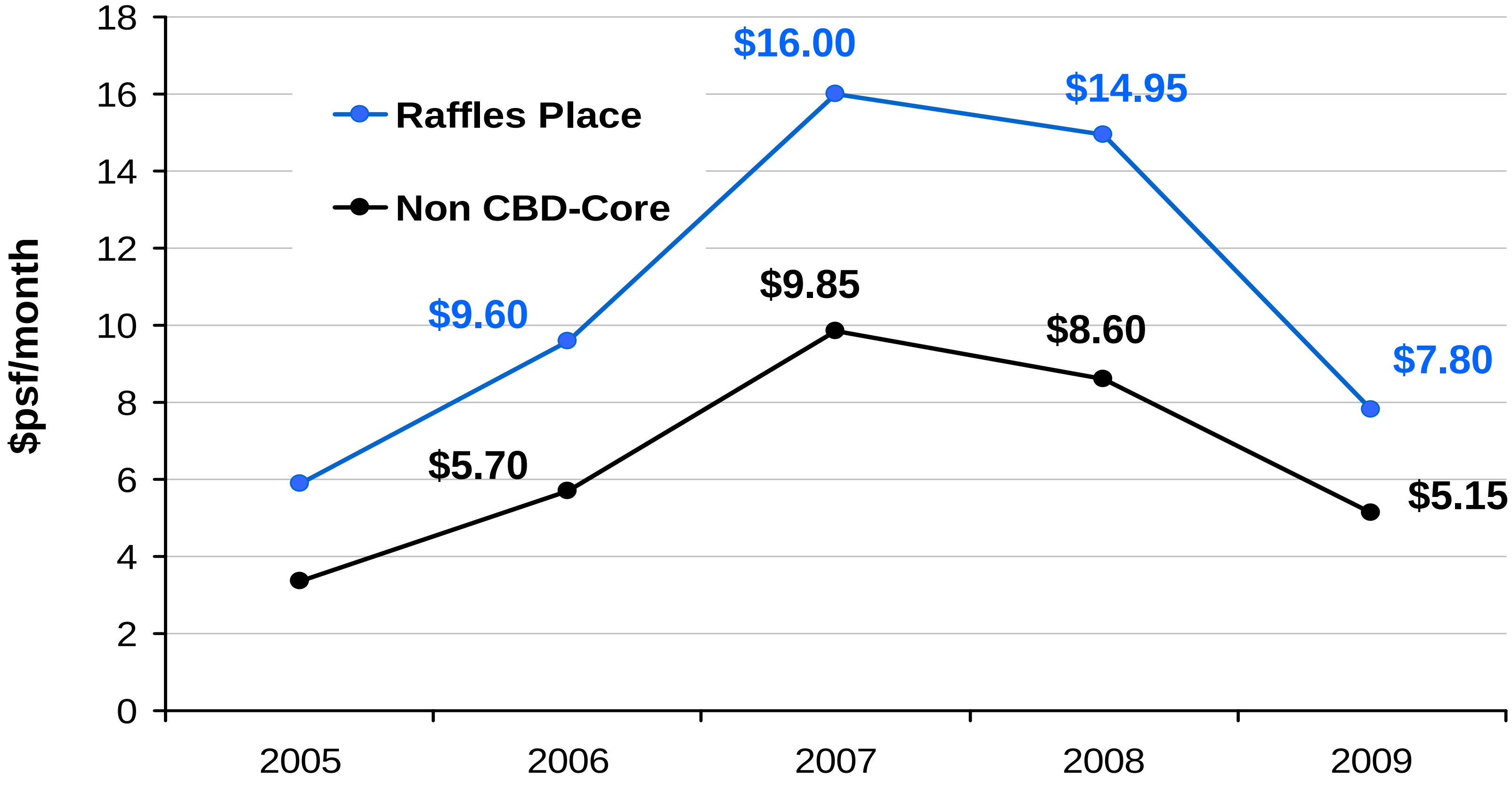
Property Price Index – Commercial (2005 – 2009)



