



CITY DEVELOPMENTS LIMITED

**FY 2005
Financial Results**

28 February 2006



Presentation Outline

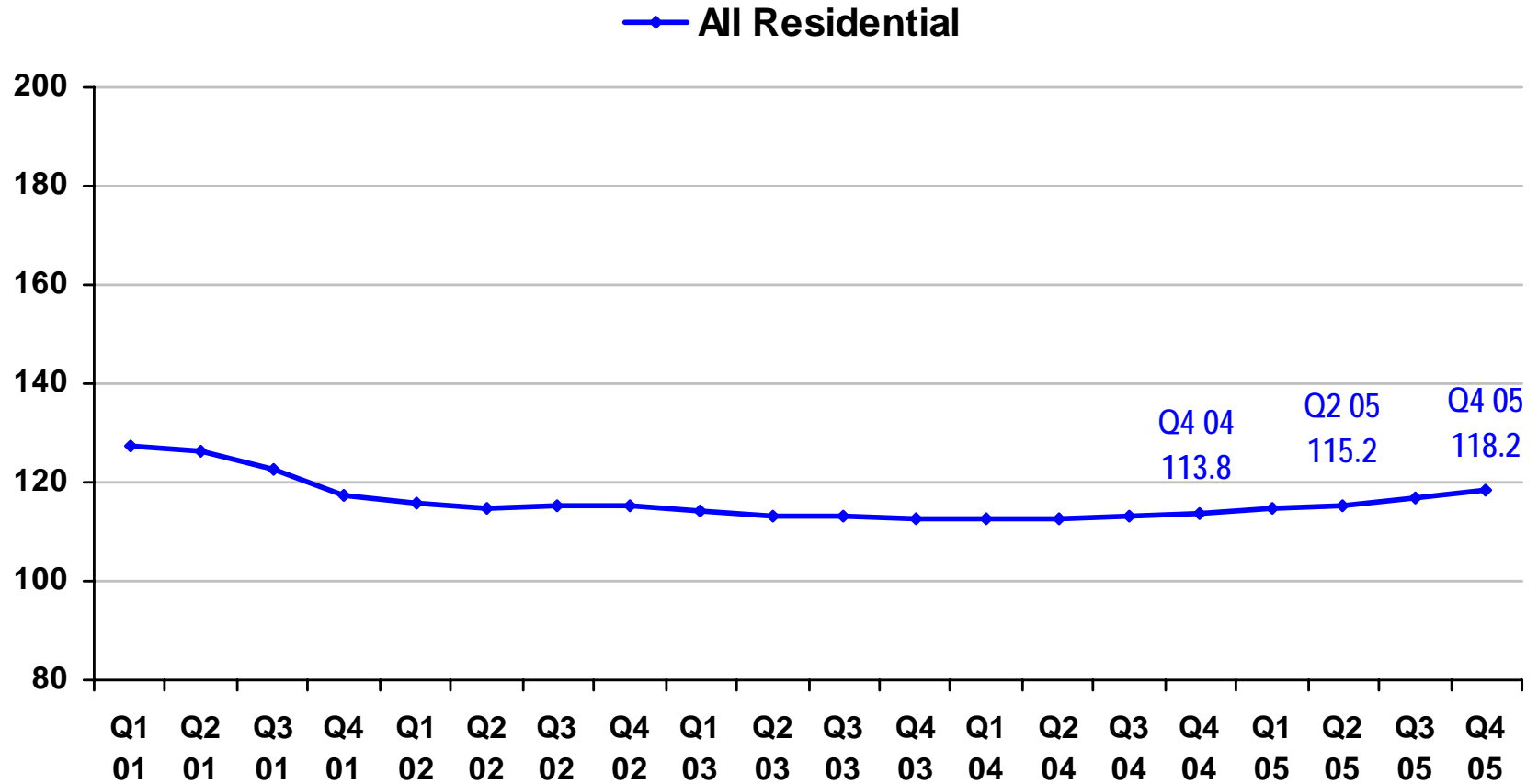
- I. Singapore Property Market
- II. Financial Highlights
- III. Operations Review
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Singapore Property Market



Property Price Index - Residential (2001 –2005)

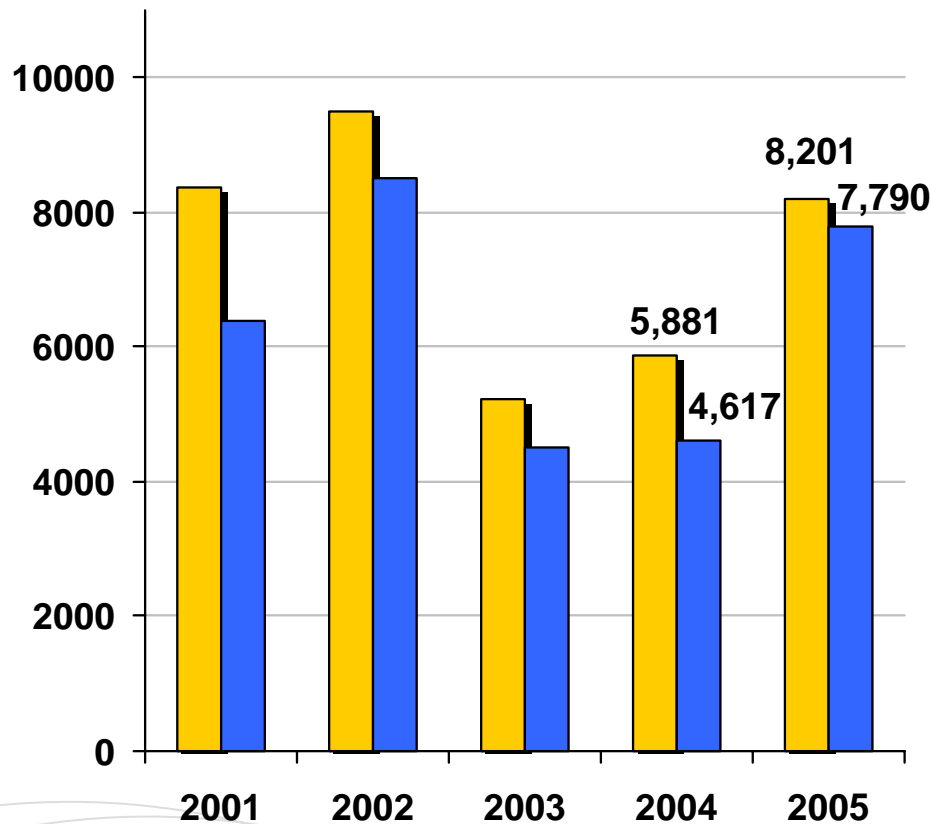


Source : URA, 4Q 2005



No. of New Private Residential Units Launched vs Units Sold (Projects Under Construction) (2001 – 2005)

■ New Units Launched ■ New Units Sold (Projects Under Construction)



