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Unaudited Third Quarter and Nine Months Ended 30 September 2010 * 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 *	Shufen Loh @ Catherine Shufen Loh
Designation *	Company Secretary
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>> Announcement Details

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For the Financial Period Ended *	30-09-2010

Description	

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CITY DEVELOPMENTS LIMITED
(REG. NO. 196300316Z)

UNAUDITED THIRD QUARTER AND NINE-MONTH FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2010

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

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

These figures have not been audited.

	The Group Third quarter ended 30 September		Incr/ (Decr)	The Group 9-month period ended 30 September		Incr/ (Decr)
	2010 S$'000	2009 S$'000	%	2010 S$'000	2009 S$'000	%
Revenue	745,506	940,864	(20.8)	2,437,619	2,350,402	3.7
Cost of sales	(300,390)	(488,857)	(38.6)	(1,169,500)	(1,206,585)	(3.1)
Gross profit	445,116	452,007	(1.5)	1,268,119	1,143,817	10.9
Other operating income (2)	26,473	1,738	1,423.2	72,838	5,678	1,182.8
Administrative expenses (3)	(113,667)	(113,587)	0.1	(358,645)	(334,204)	7.3
Other operating expenses (4)	(84,106)	(92,401)	(9.0)	(275,816)	(278,204)	(0.9)
Profit from operations	273,816	247,757	10.5	706,496	537,087	31.5
Finance income (5)	8,899	14,449	(38.4)	30,038	27,836	7.9
Finance costs (6)	(12,772)	(17,258)	(26.0)	(49,300)	(53,296)	(7.5)
Net finance costs	(3,873)	(2,809)	37.9	(19,262)	(25,460)	(24.3)
Share of after-tax profit of associates (7)	2,440	4,050	(39.8)	6,352	11,007	(42.3)
Share of after-tax profit of jointly-controlled entities (8)	1,862	13,025	(85.7)	18,583	56,671	(67.2)
Profit before income tax (1)	274,245	262,023	4.7	712,169	579,305	22.9
Income tax expense (9)	(33,211)	(44,641)	(25.6)	(147,124)	(109,757)	34.0
Profit for the period	241,034	217,382	10.9	565,045	469,548	20.3
Attributable to:						
Owners of the Company	**195,811**	**193,628**	1.1	**499,763**	**416,750**	19.9
Non-controlling interests	45,223	23,754	90.4	65,282	52,798	23.6
Profit for the period	241,034	217,382	10.9	565,045	469,548	20.3
Earnings per share						
- basic	21.5 cents	21.3 cents	0.9	54.3 cents	45.1 cents	20.4
- diluted	20.5 cents	20.3 cents	1.0	52.4 cents	43.7 cents	19.9

Notes to the Group's Income Statement:

(1) Profit before income tax includes the following:

	The Group Third quarter ended 30 September		The Group 9-month period ended 30 September	
	2010 S$'000	2009 S$'000	2010 S$'000	2009 S$'000
Interest income	6,939	6,133	21,638	13,153
(Loss)/profit on sale of investments, investment properties and property, plant and equipment (net)	(86)	43	44,024	147
Gain on dilution of investment in an associate	25,470	-	25,470	-
Gain on disposal of a jointly-controlled entity and an associate	111	299	522	1,049
Dividend income	5,687	2,395	13,491	3,003
Depreciation and amortisation	(34,424)	(34,307)	(103,490)	(99,256)
Interest expenses	(13,740)	(15,711)	(42,386)	(50,194)
Net exchange gain/(loss)	5,540	(3,159)	7,312	7,054
Net change in fair value of financial assets at fair value through profit or loss:				
- held for trading	3,572	8,316	(542)	14,683
- designated as such upon initial recognition	1,341	-	7,437	-
Impairment loss on loan to a jointly-controlled entity	(175)	(404)	(933)	(2,952)

(2) Other operating income, comprising mainly profit on sale of investment properties, property, plant and equipment, management fee and miscellaneous income, increased by $24.7 million for Q3 2010 and $67.2 million for YTD September 2010 as compared to the corresponding periods in 2009. The increases were due to gain recognised on dilution of interest in CDL Hospitality Trusts (CDLHT) following a CDLHT private placement issue in Q3 2010. In addition, the gains on disposal of North Bridge Commercial Complex and The Office Chamber in Q1 2010 and Q2 2010 respectively have also attributed to the increase for YTD September 2010.

(3) Administrative expenses comprise mainly depreciation, hotel administrative expenses, operating lease expenses and salaries and related expenses. Administrative expenses remained relatively constant for Q3 2010 but increased by $24.4 million for YTD September 2010. The increase in YTD September 2010 was attributed to higher depreciation following the completion of City Square Mall and Tampines Grande, increased rental expenses incurred for the leasing of hotels from CDLHT as well as £1.5 million (approximately $3.2 million) provision for redundancy costs associated with the closure of Copthorne Orchid Singapore.

(4) Other operating expenses, comprising mainly property taxes and insurance on hotels, other operating expenses on hotels, net exchange differences and professional fees, decreased by $8.3 million for Q3 2010 but remained relatively constant for YTD September 2010. The decrease for the former was due to net exchange gain recognised in Q3 2010 as opposed to net exchange losses in Q3 2009.

(5) Finance income comprises mainly interest income, fair value gains on financial assets held for trading and fair value gains on financial assets designated at fair value upon initial recognition. Finance income decreased by $5.6 million for Q3 2010 due to lower fair value gains recognised on financial assets, partially mitigated by higher interest income earned. For YTD September 2010, finance income increased by $2.2 million on account of higher interest income earned from loans provided to jointly-controlled entities and the convertibles notes issued by a jointly-controlled entity but partially offset by lower fair value gains recognised on financial assets.

(6) Finance costs comprise primarily interest on borrowings, fair value loss on financial assets held for trading and amortisation of capitalised transaction costs on borrowings. Finance costs decreased by $4.5 million for Q3 2010 and $4.0 million for YTD September 2010 due to lower interest expenses incurred and lower fair value losses recognised for financial assets held for trading. For YTD September 2010, the decrease was also a result of lower interest expenses incurred but partially offset by the higher amortisation of capitalization transaction costs on borrowings.