Source : URA, Q4 2009

SINGAPORE PROPERTY MARKET

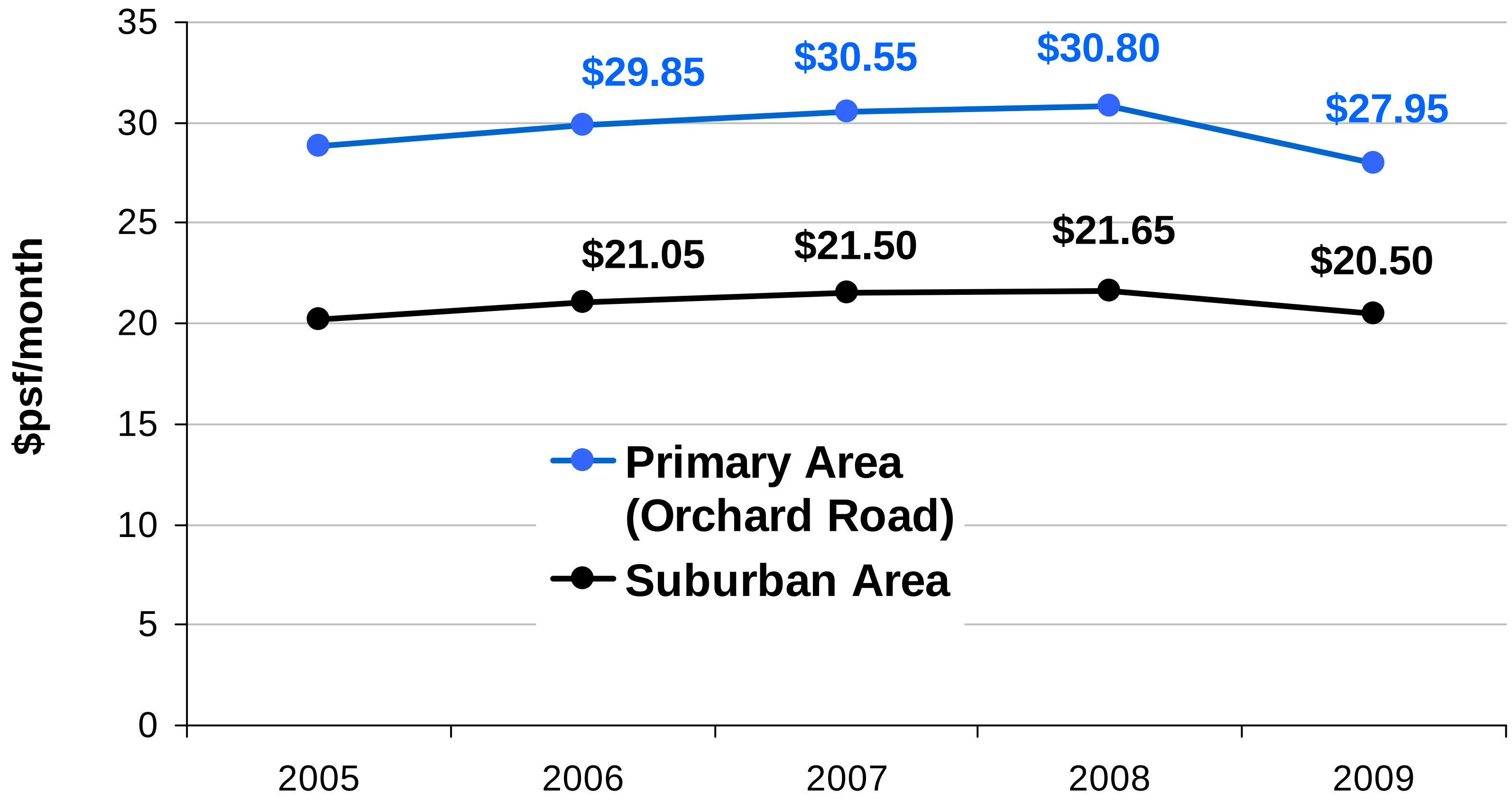
Average Office Rental in CBD (2005 – 2009)



Source : JLL Research, Q4 2009

SINGAPORE PROPERTY MARKET

Average Prime Level Retail Rental (2005 – 2009)