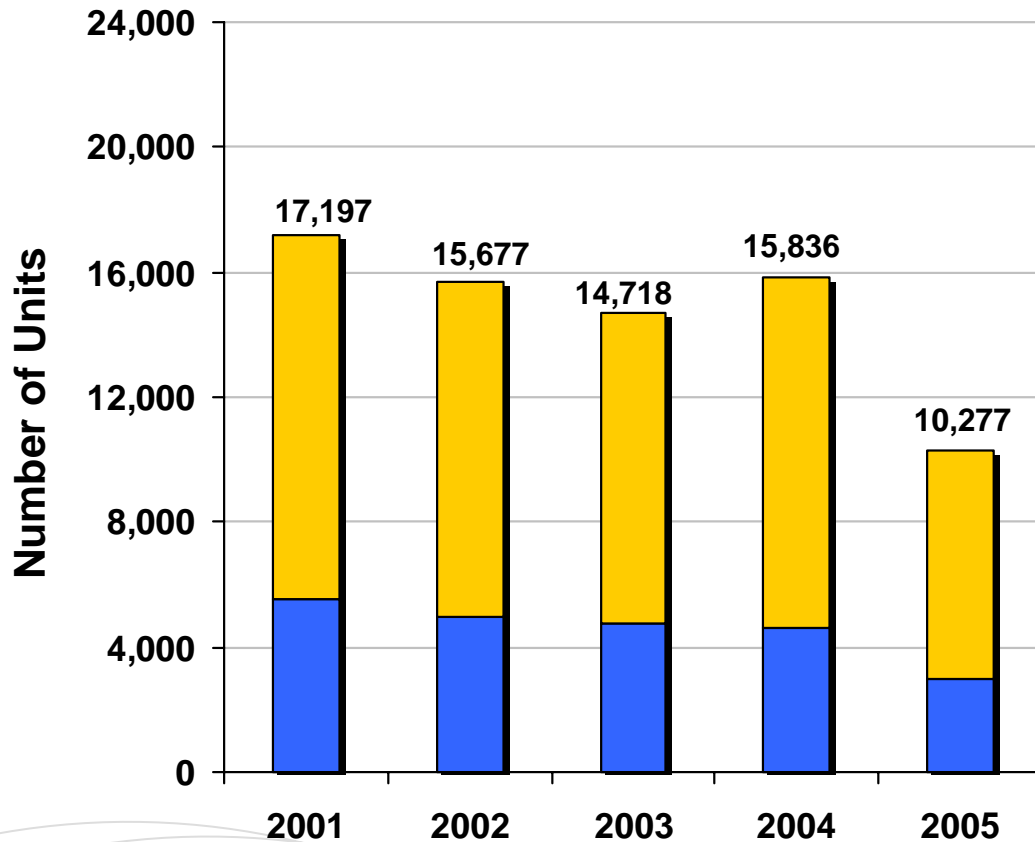
| | <u>New Units Launched</u> | <u>New Units Sold (Uncompleted)</u> |
|------|---------------------------|-------------------------------------|
| 2001 | 8,357 | 6,377 |
| 2002 | 9,507 | 8,506 |
| 2003 | 5,216 | 4,497 |
| 2004 | 5,881 | 4,617 |
| 2005 | 8,201 | 7,790 |

Source : URA, 4Q 2005



No. of Uncompleted Private Residential Units Available (2001 – 2005)

■ Launched & Unsold ■ Not Launched

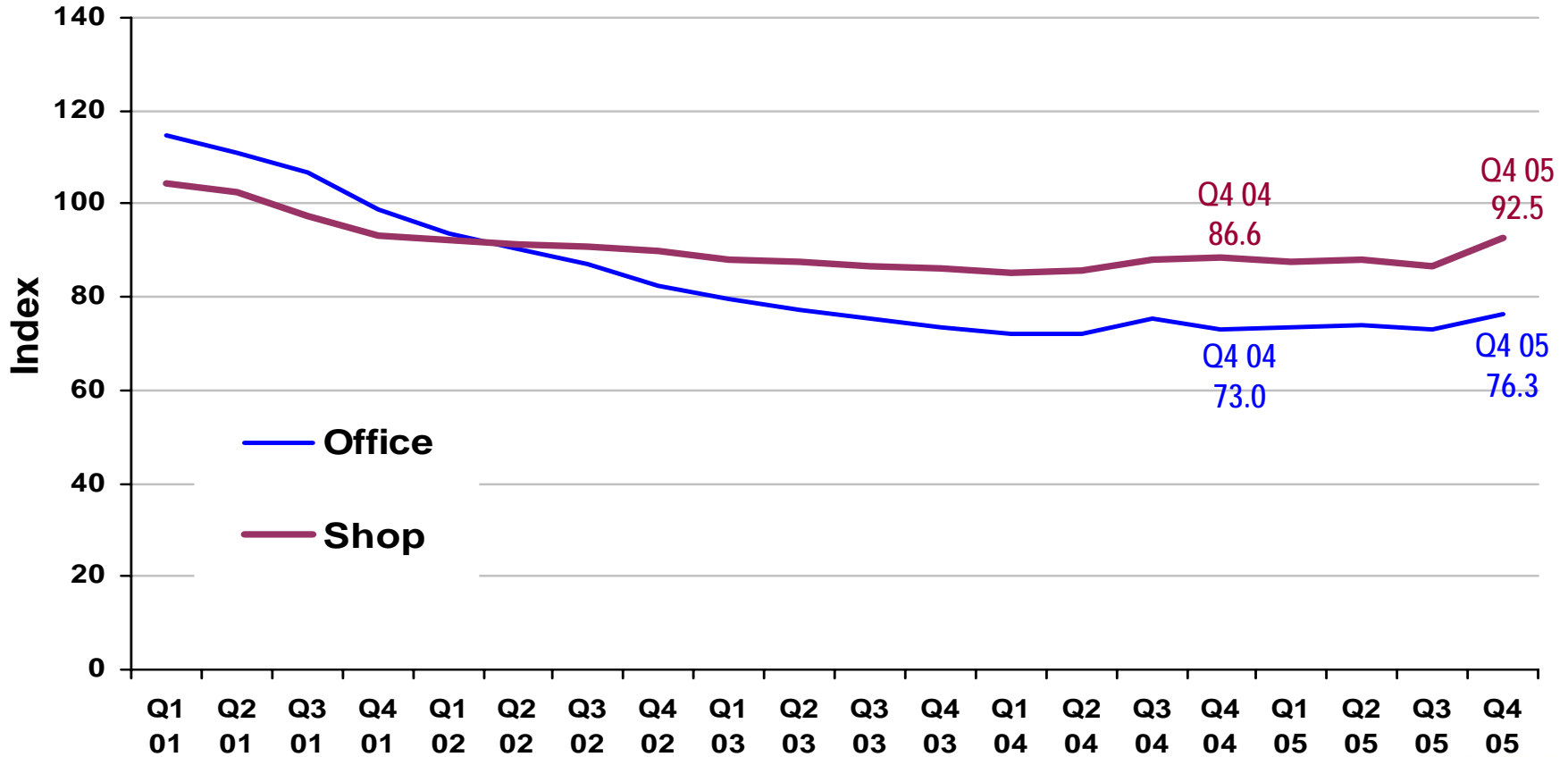


| | <u>Launched & Unsold</u> | <u>Not Launched</u> |
|------|----------------------------------|-------------------------|
| 2001 | 5,540 | 11,657 |
| 2002 | 4,970 | 10,707 |
| 2003 | 4,722 | 9,996 |
| 2004 | 4,639 | 11,197 |
| 2005 | 2,949 | 7,328 |