(7) Share of after-tax profit of associates relates to the Group's share of results of CDLHT and First Sponsor Capital Limited (FSCL) which were held via the Company's 54% owned subsidiary, Millennium & Copthorne Hotels plc (M&C). Despite the increased contribution from CDLHT, share of after-tax profit of associates decreased by $1.6 million for Q3 2010 and $4.7 million for YTD September 2010 respectively due to share of losses in FSCL. FSCL's loss was due to provisions and write-off of non-recoverable assets that were believed to have been misappropriated by one of the FSCL's joint venture partners in FSCL's subsidiary, Idea Valley Group Limited, its subsidiaries and two of its related companies as well as the legal fees incurred for the recovery process.

(8) Share of after-tax profit of jointly-controlled entities decreased by $11.2 million for Q3 2010 and $38.1 million for YTD September 2010 primarily due to reduced profit contributions from Ferraria Park and The Oceanfront @ Sentosa Cove which had obtained Temporary Occupation Permit in 2009 and Q1 2010 respectively. In addition, the absence of profits from The Sail @ Marina Bay, fully sold by 2009, had also attributed to the decline for YTD September 2010.

(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 Third quarter ended 30 September		**The Group 9-month period ended 30 September**	
	2010	**2009**	**2010**	**2009**
The tax charge relates to the following:	**S$'m**	**S$'m**	**S$'m**	**S$'m**
Profit for the period	48.1	48.7	135.0	109.9
(Over)/underprovision in respect of prior periods	(14.9)	(4.1)	12.1	(0.1)
	33.2	44.6	147.1	109.8

The overall effective tax rate of the Group was 12.1% for Q3 2010 (Q3 2009: 17.0%) and 20.7% (YTD September 2009: 18.9%) for YTD September 2010. Excluding the (over)/underprovision in respect of prior periods, the effective tax rate for the Group was 17.5% for Q3 2010 (Q3 2009: 18.6%) and 19.0% (YTD September 2009: 19.0%) for YTD September 2010.

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

	Note	The Group		The Company	
		As at 30.09.2010 S$'000	As at 31.12.2009 S$'000	As at 30.09.2010 S$'000	As at 31.12.2009 S$'000
Non-current assets					
Property, plant and equipment		3,481,963	3,616,768	6,811	8,010
Investment properties		2,869,861	3,063,766	532,868	540,212
Investments in subsidiaries		-	-	2,259,199	2,259,199
Investments in associates		354,906	345,725	-	-
Investments in jointly-controlled entities	(1)	580,494	675,702	36,360	36,360
Investments in financial assets		386,021	393,660	32,628	33,543
Other non-current assets		167,553	121,243	658,307	638,260
		7,840,798	**8,216,864**	**3,526,173**	**3,515,584**
Current assets					
Development properties		3,571,779	3,278,635	1,229,983	1,157,075
Consumable stocks		8,776	10,143	-	-
Financial assets		36,006	32,671	-	-
Assets classified as held for sale	(2)	152,808	14,782	126	-
Trade and other receivables		674,370	757,820	2,993,609	2,592,156
Cash and cash equivalents		1,554,143	981,486	854,050	407,571
		5,997,882	**5,075,537**	**5,077,768**	**4,156,802**
Total assets		**13,838,680**	**13,292,401**	**8,603,941**	**7,672,386**
Equity attributable to Owners of the Company					
Share capital		1,991,397	1,991,397	1,991,397	1,991,397
Reserves		4,342,523	3,981,077	2,817,203	2,622,005
		6,333,920	5,972,474	4,808,600	4,613,402
Non-controlling interests		1,657,050	1,691,707	-	-
Total equity		**7,990,970**	**7,664,181**	**4,808,600**	**4,613,402**
Non-current liabilities					
Interest-bearing borrowings *		3,341,019	3,197,816	2,299,493	1,753,286
Employee benefits		41,848	40,682	-	-
Other liabilities		79,893	89,301	136,464	92,542
Provisions		1,539	1,818	-	-
Deferred tax liabilities		466,009	433,797	99,401	81,889
		3,930,308	**3,763,414**	**2,535,358**	**1,927,717**
Current liabilities					
Trade and other payables		862,271	795,599	867,226	777,938
Interest-bearing borrowings *		808,985	818,312	299,568	244,962
Employee benefits		15,393	15,383	2,320	2,067
Other liabilities		-	75	-	-
Provision for taxation		214,644	230,528	90,862	106,300
Provisions		11,121	4,335	-	-
Liabilities classified as held for sale	(2)	4,988	574	7	-
		1,917,402	**1,864,806**	**1,259,983**	**1,131,267**
Total liabilities		**5,847,710**	**5,628,220**	**3,795,341**	**3,058,984**
Total equity and liabilities		**13,838,680**	**13,292,401**	**8,603,941**	**7,672,386**

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

Notes to the statement of financial position of the Group

1) The decrease was mainly due to dividend income received from jointly-controlled entities.

2) These relate primarily to assets and liabilities associated with Corporate Office and the strata-titled units in Chinatown Point held by the Group. The Group had entered into an option agreement and a sale and purchase contract respectively to sell these two investment properties. Accordingly, the carrying values of these investment properties were reclassed from investment properties to assets held for sale. The sale transaction for Chinatown Point had been completed in October 2010 while the option to purchase for Corporate Office was exercised by the purchaser subsequent to 30 September 2010.

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. Unamortised balance of transaction costs have not been deducted from the gross borrowings.