Source : JLL Research, Q4 2009

OPERATIONS REVIEW

*** Artist's Impression of Hundred Trees***

PROPERTY DEVELOPMENT

* *Artist's Impression of Cube 8 Show Suite*

OPERATIONS REVIEW

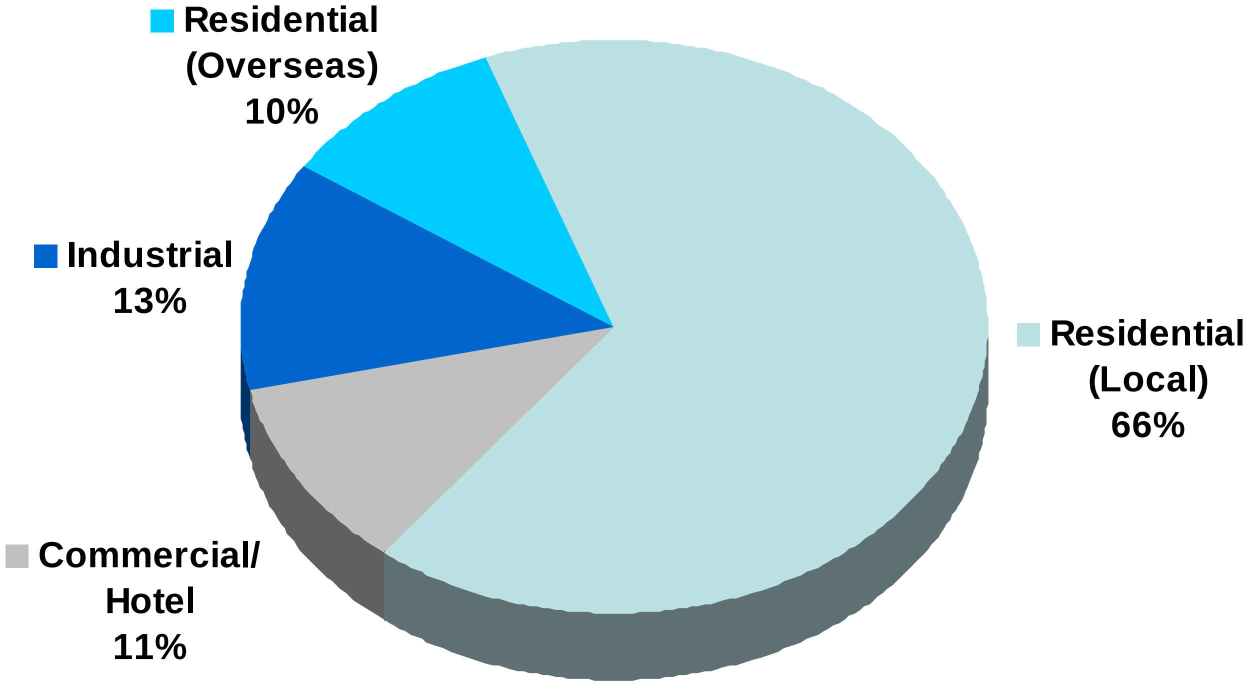
Planned Residential Project Launches for 1H 2010
(subject to market conditions)

Projects	Units	Expected Launch Date
The Residences at W Singapore Sentosa Cove (Total: 228)	100	Mar 2010
Chestnut Avenue (Total: 429)	200	Apr 2010
Pasir Ris Parcel 2 (About 642)	200	Jun 2010
Total	**500**	

OPERATIONS REVIEW

Land Bank by Sector (as at 31 Dec 2009)