Source : URA, 4Q 2005



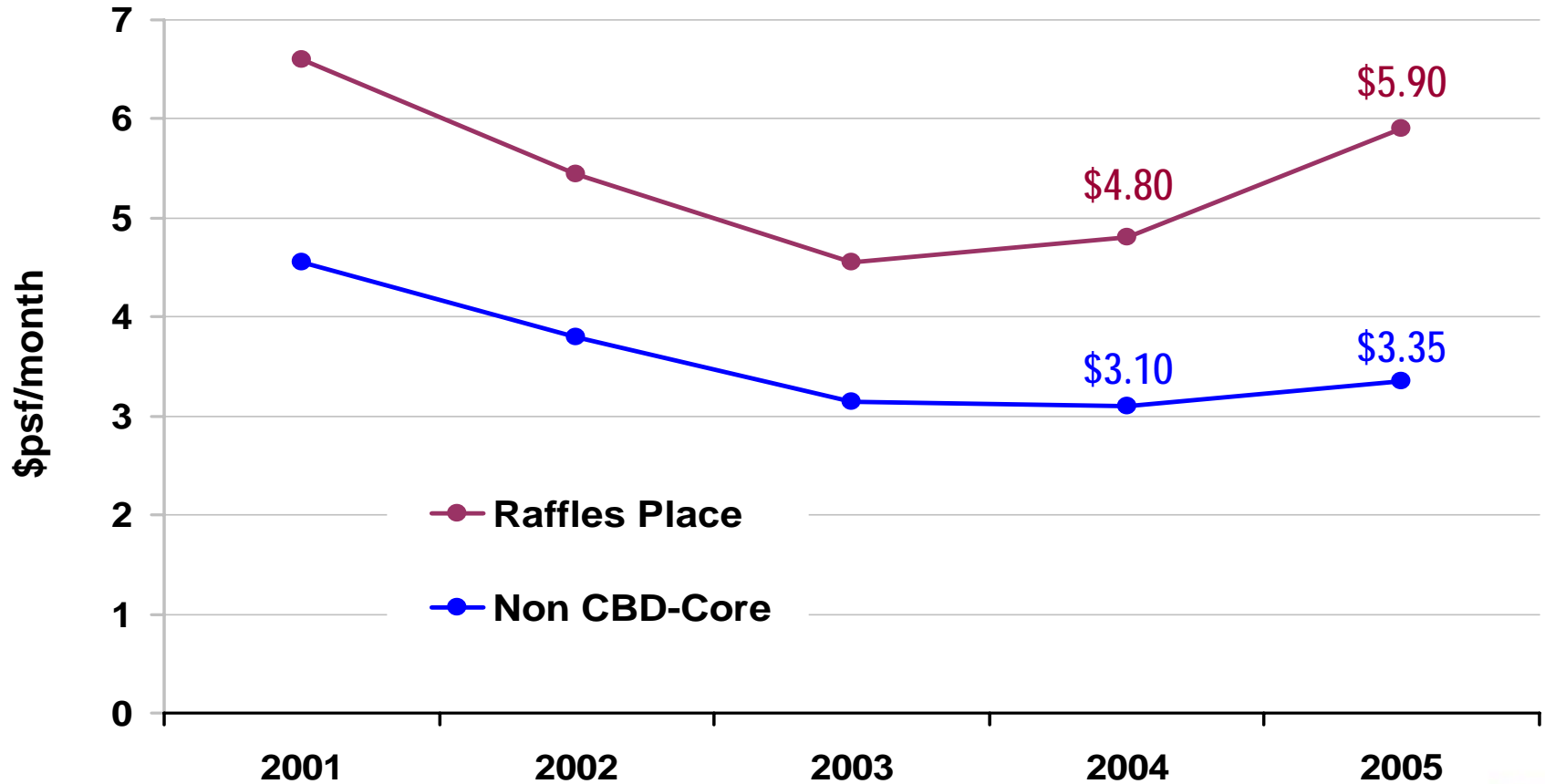
Property Price Index - Commercial (2001 – 2005)



Source : URA, 4Q 2005



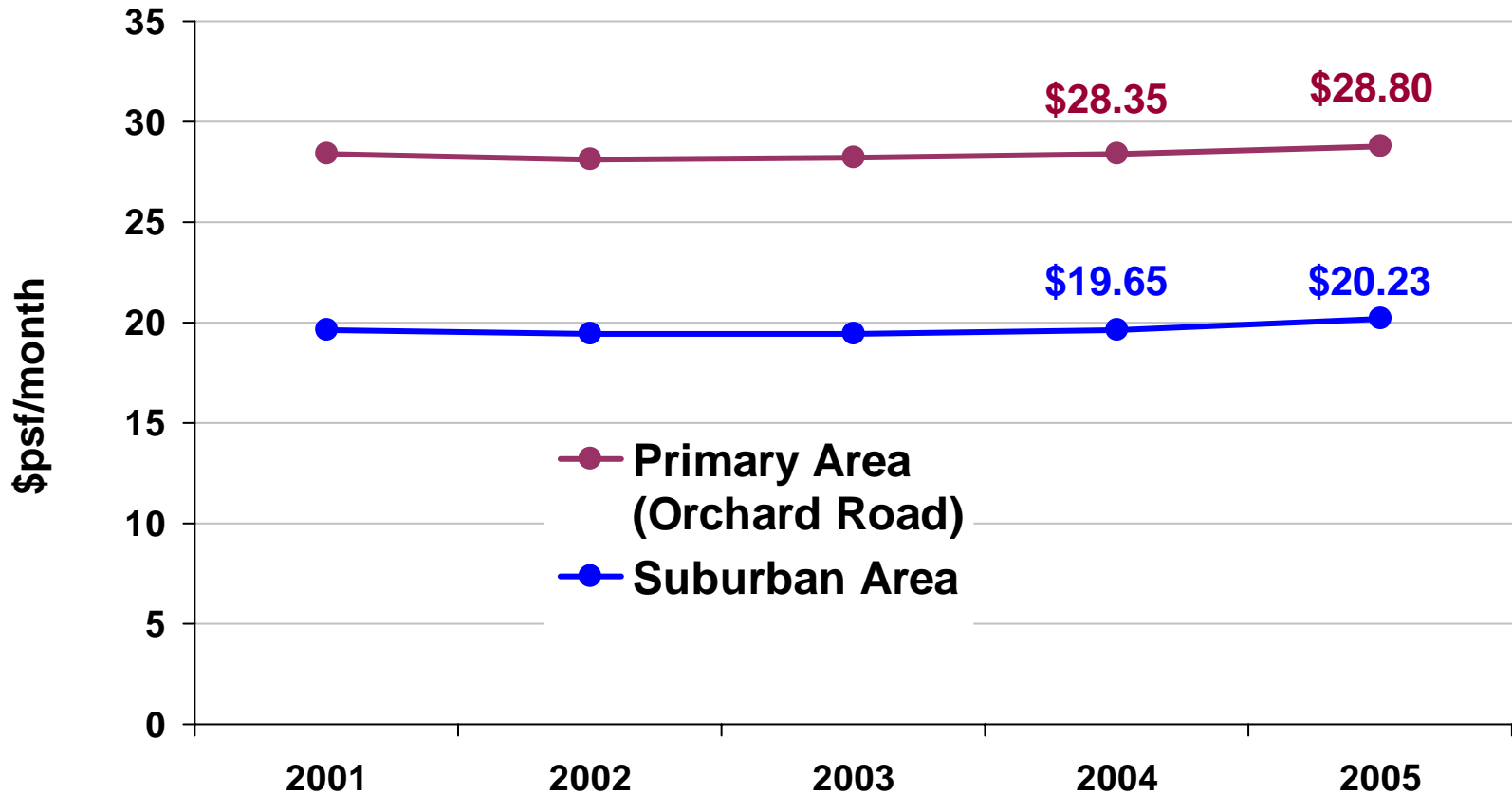
Average Office Rental in CBD (2001 – 2005)