		As at 30.09.2010 S$'000	As at 31.12.2009 S$'000
Unsecured			
-repayable within one year		539,017	520,895
-repayable after one year		2,609,114	2,219,360
	(a)	3,148,131	2,740,255
Secured			
-repayable within one year		271,018	297,912
-repayable after one year		748,792	996,061
	(b)	1,019,810	1,293,973
Gross borrowings	(a)+(b)	4,167,941	4,034,228
Less: cash and cash equivalents		(1,554,143)	(981,486)
Net borrowings		2,613,798	3,052,742

Details of any collateral

Where secured, borrowings are collateralised by:

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

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

	Third quarter ended 30 September		9-month period ended 30 September	
	2010	**2009**	**2010**	**2009**
	S$'000	**S$'000**	**S$'000**	**S$'000**
Operating Activities				
Profit before income tax	274,245	262,023	712,169	579,305
Adjustments for:				
Depreciation and amortisation	34,424	34,307	103,490	99,256
Dividend income	(5,687)	(2,395)	(13,491)	(3,003)
Finance income	(8,899)	(14,449)	(30,038)	(27,836)
Finance costs	12,772	17,258	49,300	53,296
Gain on liquidation of a jointly-controlled entity	-	-	-	(8)
Gain on dilution of investment in an associate	(25,470)	-	(25,470)	-
Gain on disposal of a jointly-controlled entity	(111)	(147)	(522)	(897)
Gain on disposal of an associate	-	(152)	-	(152)
Loss/(profit) on sale of property, plant and equipment and investment properties	83	(43)	(43,736)	(147)
Loss/(profit) on sale of investments	3	-	(288)	-
Property, plant and equipment written off	-	16	65	213
Impairment loss on loan to a jointly-controlled entity	175	404	933	2,952
Share of after-tax profit of associates	(2,440)	(4,050)	(6,352)	(11,007)
Share of after-tax profit of jointly-controlled entities	(1,862)	(13,025)	(18,583)	(56,671)
Units in an associate received and receivable in lieu of fee income	(2,103)	(1,614)	(5,943)	(4,701)
Equity settled share-based transactions	1,272	1,281	3,842	3,321
Operating profit before working capital changes	276,402	279,414	725,376	633,921
Changes in working capital				
Development properties	(207,376)	(19,847)	(242,927)	188,430
Stocks, trade and other receivables	130,620	199,030	(13,256)	(1,607)
Trade and other payables	(75,501)	61,886	67,956	113,826
Employee benefits	562	3,724	(2,055)	11,722
Cash generated from operations	124,707	524,207	535,094	946,292
Income tax paid	(45,882)	(38,192)	(113,336)	(93,910)
Cash flows from operating activities carried forward	**78,825**	**486,015**	**421,758**	**852,382**

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	Third quarter ended 30 September		9-month period ended 30 September	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Cash flows from operating activities brought forward	**78,825**	**486,015**	**421,758**	**852,382**
Investing Activities				
Capital expenditure on investment properties	(6,445)	(109,225)	(38,219)	(217,417)
Dividends received				
- an associate	16,249	12,704	31,851	28,033
- jointly-controlled entities	45,000	57,400	74,020	186,350
- financial investments	5,388	2,395	7,295	3,003
Interest received	1,715	1,709	5,615	5,797
Payments for purchase of property, plant and equipment	(14,888)	(8,835)	(59,782)	(39,157)
Proceeds from sale of property, plant and equipment and investment properties	273	55	59,011	426
Proceeds from disposal of an associate	-	5,765	-	5,765
Proceeds from disposal of a jointly-controlled entity	111	147	522	813
Proceeds from liquidation of a jointly-controlled entity	-	-	-	33
Purchase of investments in associates	-	-	(7,433)	-
Purchase of investments in jointly-controlled entities	(4,601)	-	(4,601)	(59)
Acquisition of subsidiaries (net of cash acquired)	-	(35,043)	-	(35,043)
Disposal/(purchase) of financial assets (1)	9,735	(6,773)	5,940	(206,885)
Cash flows from investing activities (2)	52,537	(79,701)	74,219	(268,341)
Financing Activities				
Repayment by related parties	92,454	5,680	85,375	11,036
Capital contribution by non-controlling interests (net)	253	16,121	416	16,121
Dividends paid	(736)	(2,262)	(89,266)	(86,748)
Finance lease payments	-	(1)	(4)	(5)
Interest paid (including amounts capitalised as investment properties, property, plant and equipment and development properties)	(19,865)	(16,879)	(60,822)	(70,723)
Net repayment of revolving credit facilities and short-term bank borrowings	(363,644)	(102,429)	(374,973)	(154,810)
Payment of financing transaction costs	(3,213)	(8,497)	(6,338)	(12,203)
Proceeds from bank borrowings	143,396	-	319,829	200,000
Proceeds from issuance of bonds and notes	499,540	150,000	1,020,180	300,000
Increase in other long-term liabilities	290	120	1,355	28
Repayment of bank borrowings	(99,542)	(120,139)	(278,858)	(168,004)
Repayment of bonds and notes	(174,830)	(52,113)	(520,666)	(415,433)
Cash flows from financing activities (3)	74,103	(130,399)	96,228	(380,741)
Net increase in cash and cash equivalents carried forward	**205,465**	**275,915**	**592,205**	**203,300**

	Third quarter ended 30 September		9-month period ended 30 September	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Net increase in cash and cash equivalents brought forward	**205,465**	**275,915**	**592,205**	**203,300**
Cash and cash equivalents at beginning of the period	1,354,408	705,106	980,134	769,859
Effect of exchange rate changes on balances held in foreign currencies	(6,500)	(2,345)	(18,966)	5,517
Cash and cash equivalents at end of the period	**1,553,373**	**978,676**	**1,553,373**	**978,676**
Cash and cash equivalents comprise:-				
Cash and cash equivalents as shown in the Balance Sheet	1,554,143	979,546	1,554,143	979,546
Bank overdrafts included in interest-bearing borrowings	(770)	(870)	(770)	(870)
	1,553,373	**978,676**	**1,553,373**	**978,676**

Notes to consolidated statement of cash flow

(1) The purchase of financial assets for YTD September 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 investing activities of $52.5 million (Q3 2009: net cash outflow of $79.7 million) and $74.2 million (YTD September 2009: net cash outflow of $268.3 million) for YTD September 2010. The cash outflow in 2009 was due to construction/acquisition costs incurred for investment properties, partially offset by higher dividend received from jointly-controlled entities. In addition, the subscription of secured convertible notes issued by South Beach Consortium Pte. Ltd. in Q2 2009 had also increased the cash outflow of the Group for YTD September 2009. Included in the cash inflow of YTD September 2010 was the proceeds received from the sale of North Bridge Commercial Complex and The Office Chamber.