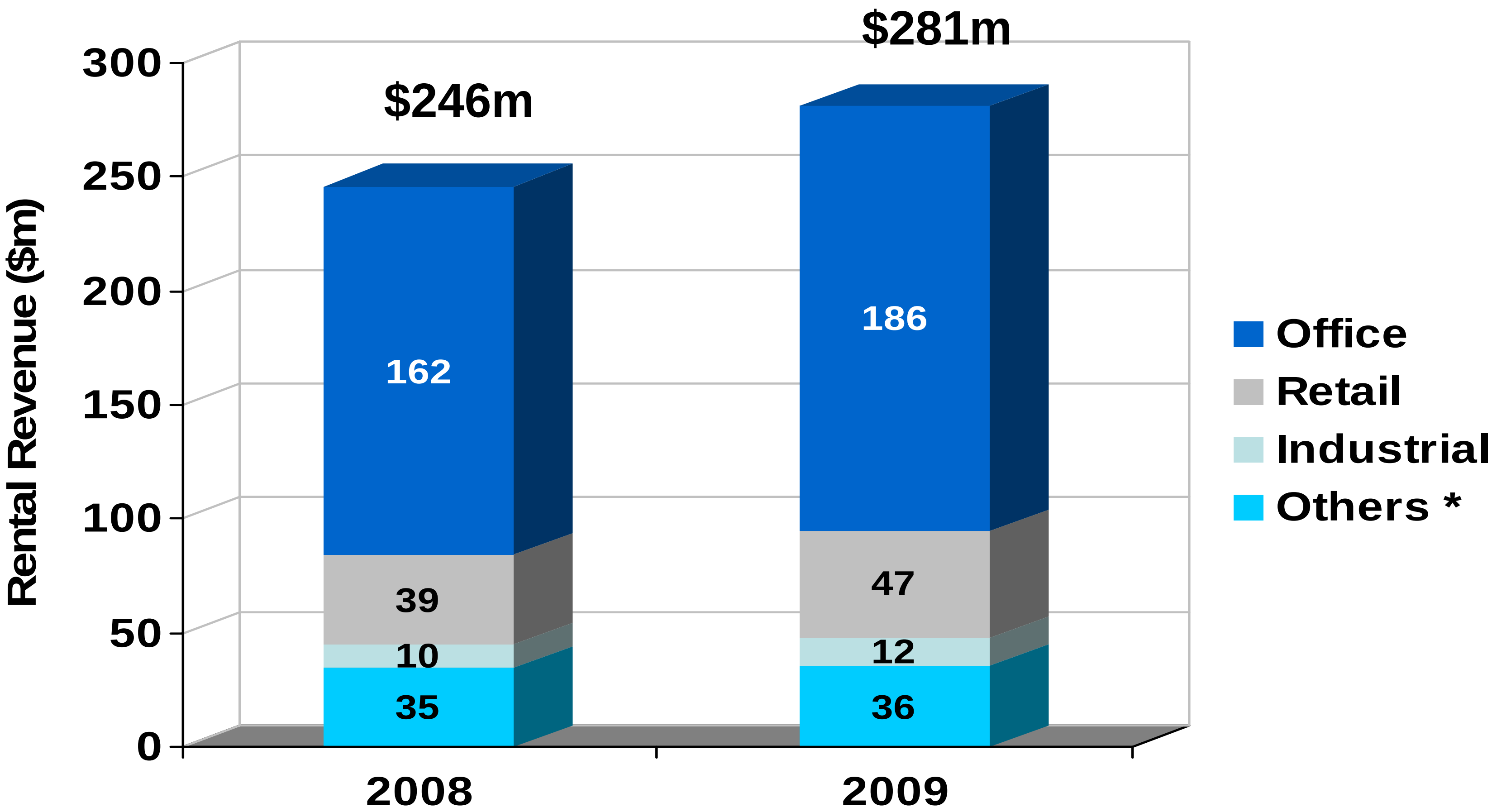
Type of Development	Land Area (sq ft)	%
Residential (Local & Overseas)	2,606,757	76
Commercial / Hotel	368,877	11
Industrial	462,818	13
TOTAL	**3,438,452**	**100**



Proposed GFA – 6.6 million sq ft
(as at 24 Feb 10 – 7.1 million sq ft)