Source : JLL Research, 20 Feb 2006



Average Prime Level Retail Rental (2001 – 2005)



Source : JLL Research, 20 Feb 2006



Financial Highlights



Summary of Financial Highlights

| | FY 2004 (Restated) | FY 2005 | % Change |
|---|-------------------------------|----------------|---------------------|
| Revenue (\$m) | 2,380 | 2,374 | 0 |
| Profit from operations (\$m) | 400 | 498 | 24.3 |
| Profit before share of results of associates & jointly controlled entities (\$m) | 222 | 345 | 55.5 |
| Share of after-tax profit/(loss) of associates & jointly controlled entities (\$m) | 281 | 59 | (79.1) |
| Profit before tax (\$m) | 503 | 404 | (19.7) |
| Profit after tax & MI (\$m) | 227 | 200 | (11.8) |

| | | | |
|------------------------------------|------|------|--------|
| Earnings Per Share (cents): | | | |
| Basic | 25.3 | 21.1 | (17.0) |
| Diluted | 25.0 | 20.8 | (17.0) |

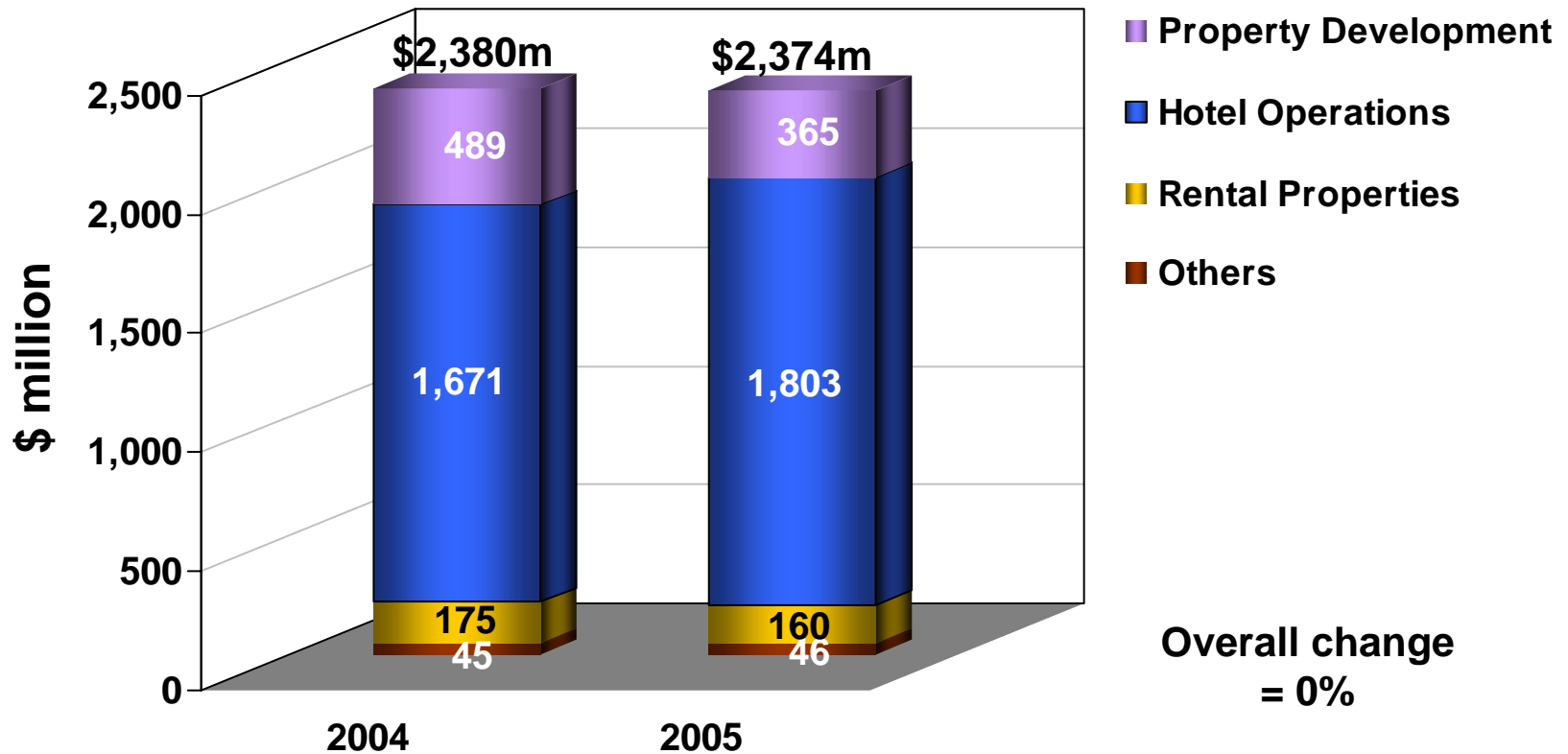


Dividend

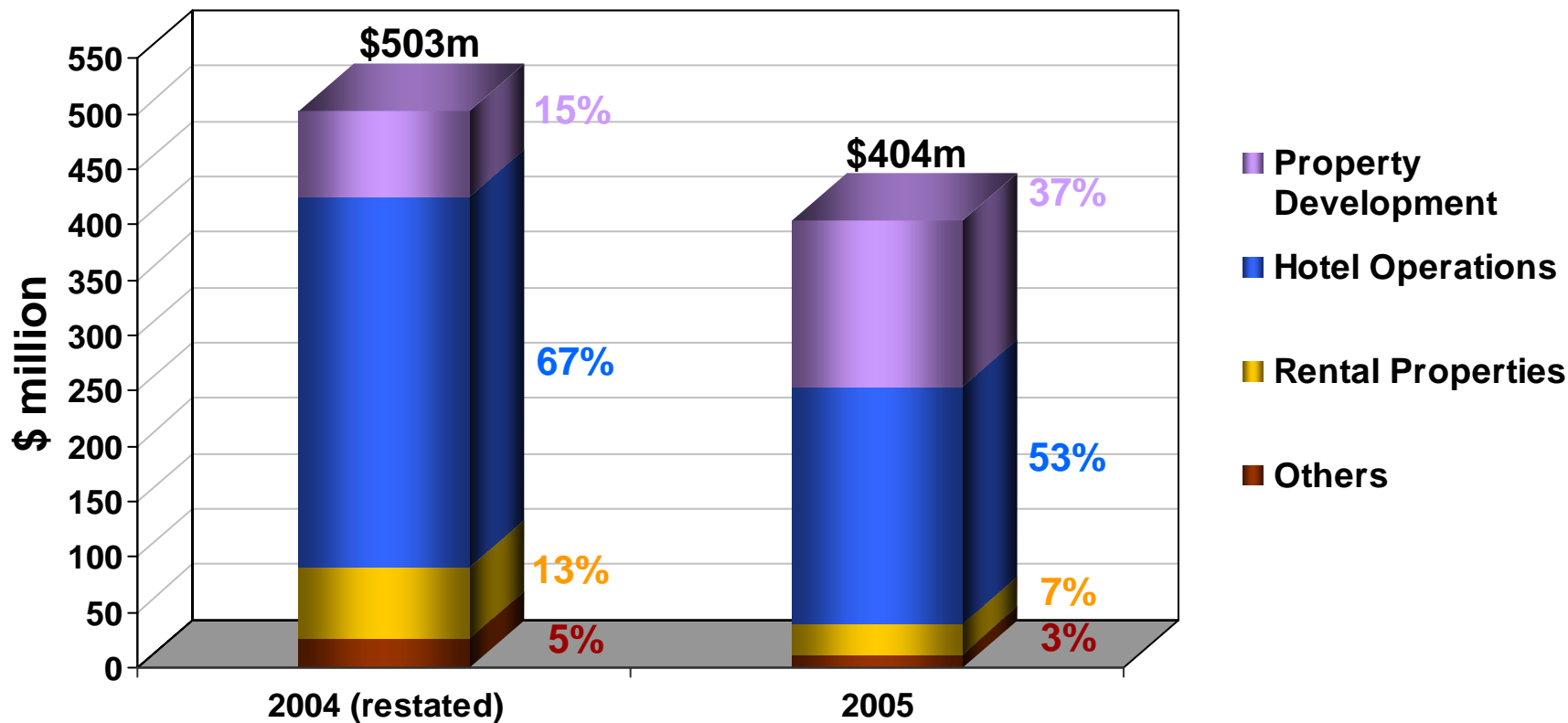
| | FY 2004 | FY 2005 |
|---|------------------|------------------|
| Proposed dividend (cents per ordinary share) | | |
| - First & Final Dividend | 7.5 cents | 7.5 cents |
| - Special Dividend | NIL | 5.0 cents |



Group Revenue by Segment



Contribution to Profit before Tax by Segment (2004 vs 2005)

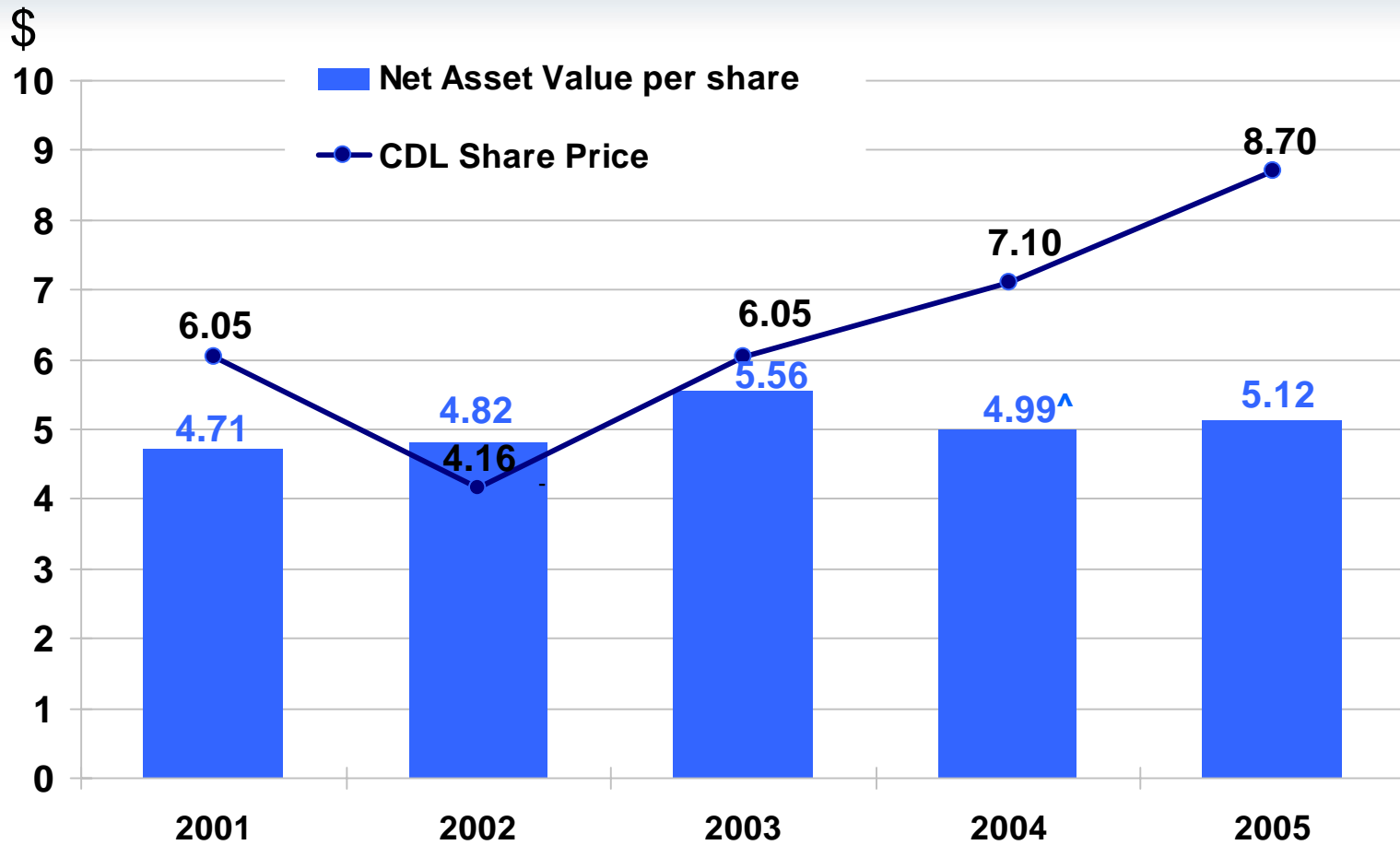


Net Borrowings

| <u>CDL Group Totals</u> | As at 31/12/04 \$m | As at 31/12/05 \$m | % Change |
|--|-----------------------------------|-----------------------------------|-----------------|
| Gross Borrowings | 4,021.2 | 3,600.9 | ↓ 10 |
| Less: Cash and Cash Equivalents | (828.8) | (573.6) | ↓ 31 |
| Net Borrowings | 3,192.4 | 3,027.3 | ↓ 5 |