(3) The Group had a net cash inflow from financing activities of $74.1 million (Q3 2009: net cash outflow of $130.4 million) for Q3 2010 and $96.2 million (YTD September 2009: net cash outflow of $380.7 million) for YTD September 2010. These were due to net proceeds received from bank borrowings and issuance of bonds and notes of $4.9 million (Q3 2009: net repayment of $124.7 million) in Q3 2010 and $165.5 million (YTD September 2009: net repayment of $238.2 million) for YTD September 2010 as well as higher repayment by related parties in year 2010.

1(d) Consolidated Statement of Comprehensive Income

	Third quarter ended 30 September		9-month period ended 30 September	
	2010 S$'000	2009 S$'000	2010 S$'000	2009 S$'000
Profit for the period	241,034	217,382	565,045	469,548
Other comprehensive income:				
Actuarial gains/(losses) on defined benefit plans	7	(120)	(2,306)	(9,231)
Change in fair value of equity investments available for sale	724	1,289	(1,595)	8,078
Exchange differences on hedge of net investment in foreign entities	33,882	20,722	(17,220)	(20,694)
Exchange differences on monetary items forming part of net investments in foreign entities	(11,677)	10,220	(16,285)	(820)
Exchange differences realised on dilution of investment in an associate	524	-	524	-
Exchange differences realised on disposal of a jointly-controlled entity	-	166	-	96
Net movement on cash flow hedges	(705)	-	(1,452)	-
Realisation of share of other reserve movement of an associate on dilution of investment in the associate	1,032	-	1,032	-
Share of other reserve movement of an associate	-	(19)	-	568
Translation differences arising on consolidation of foreign entities	(81,813)	(38,171)	(115,946)	103,762
Other comprehensive income for the period, net of income tax	**(58,026)**	**(5,913)**	**(153,248)**	**81,759**
Total comprehensive income for the period	**183,008**	**211,469**	**411,797**	**551,307**
Attributable to:				
Owners of the Company	**164,651**	**188,346**	**438,535**	**450,932**
Non-controlling interests	18,357	23,123	(26,738)	100,375
Total comprehensive income for the period	**183,008**	**211,469**	**411,797**	**551,307**

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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	Attributable to Owners of the Company: Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
At 1 January 2010	1,991.4	147.6	25.3	(83.0)	3,891.2	5,972.5	1,691.7	7,664.2
Profit for the period	-	-	-	-	139.3	139.3	17.1	156.4
Other comprehensive income								
Change in fair value of equity investments available for sale	-	-	(1.4)	-	-	(1.4)	-	(1.4)
Exchange differences on hedges of net investment in foreign entities	-	-	-	(19.0)	-	(19.0)	(16.5)	(35.5)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	2.0	-	2.0	1.1	3.1
Net movement on cash flow hedges	-	-	(0.1)	-	-	(0.1)	(0.1)	(0.2)
Translation differences arising on consolidation of foreign entities	-	-	-	11.0	-	11.0	4.9	15.9
Other comprehensive income for the period, net of income tax	-	-	(1.5)	(6.0)	-	(7.5)	(10.6)	(18.1)
Total comprehensive income for the period	-	-	(1.5)	(6.0)	139.3	131.8	6.5	138.3
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Net capital contribution from non-controlling interests	-	-	-	-	-	-	0.1	0.1
Share-based payment transactions	-	-	0.7	-	-	0.7	0.6	1.3
Dividends	-	-	-	-	-	-	(6.8)	(6.8)
At 31 March 2010	1,991.4	147.6	24.5	(89.0)	4,030.5	6,105.0	1,692.1	7,797.1
Profit for the period	-	-	-	-	164.6	164.6	3.0	167.6
Other comprehensive income								
Actuarial losses on defined benefit plans	-	-	-	-	(1.2)	(1.2)	(1.1)	(2.3)
Change in fair value of equity investments available for sale	-	-	(0.9)	-	-	(0.9)	-	(0.9)
Exchange differences on hedges of net investment in foreign entities	-	-	-	(8.3)	-	(8.3)	(7.3)	(15.6)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(5.4)	-	(5.4)	(2.3)	(7.7)
Net movement on cash flow hedges	-	-	(0.3)	-	-	(0.3)	(0.2)	(0.5)
Translation differences arising on consolidation of foreign entities	-	-	-	(6.4)	-	(6.4)	(43.7)	(50.1)
Other comprehensive income for the period, net of income tax	-	-	(1.2)	(20.1)	(1.2)	(22.5)	(54.6)	(77.1)
Total comprehensive income for the period	-	-	(1.2)	(20.1)	163.4	142.1	(51.6)	90.5
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Net capital contribution from non-controlling interests	-	-	-	-	-	-	0.1	0.1
Share-based payment transactions	-	-	0.7	-	-	0.7	0.5	1.2
Dividends	-	-	-	-	(79.2)	(79.2)	(2.5)	(81.7)
At 30 June 2010	1,991.4	147.6	24.0	(109.1)	4,114.7	6,168.6	1,638.6	7,807.2

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

CITY DEVELOPMENTS LIMITED
(REG. NO. 196300316Z)

The Group	Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	← Attributable to Owners of the Company →							
At 1 July 2010	1,991.4	147.6	24.0	(109.1)	4,114.7	6,168.6	1,638.6	7,807.2
Profit for the period	-	-	-	-	195.8	195.8	45.2	241.0
Other comprehensive income								
Change in fair value of equity investments available for sale	-	-	0.8	-	-	0.8	-	0.8
Exchange differences on hedges of net investment in foreign entities	-	-	-	18.1	-	18.1	15.8	33.9
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(11.3)	-	(11.3)	(0.4)	(11.7)
Exchange differences realised on dilution of investment in an associate	-	-	-	0.3	-	0.3	0.2	0.5
Net movement on cash flow hedges	-	-	(0.4)	-	-	(0.4)	(0.3)	(0.7)
Realisation of share of other reserve movement of an associate on dilution of investment in the associate	-	0.5	-	-	-	0.5	0.5	1.0
Translation differences arising on consolidation of foreign entities	-	-	-	(39.2)	-	(39.2)	(42.6)	(81.8)
Other comprehensive income for the period, net of income tax	-	0.5	0.4	(32.1)	-	(31.2)	(26.8)	(58.0)
Total comprehensive income for the period	-	0.5	0.4	(32.1)	195.8	164.6	18.4	183.0
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Net capital contribution from non-controlling interests	-	-	-	-	-	-	0.2	0.2
Share-based payment transactions	-	-	0.7	-	-	0.7	0.6	1.3
Dividends	-	-	-	-	-	-	(0.7)	(0.7)
At 30 September 2010	1,991.4	148.1	25.1	(141.2)	4,310.5	6,333.9	1,657.1	7,991.0