OPERATIONS REVIEW

Rental Revenue by Sector for the year Ended 31 Dec



* Including car park, serviced apartment and residential

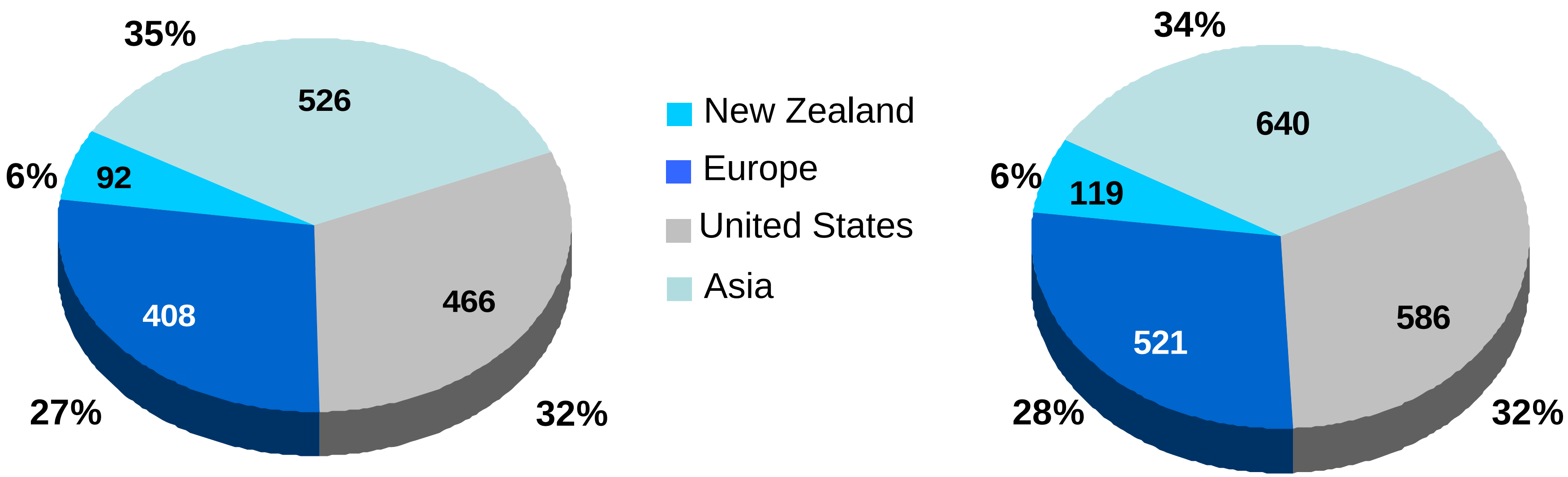
HOTEL OPERATIONS

*** Artist's Impression of Millennium Hotel Liverpool and Copthorne Hotel Liverpool***

OPERATIONS REVIEW

Hotel Revenue by Region

FY 2009 | **FY 2008**

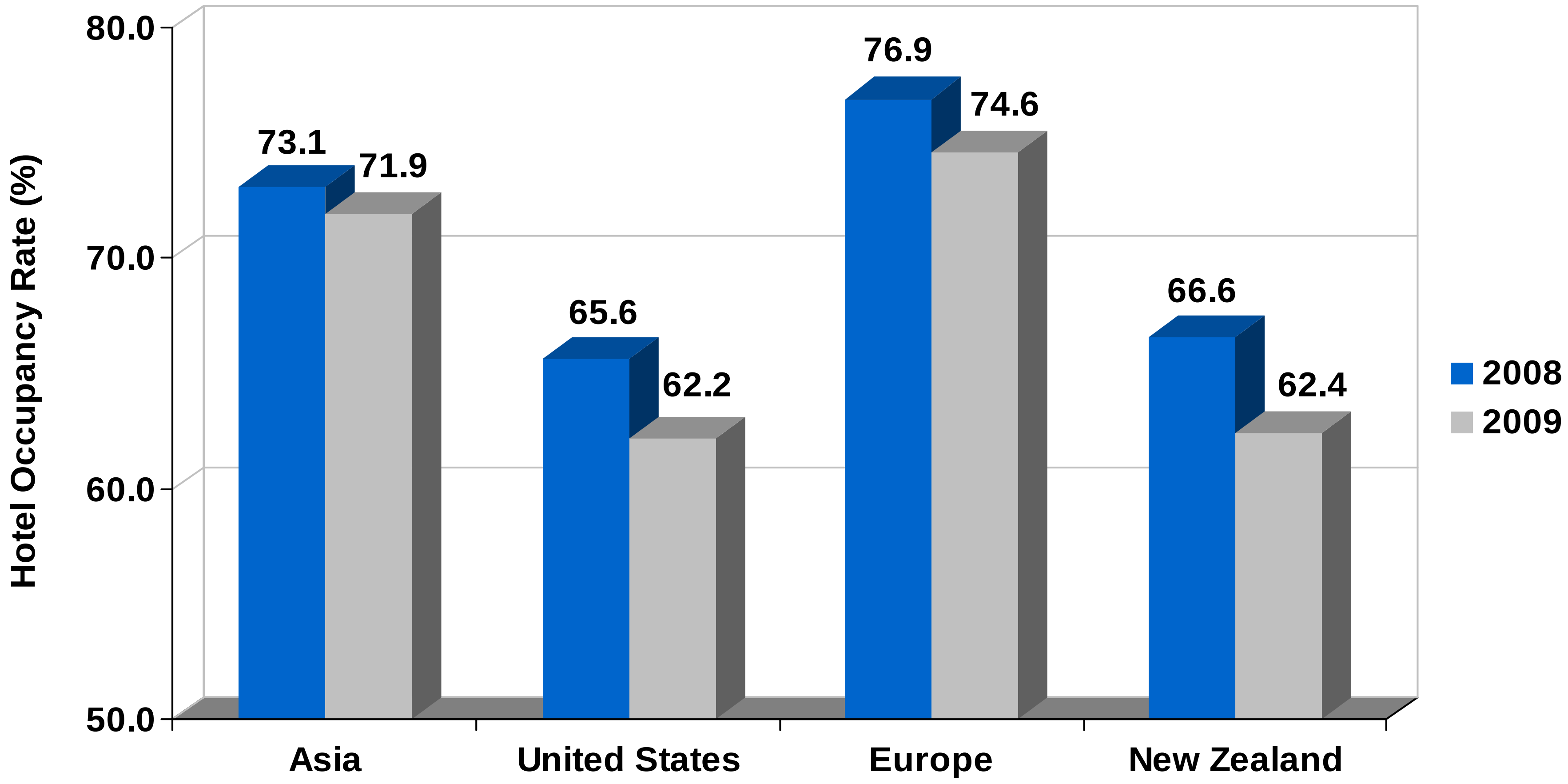


$1,492m | **$1,866m**

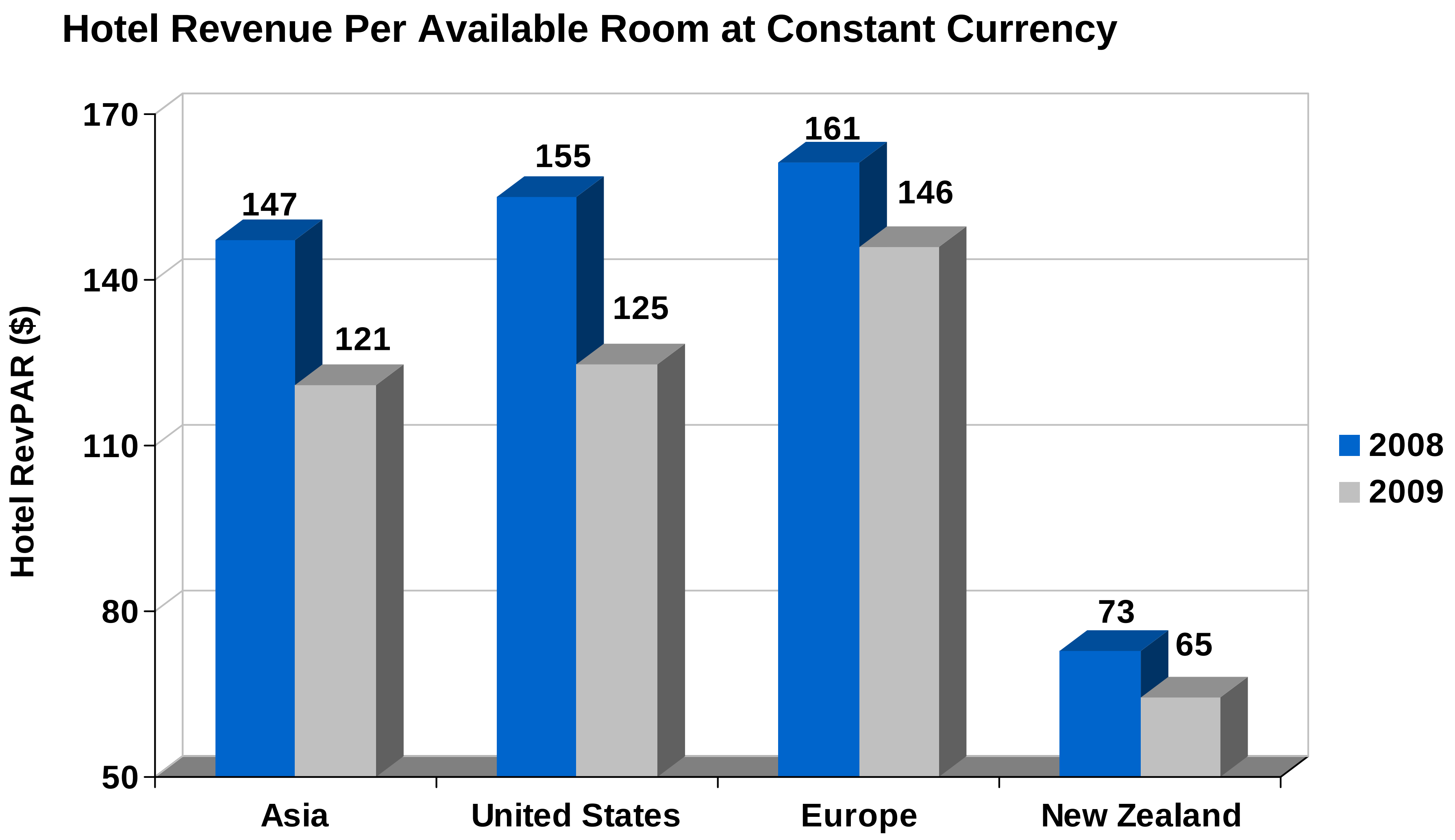
Overall change
= ↓20%

OPERATIONS REVIEW

Hotel Occupancy by Region



OPERATIONS REVIEW



* For comparability, FY 2008 RevPAR has been translated at constant exchange rates (31 Dec 2009).

OPERATIONS REVIEW

Pipeline

- 15 New contracts signed
  - 2 UK
  - 1 Taiwan
  - 12 Middle East
- 3 Hotels opened
  - 1 UK
  - 2 China
- 27 Hotels 8000+ rooms
  - Opening 2010-2015
- Studio M - soft opening Q2 2010

Artist's Impression of Studio M

MARKET OUTLOOK

** Artist's Impression of City Square Mall*

MARKET OUTLOOK

Singapore Economic Outlook

- GDP grew by 4.0% year-on-year in Q4 2009, with broad based recovery in the services sector
- The Singapore economy contracted by 2.0% in 2009, far better than original estimates of a contraction between 2.0% and 5.0%
- The Government has upgraded its forecast for the Singapore economy to grow by 4.5% to 6.5% in 2010