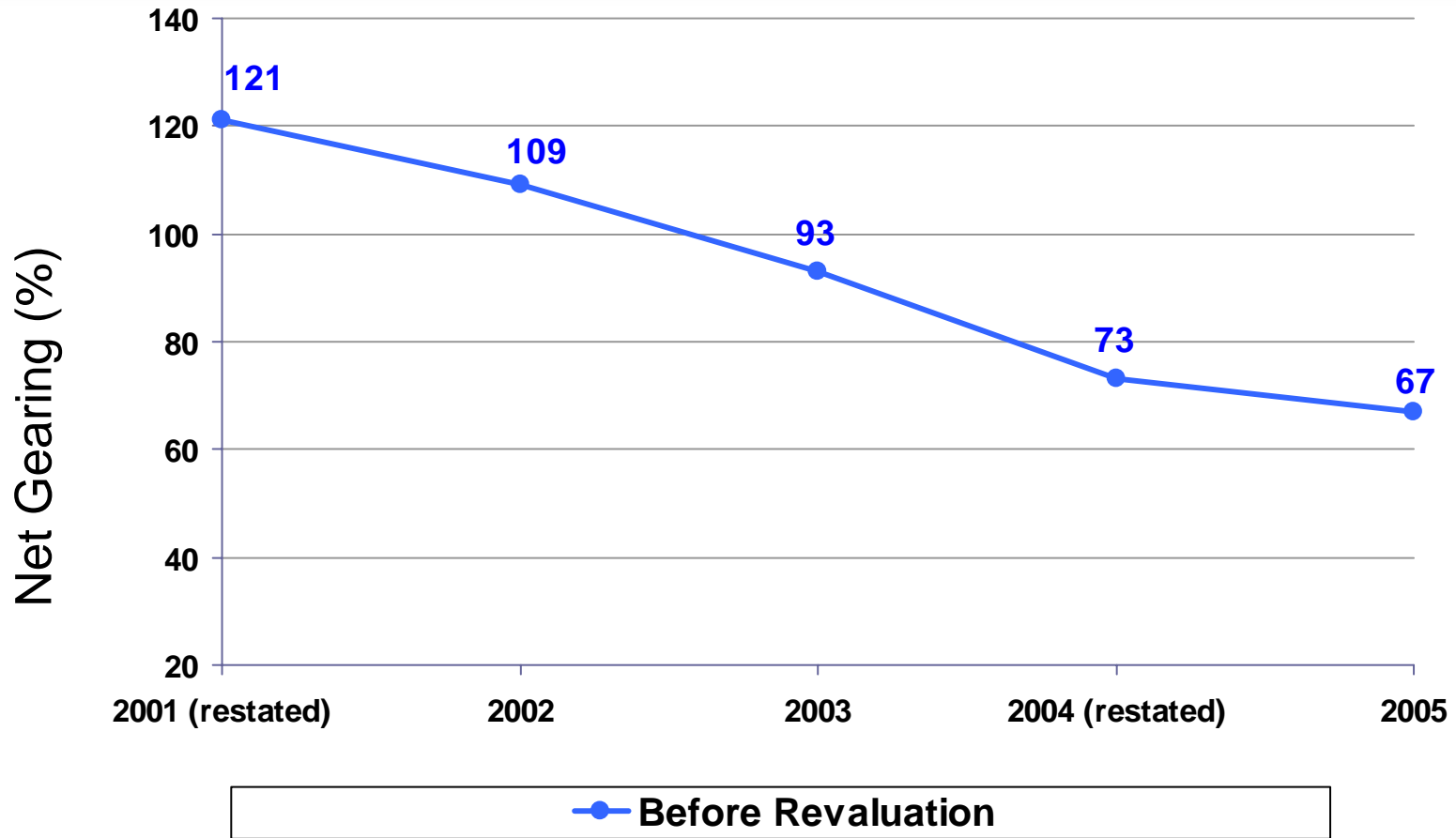
NAV Per Share and CDL Share Price (2001 – 2005)



[^] NAV Per Share for 2004 has been restated



CDL's Net Gearing (%) (2001 – 2005)



Operations Review



Property Development

Property Sales

**CDL maintains market leadership
with over 23% of market share**



Property Development (Units sold/booked)

| | Sales Value* \$'000 | No. of Units* |
|-------------------|--------------------------------------|--------------------------|
| Q1-Q4 2005 | 1,659,719 | 2,071 |
| Q1-Q4 2004 | 881,604 | 996 |

No. of units sold in FY2005 increased by 108%

* Includes shares of JV partners



Operations Review

New Residential Project Launches for 1H 2006

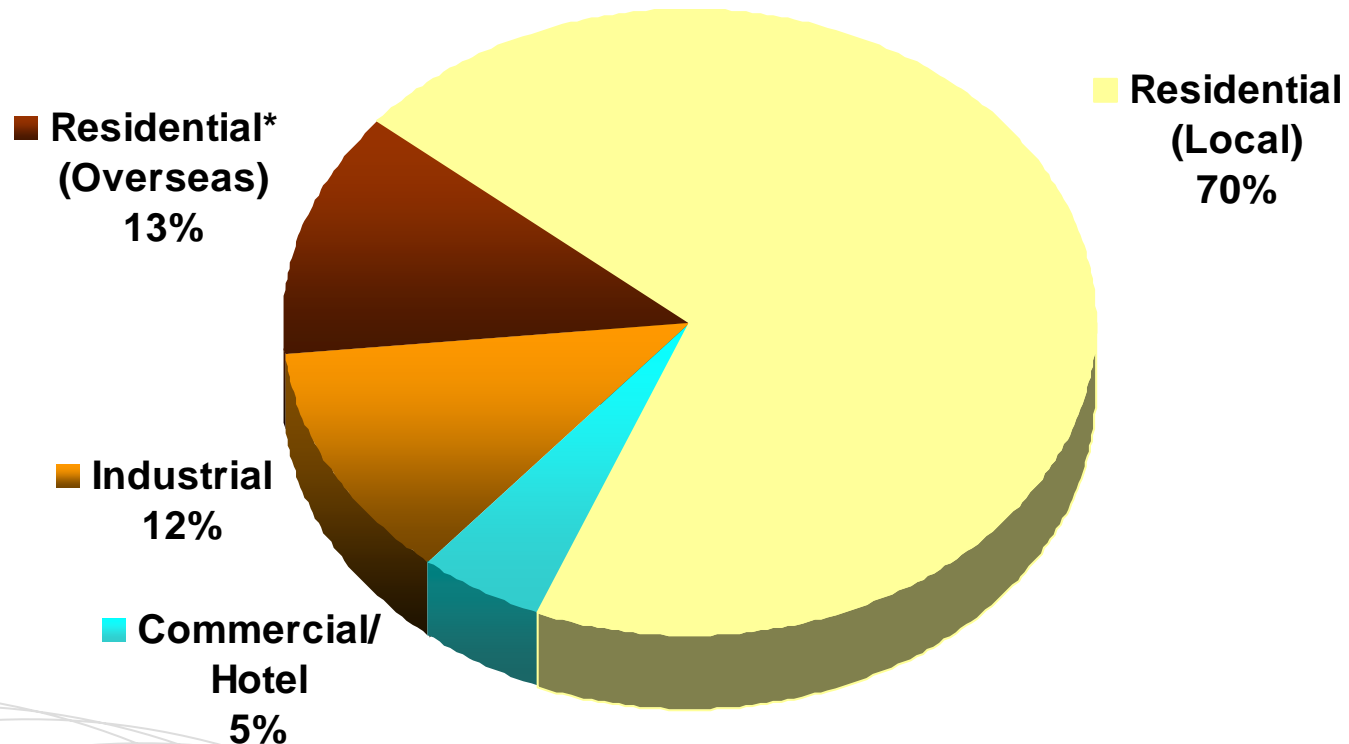
| Projects | Units |
|--|--------------|
| Butterworth 33 (Total: 20) | 20 |
| Residences @ Evelyn (Total: 208) | 100 |
| St. Regis Residences (Total: 173) | 100 |
| Kings Centre Plot 3 (Total: 175) | 100 |
| Sentosa Cove C9 (Total: 264) | 150 |
| Total | 470 |