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

CITY DEVELOPMENTS LIMITED
(REG. NO. 196300316Z)

The Group	Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	Attributable to Owners of the Company							
At 1 January 2009	1,991.4	148.7	3.9	(93.7)	3,379.4	5,429.7	1,592.6	7,022.3
Profit for the period	-	-	-	-	83.1	83.1	8.1	91.2
Other comprehensive income								
Change in fair value of equity investments available for sale	-	-	(3.5)	-	-	(3.5)	-	(3.5)
Exchange differences on hedges of net investment in foreign entities	-	-	-	(1.6)	-	(1.6)	(1.5)	(3.1)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	4.4	-	4.4	(3.0)	1.4
Share of other reserve movement of an associate	-	-	0.2	-	-	0.2	0.2	0.4
Translation differences arising on consolidation of foreign entities	-	-	-	45.4	-	45.4	48.6	94.0
Other comprehensive income for the period, net of income tax	-	-	(3.3)	48.2	-	44.9	44.3	89.2
Total comprehensive income for the period	-	-	(3.3)	48.2	83.1	128.0	52.4	180.4
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Share-based payment transactions	-	-	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
Profit for the period	-	-	-	-	140.0	140.0	21.0	161.0
Other comprehensive income								
Actuarial losses on defined benefit plans	-	-	-	-	(4.8)	(4.8)	(4.3)	(9.1)
Change in fair value of equity investments available for sale	-	-	10.3	-	-	10.3	-	10.3
Exchange differences on hedges of net investment in foreign entities	-	-	-	(20.1)	-	(20.1)	(18.2)	(38.3)
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	(9.8)	-	(9.8)	(2.7)	(12.5)
Share of other reserve movement of an associate	-	-	0.1	-	-	0.1	0.1	0.2
Translation differences arising on consolidation of foreign entities	-	-	-	18.9	-	18.9	28.9	47.8
Other comprehensive income for the period, net of income tax	-	-	10.4	(11.0)	(4.8)	(5.4)	3.8	(1.6)
Total comprehensive income for the period	-	-	10.4	(11.0)	135.2	134.6	24.8	159.4
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Share-based payment transactions	-	-	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

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

The Group	Share Capital S$m	Cap. Res. S$m	Other Res.* S$m	Exch. Fluct. Res. S$m	Accum. Profits S$m	Total S$m	Non-controlling Interests S$m	Total Equity S$m
	Attributable to Owners of the Company							
At 1 July 2009	1,991.4	148.7	12.1	(56.5)	3,523.1	5,618.8	1,660.9	7,279.7
Profit for the period	-	-	-	-	193.6	193.6	23.8	217.4
Other comprehensive income								
Actuarial losses on defined benefit plans	-	-	-	-	-	-	(0.1)	(0.1)
Change in fair value of equity investments available for sale	-	-	1.3	-	-	1.3	-	1.3
Exchange differences on hedges of net investment in foreign entities	-	-	-	10.9	-	10.9	9.8	20.7
Exchange differences on monetary items forming part of net investment in foreign entities	-	-	-	2.6	-	2.6	7.6	10.2
Exchange differences realised on disposal of a jointly-controlled entity and an associate	-	-	-	0.1	-	0.1	0.1	0.2
Translation differences arising on consolidation of foreign entities	-	-	-	(20.1)	-	(20.1)	(18.1)	(38.2)
Other comprehensive income for the period, net of income tax	-	-	1.3	(6.5)	-	(5.2)	(0.7)	(5.9)
Total comprehensive income for the period	-	-	1.3	(6.5)	193.6	188.4	23.1	211.5
Transactions with owners, recorded directly in equity								
Contributions by and distributions to owners								
Change of interest in subsidiaries	-	-	-	-	-	-	1.6	1.6
Capital contribution from non-controlling interests	-	-	-	-	-	-	16.1	16.1
Share-based payment transactions	-	-	(0.2)	-	-	(0.2)	(0.1)	(0.3)
Dividends	-	-	-	-	-	-	(2.3)	(2.3)
At 30 September 2009	1,991.4	148.7	13.2	(63.0)	3,716.7	5,807.0	1,699.3	7,506.3