- The Singapore Government's recent $5.5 billion investment in Budget 2010 is geared towards helping Singapore achieve productivity growth of 2.0% to 3.0% per year, over the next decade, allowing Singapore to maintain a healthy GDP growth of 3.0% to 5.0% annually. This forward-looking strategy offers good long-term prospects for Singapore's economy.

MARKET OUTLOOK

Property Market – Residential

- After a difficult Q1 2009, the economy rebounded strongly in Q2, leading to a spike in activities in the residential property market
- Residential property prices increased by 1.8% in 2009 after rebounding strongly by 24.2% in the second half of the year
- The recovery in the residential market was led mainly by the mass market segment, with buyers' interest filtering to the mid-tier and high-end projects
- Developers sold a total of 14,688 units, over three times the number of units sold in 2008
- The healthy take-up in new sales launches in the mid-tier to high-end market segments since the start of 2010 indicates that residential drivers remain strong – underlying demand is sufficient to support current pricing

MARKET OUTLOOK

Property Market – Office Rentals

- Office rentals have decreased by 23.6% in 2009
- Islandwide, occupancy for office space is 87.9% in Q4 2009, reversing four consecutive quarters of negative take-up
- In 2009, there was approx 93,000 sq m of new office supply within the CBD Core. An estimated 198,000 sq m of new supply is expected to come on-stream in 2010
- Most of the new office supply in 2009 have seen healthy take-up, with new office completions in 2010 have received high pre-commitment for space

** Artist's Impression of The Residences at W Singapore Sentosa Cove*

MOVING FORWARD

- The global economic recovery is better than expected. The collective intervention by governments worldwide has enabled the stabilisation of economic fundamentals
- The Government recently announced two new measures for a stable and sustainable property market. The Group believes that the measures will not affect the residential property market significantly as the positive sentiment is likely to remain strong amongst genuine investors
- Singapore residential properties remain attractive and continue to offer an excellent investment opportunity in comparison to major cities in the region like Hong Kong and Shanghai where prices have escalated considerably
- Optimistic that with improved economies, greater positive sentiments should follow, which augurs well for the residential, hospitality and commercial sectors

Disclaimer:

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, customers and partners, expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.


THANK YOU
* Artist's Impression of Cube 8