Land Bank

(As at 1 Jan 2006)

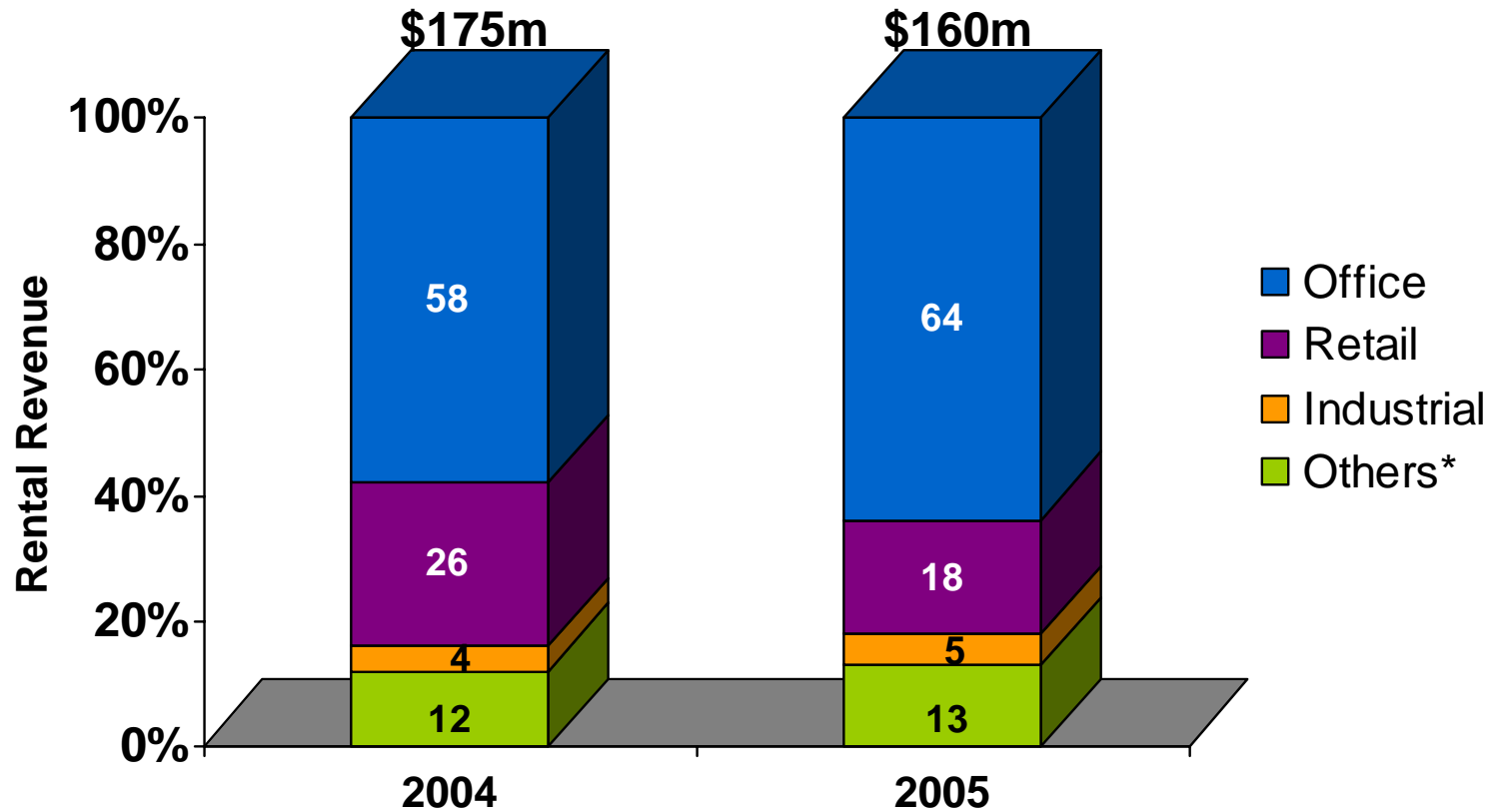
| Type of Development | Land Area (sq ft) | % |
|--------------------------------|-------------------|------------|
| Residential (Local & Overseas) | 3,205,026 | 83 |
| Commercial / Hotel | 184,554 | 5 |
| Industrial | 462,818 | 12 |
| TOTAL | 3,852,398 | 100 |



3.9 million sq ft (Proposed GFA 8.0 million sq ft)