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

The Company	Share Capital S$m	Capital Reserve S$m	Fair Value Reserve S$m	Accumulated Profits S$m	Total S$m
At 1 January 2010	1,991.4	63.7	14.9	2,543.4	4,613.4
Profit for the period	-	-	-	63.1	63.1
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	(0.9)	-	(0.9)
Other comprehensive income for the period, net of income tax	-	-	(0.9)	-	(0.9)
Total comprehensive income for the period	-	-	(0.9)	63.1	62.2
At 31 March 2010	1,991.4	63.7	14.0	2,606.5	4,675.6
Profit for the period	-	-	-	95.8	95.8
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	(0.4)	-	(0.4)
Other comprehensive income for the period, net of income tax	-	-	(0.4)	-	(0.4)
Total comprehensive income for the period	-	-	(0.4)	95.8	95.4
Transactions with owners, recorded directly in equity					
Contributions by and distributions to owners					
Dividends	-	-	-	(79.2)	(79.2)
At 30 June 2010	1,991.4	63.7	13.6	2,623.1	4,691.8
Profit for the period	-	-	-	116.2	116.2
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	0.6	-	0.6
Other comprehensive income for the period, net of income tax	-	-	0.6	-	0.6
Total comprehensive income for the period	-	-	0.6	116.2	116.8
At 30 September 2010	1,991.4	63.7	14.2	2,739.3	4,808.6
At 1 January 2009	1,991.4	63.7	6.4	2,347.8	4,409.3
Profit for the period	-	-	-	43.9	43.9
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	(1.7)	-	(1.7)
Other comprehensive income for the period, net of income tax	-	-	(1.7)	-	(1.7)
Total comprehensive income 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
Profit for the period	-	-	-	45.0	45.0
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	6.3	-	6.3
Other comprehensive income for the period, net of income tax	-	-	6.3	-	6.3
Total comprehensive income for the period	-	-	6.3	45.0	51.3
Transactions with owners, recorded directly in equity in equity					
Contributions by and distributions to owners					
Dividends	-	-	-	(74.6)	(74.6)
At 30 June 2009	1,991.4	63.7	11.0	2,362.1	4,428.2
Profit for the period	-	-	-	82.7	82.7
Other comprehensive income					
Change in fair value of equity investments available for sale	-	-	0.4	-	0.4
Other comprehensive income for the period, net of income tax	-	-	0.4	-	0.4
Total comprehensive income for the period	-	-	0.4	82.7	83.1
At 30 September 2009	1,991.4	63.7	11.4	2,444.8	4,511.3

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 September 2010.

Preference share capital

There was no change in the Company's issued preference share capital during the three months ended 30 September 2010.

As at 30 September 2010, 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 September 2009: 44,998,898 ordinary shares).

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

The Company did not hold any treasury shares as at 30 September 2010 and 31 December 2009.

The total number of issued ordinary shares (excluding treasury shares) as at 30 September 2010 and 31 December 2009 is 909,301,330.

The total number of issued Preference Shares as at 30 September 2010 and 31 December 2009 is 330,874,257.

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

There were no sales, transfers, disposal, cancellation and/or use of treasury shares during the three months ended 30 September 2010.

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

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

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

Not applicable.

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

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

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

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

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

	Third quarter ended 30 September		9-month period ended 30 September	
	2010	**2009**	**2010**	**2009**
Basic Earnings per share (cents)	21.5	21.3	54.3	45.1
Diluted Earnings per share (cents)	20.5	20.3	52.4	43.7
Earnings per share is calculated based on:				
a) Profit attributable to equity holders of the parent (S$'000) (*)	195,811	193,628	493,364	410,351
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 2010 (Q2 2009:$6,399,000).*

** *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	
	30.09.2010 S$	31.12.2009 S$	30.09.2010 S$	31.12.2009 S$
Net Asset Value per ordinary share based on the number of issued 909,301,330 ordinary shares (excluding treasury shares) as at 30 September 2010 (909,301,330 ordinary shares (excluding treasury shares) as at 31 December 2009)	6.97	6.57	5.29	5.07

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

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

__Group Performance__

For the quarter under review, the Group posted an attributable profit after tax and non-controlling interests of $195.8 million, as compared to $193.6 million in Q3 2009. The Group's hotel operations contributed positively to its performance due to the recovery of the hospitality market across all regions which helped to fuel organic growth. The Group's rental properties segment also performed well, boosted by gains recognised on dilution of investment in CDL Hospitality Trusts (CDLHT) following a CDLHT private placement in July 2010.

For the Group's property development segment, though it had achieved strong sales for its residential launches during the year, its contribution to the Group's performance was lower. This is largely due to the timing of recognition of profit. Last year, the Group managed to book in more profits based on the advanced stage of construction from its developments such as The Solitaire, The Arte and Tribeca which were completed in 2009 and 2010. In contrast, this quarter, the Group was not able to recognise as much locked-in profits from some of its pre-sales activities as these projects have either not commenced construction or their construction has yet to reach the recognition stage.

For the 9-month period ended 30 September 2010 (YTD Sept 2010), the Group's attributable profit after tax and non-controlling interests was $499.8 million as compared to $416.8 million in the corresponding period a year ago. In terms of the Group's profit before tax, though property development segment remained the lead contributor, the increase in profit before tax was primarily attributable to the improved performance from the hotel operations and rental properties segments. Included in the rental properties segment were gains recognised on the sale of North Bridge Commercial Complex and The Office Chamber in Q1 and Q2 2010 respectively.

Basic earnings per share for YTD Sept 2010 had improved by 20.4% to 54.3 cents (YTD Sept 2009: 45.1 cents).

Without factoring in any fair value gains on investment properties, the gearing ratio of the Group continued to remain at a healthy 33%.

Interest cover for YTD Sept 2010 was 20.7 times (YTD Sept 2009: 13.0 times), an increase of 59.2%, attesting to the Group's financial prowess. This healthy balance sheet has enabled the Group's real estate segment the ability to raise $880 million of bonds at competitive pricing through its traditional Medium Term Note (MTN) Programme and its Sukuk bonds. The bonds, coupled with the future cash collection from the Group's pre-sold launched properties which are still under construction, will provide it with good financial resources and cash flow. The Group will have the flexibility to meet its financing and working capital requirements as well as enhance its war-chest for new investment opportunities at the appropriate time.

Property

According to the Ministry of Trade and Industry (MTI) data, advanced estimates indicate that the Singapore economy will likely expand by 10.3% in Q3 2010 compared to the same period a year ago. However, on a quarter-on-quarter seasonally-adjusted annualised basis, the economy contracted by 19.8% in Q3 2010. This is a reversal from the strong expansion experienced in the first two consecutive quarters which achieved exceptional growth rate of 45.9% and 27.3% in Q1 and 1H 2010 respectively. This decline was attributable to contraction in the biomedical manufacturing and pharmaceutical clusters, as well as construction sector. There was also some moderation in the underlying growth momentum for the rest of the economy, particularly in the trade-related industries.

Notwithstanding the sequential contraction in Q3 2010, the MTI announced that the Singapore economy remains on track to achieve the overall growth forecast of 13% to 15% for the whole of 2010.