Rental Revenue by Sector

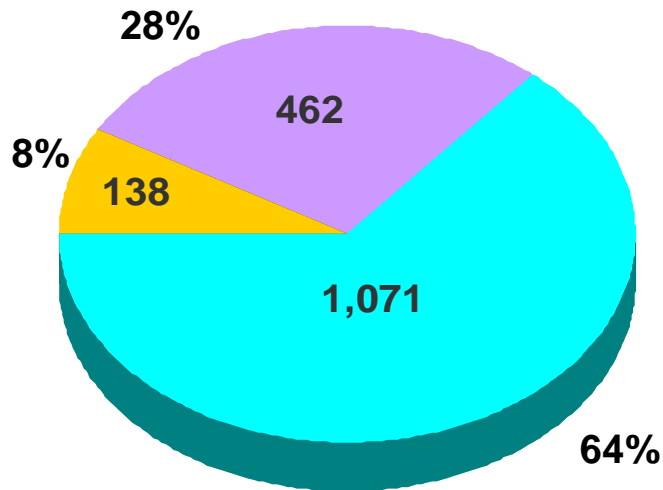


* Including car park, serviced apartment and residential



Hotel Revenue by Region

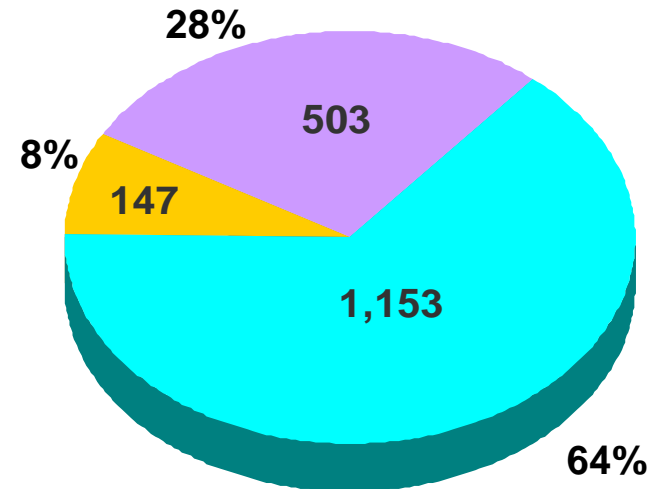
2004



\$1,671m

- Australia & New Zealand
- North America & Europe
- East & South East Asia

2005

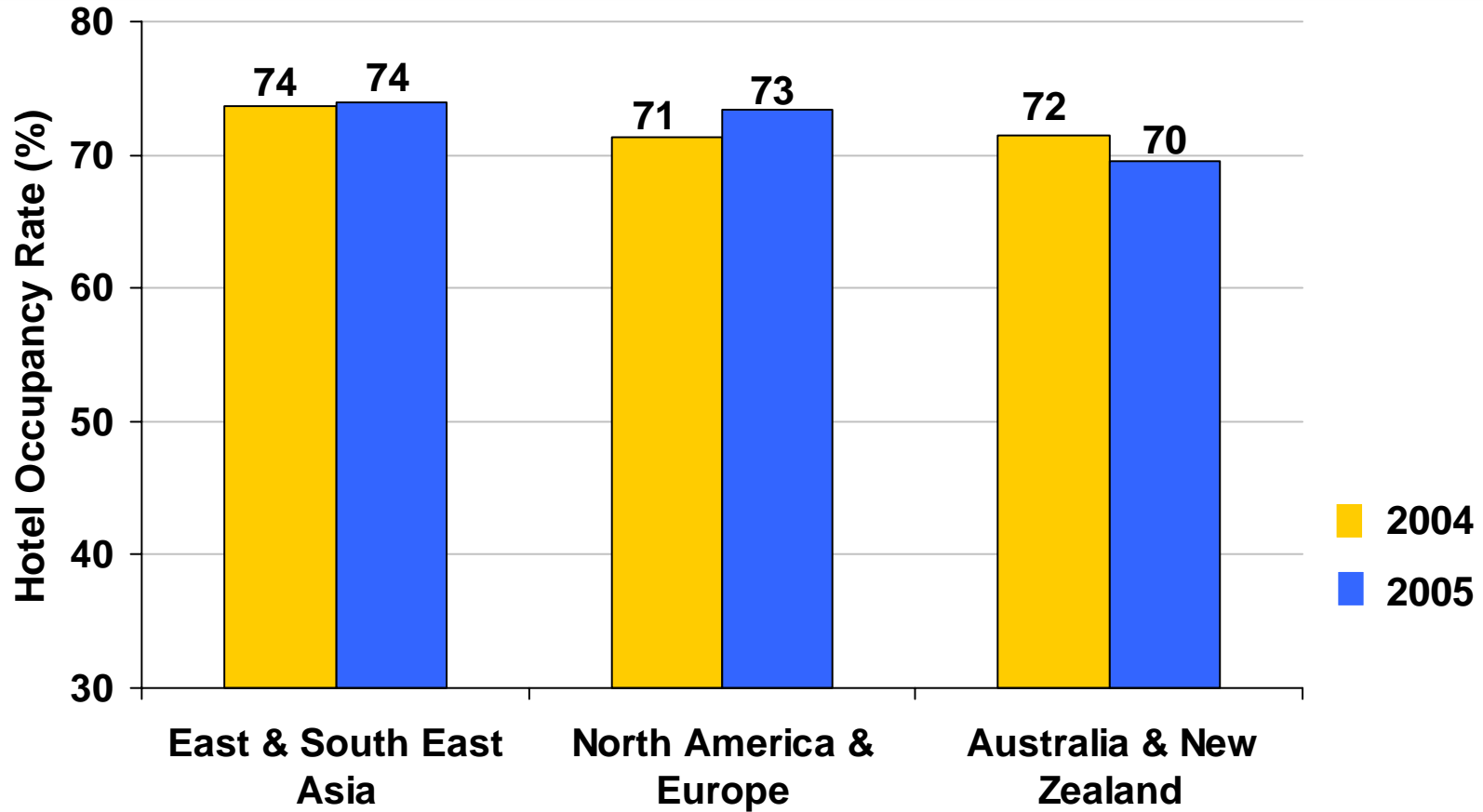


\$1,803m

**Overall change
= ↑ 8%**



Hotel Occupancy by Region



CDL's Awards

Business Awards

FTSE4Good Social Responsibility Index (since 2002)

One of six companies in Asia (excluding Japan) included in this real time index series which reflects the performance of socially responsible equities

Singapore 1000 Ranking 2006 (2000 - current)

Amongst Singapore's top 1000 companies, based on turnover, net profit after tax, total assets, etc.

Singapore International 100 Ranking 2006 (2005- current)

One of the top 20 companies ranked by highest overseas revenue

SIAS Investors' Choice Awards 2005 - Among Singapore's Most Transparent Companies (Property) (2000 – current)

Based on timeliness of news release, substantiality of news release, degree of media access, frequency of corporate results, etc.

Project Awards

BCA Awards (2005)

Accorded most number of awards (14 of 46) including Green Mark Gold, Best Buildable Design Award & Construction Excellence Award

Royal Society for the Prevention of Accidents (2005)

Silver Award in support of good health and safety practices

Community Awards

Singapore Green Plan (2005)

In recognition of CDL's significant contributions towards environmental sustainability in line with the Singapore Green Plan 2012 blueprint

Total Defence Award (2005)

In recognition of CDL's strong and consistent support towards national defence

Friend of the Arts (since 1997)

In support of the Arts by National Arts Council



Market Outlook



Singapore Economic Outlook

- GDP forecast to grow by between 4% and 6%
- Unemployment rate fell to record low of 2.5%
- Policy changes to the property market helped to improve market sentiments
- Development plans for Marina Bay, BFC & two IRs create upside potentials
- Benchmark prices set for IR, BFC, Sentosa Cove and Orchard area



Property Market - Residential

- Private residential property prices increased by 3.9%
- Property prices for the high-end market increased significantly
- Transaction volume increased by 55% from 5,800 to 9,000 units – leading to an upward trend
- Strong interest from foreigners for high-end niche developments
- Government's land policy to monitor and moderate land supply helps achieve a more broad based and healthy recovery



Property Market - Office Rentals

- Office values increased by 4.5% while rental improved significantly by 12.7%
- Overall, average occupancy has improved to 87%.
- Office market expected to continue with its upward momentum with limited supply
- Market experts project office rentals will improve by 15% to 20%



Thank You