Backed by a record economic performance in 1H 2010, residential sales activity continued its strong sales momentum through to Q3, though it shifted to lower gear following the latest set of Government property cooling measures announced on 30 August 2010. A total of 3,501 uncompleted private residential units were launched for sale by developers in Q3 2010, compared with 4,180 units in Q2 2010. The month of July saw monthly residential sales volume reaching its highest level since May with a total of 1,553 units sold. The market had responded to several major launches during the month as developers capitalised on the improved sentiment before the onset of the traditional Seventh Lunar Month when fewer property investments are transacted. Sales volume declined 18.9% in August and a further 27.6% in September, mainly due to the expected quiet month of August and also as a result of the dip in sentiment following the Government measures. Demand for new homes hit a respectable 3,638 units in Q3 2010, though lower compared to the 4,033 and 4,380 units sold in Q2 and Q1 respectively. This brings the total sales volume for the first three quarters of 2010 to 12,051 units, just 6% below the volume achieved during the same period in 2009.

Activities in the private residential market continued to concentrate in the mass market and mid-tier segments in Q3 2010. In July, the Group launched its 157-unit, 36-storey condominium at Thomson Road known as 368 Thomson, located next to the Group's two earlier successful projects namely The Arte and Cube 8. It was met with overwhelming response with all the units sold out within three weeks.

Despite the Government's further property cooling measures announced at the end of August, and while the market was still assessing how the measures would affect market sentiments, the Group proceeded with its original launch plans. In early September, the Group launched Phase 1 of its 642-unit joint venture project located at Pasir Ris, known as NV Residences. It is located adjacent to the Group's sold-out Livia condominium, near the Pasir Ris MRT Station and in close proximity to many amenities and business activities such as the airport, Changi Business Park, international schools and the new Singapore University of Technology and Design. With an innate understanding of the market sentiment and buyer appetite, the Group strategically priced NV Residences attractively and it was very well-received, with 418 units sold as at end October, out of the 450 units released for sale. It was the first major property launch after the Government's latest slew of targeted cooling measures were introduced. Even though private home sales fell sharply, due to the impact of the measures as a result of dampened market sentiment, the strong demand for NV Residences' made it the top-selling project for the month of September. The strong uptake confirms the Group's experience and in depth knowledge of the market.

Private residential home prices continued to reach a new high in Q3 2010 as the full impact of the latest Government measures has some lag effect. Real estate statistics released by the URA showed that the market-wide private residential price index climbed 2.9% in Q3 2010. The latest gains results in the index surpassing its previous peak in Q2 2008 by 6.8%.

During the quarter under review, profits were booked in from Cliveden at Grange, One Shenton, The Residences at W Singapore Sentosa Cove, Shelford Suites, The Arte, Volari at Balmoral and Wilkie Studio.

Profits were also booked in from joint venture projects such as Livia and The Gale.

No profit was booked in from sold-out or near sold-out projects such as the 396-unit Hundred Trees at West Coast; 368 Thomson which comprises 157 units; the 177-unit Cube 8 and the 429-unit Tree House at Chestnut Avenue, as construction of these developments are still in the early stages. Even though construction for NV Residences has already commenced, profit has not been booked in yet as the project was only launched in September. These successfully launched projects whose locked-in profits have yet to be recognised will contribute towards the Group's healthy earnings moving forward.

The Singapore office property market continued to strengthen after turning around in Q1 2010. According to URA statistics, overall rentals for office space increased by 6.0% in Q3 2010 compared with a 1.1% increase in Q2 2010 and 0.4% increment in Q1 2010. The increase in rentals had also coincided with yield compression based on the capital values of recently transacted commercial properties, an indicator of growing confidence amongst investors in the office sector. If the trend from previous upcycles in Singapore is to be repeated, the strong economic growth expected for 2010 is likely to translate into a spill-over of office demand in 2011.

As at the end of September 2010, total potential supply of office space in the pipeline declined by about 18.6% year-on-year to about 887,000 square metres (sq m) in Gross Floor Area (GFA). Of the total pipeline supply of office space, about 568,000 sq m or 64% of the total pipeline supply is expected to be completed by 2012.

The last two quarters have generally seen a shift in activity in the office property market from a 'flight to quality' characteristic to opportunities for larger occupiers to consolidate operations within existing office buildings. Concerns over a large volume of secondary office space due to come on-stream when major occupiers relocate to the newer office buildings have largely dissipated as a consequence of positive occupiers' demand and ability to find contiguous office space as others upgrade to the newer buildings.

Major leasing activity concentrated mainly on the new office supply, with encouraging pre-leasing activities reported at the newer and larger buildings under construction in the CBD. The increase in completed office space resulted in a marginal decrease in island wide occupancy rate from 87.7% in Q2 2010 to 87.0% in Q3 2010.

The Group's office portfolio continues to do relatively well with an occupancy rate of 92.4% as at end Q3 2010.

The sale of the Group's all remaining strata-titled units in Chinatown Point for $250 million was completed in October 2010 and profit would only be booked in Q4 2010.

In line with the Group's prevailing strategy to continually review its existing asset portfolio with a view to unlock shareholders' value at an opportune time, it has contracted to sell its office building known as Corporate Office located at 138 Robinson Road for $215 million in October 2010. The sale completion is expected in the first half of 2011.

In November 2010, Eccott Pte Ltd (Eccott), a wholly-owned subsidiary of the Company, and (ii) Branbury Investments Ltd (Branbury), a joint venture company in which the Company has a 42.8% interest, each entered into separate sale and purchase agreements (together the “Purchase Agreements” and each a “Purchase Agreement”) with HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of the proposed Sabana Shari’ah Compliant Industrial REIT (Sabana REIT), for the respective sale of two industrial properties located at 200 Pandan Loop and 151 Lorong Chuan (collectively the “Properties”).

The property at 200 Pandan Loop is a 99-year leasehold property (commencing from 27 January 1984) known as Pantech 21. Under the terms of the Purchase Agreement in respect of Pantech 21, Eccott will sell the remainder of the 99-year leasehold to Sabana REIT for a consideration of $41.5 million.

The property at 151 Lorong Chuan is a 999-year leasehold property (commencing from 7 May 1879) known as New Tech Park. Under the terms of the Purchase Agreement in respect of New Tech Park, Branbury will grant Sabana REIT a 45-year lease of New Tech Park for a consideration of $305.9 million.

Sale completion for the Properties is expected to take place on the date Sabana REIT is listed on the Singapore Exchange (Listing Date). Eccott and Branbury understand that Listing Date is anticipated to be around end November 2010. On Listing Date, pursuant to the terms of the relevant Purchase Agreements, Eccott and Branbury will respectively accept a 3-year lease of Pantech 21 and New Tech Park from Sabana REIT with effect from Listing Date. The annual rent payable by Eccott and Branbury to Sabana REIT during the 3-year lease term is $3.2 million and $24 million for Pantech 21 and New Tech Park respectively.

This year, the Group has realised some of its long-term investments comprising some of its secondary assets when the price was right, thereby unlocking shareholder value. Many of these assets have been held by the Group for a long period of time, which has allowed the asset to benefit from property appreciation. The properties sold to-date this year include North Bridge Commercial Complex, The Office Chamber and Chinatown Point. Other assets which are pending the completion of the sale include The Corporate Office, some strata units at GB Building, Pantech 21 and New Tech Park (a joint venture property). All these assets are mainly balanced strata-titled units and non core assets of the Group. The total sales value amounts to approximately $910 million and the Group’s share is approximately $731 million. The funds generated from the sales are to supplement the Group’s already strong balance sheet and can be deployed for general corporate investment purposes. The Group intends to identify and invest in projects which will have higher return on equity.

Hotels

The trading performance of Millennium & Copthorne Hotels plc (M&C), in which the Group has a 54% interest, was strong in Q3 2010. This was a result of M&C’s revitalised hotel management teams seizing the yield enhancement opportunities offered by better market conditions in key cities whilst maintaining strict cost control. This strategy has enabled M&C to make good progress in restoring revenues and profitability for the nine-month period towards levels attained before the start of the financial crisis.

For Q3 2010, M&C achieved a net profit after tax and minority interests of £27.5 million (Q3 2009: £17.5 million), an increase of 57% year-on-year, and £64.7 million for YTD Sept 2010 (YTD Sept 2009: £40.4 million).

Global RevPAR gains were achieved in every geographic segment of M&C’s operations for YTD Sept 2010, rising 10.7% compared to the same period last year in constant currency terms. Occupancy grew by 3.7 percentage points to 71.5% (2009: 67.8%), while rate increased by 5.0% to £83.43 (2009: £79.49). The increase in RevPAR was led by high growth rates in Singapore (31.9%), New York (11.8%) and Rest of Asia (9.2%).

M&C's financial position remains strong, providing it with the necessary flexibility to invest in its assets. Over the nine months, M&C reduced net debt by £54.0 million to £148.5 million at 30 September 2010 (31 December 2009: £202.5 million). Gearing at the end of the third quarter was 8.0% (31 December 2009: 11.6%). At 30 September 2010, M&C had cash reserves of £182.7 million and total undrawn committed bank facilities of £208.5 million available. Most of the facilities are unsecured with encumbered assets representing 6.8% of M&C's fixed assets and investment properties.

As previously reported, M&C has a 39.8% effective interest in First Sponsor Capital Limited ("FSCL"), a vehicle which principally undertakes property development and investment projects in China. Despite the misappropriation of assets by a joint venture partner as reported in April and in previous management statements, the M&C Board considers that its participation in FSCL continues to be value-enhancing for shareholders.

FSCL's assets in Chengdu, Sichuan Province remain secure and development of its Cityspring project is on track. In fact, since June 2010, four out of six residential blocks have been successfully launched with 369 sale and purchase agreements and 82 option agreements signed as at 25 October 2010. This represents a strong sales rate of 93% out of the total 484 units launched. This project is self funding and no construction financing is required. About 60% of the sales proceeds have already been collected. Recognition of profit for this project is expected to occur in December 2011.

The CDL Group's effective interest in FSCL is approximately 21% held indirectly through its 54% interest in M&C. Following consideration of the current situation, the Group shares M&C's view that there is no need for provisioning.

As previously reported in 1H 2010, CDLHT announced the issue of 116,960,000 new stapled securities, priced at $1.71 each, pursuant to a private placement, and raising net proceeds of $196.7 million ($200.0 million gross) on 1 July 2010. As a result of this issuance, M&C's interest in CDLHT, a Singapore-listed REIT for which it also acts as manager, fell to 34.77% from its pre-issuance interest of 39.03%. The transaction resulted in a non-cash accounting gain of $15.0 million to M&C as M&C's share of proceeds were greater than its share of net tangible assets diluted by the issue. CDLHT's balance sheet is significantly strengthened with lowered gearing and broadened access to alternative funding sources. It is well-poised for growth through acquisition while maintaining a disciplined approach to investment activities to enhance its portfolio.

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

With this strategy in mind, M&C is now engaged in drawing up detailed refurbishment/capex plans for four properties: Millennium Mayfair, Millennium Seoul Hilton, Grand Hyatt Taipei and Millennium UN Plaza. In each case, M&C is establishing optimal timing of refurbishment work to minimise revenue impact and capex costs. The locations of these properties are such that M&C expects each to attract a higher proportion of premium rate customers following refurbishment.

On 15 September 2010, M&C announced that it had entered into an agreement to sell a parcel of land adjacent to the Grand Millennium Kuala Lumpur for a consideration of RM210 million. The sale, which achieved a very good price in current market conditions, is contingent on the Malaysian authorities' approval of changes to the land title on such terms and conditions that are acceptable to the company. The purchasers have paid CDL Hotels (Malaysia) Sdn. Bhd. a deposit amounting to 10% of the consideration price and have agreed to pay certain amounts on specified future dates with the remainder payable on completion, which is expected to occur before the end of the second quarter of 2012. M&C's carrying value of the land is RM42.8 million. Based on this value, the sale is expected to result in a pre-tax profit on completion of RM164.1 million after transaction costs. Until completion, M&C's interest in the land will be held on the balance sheet at book value.

On 16 June 2010, M&C announced that it had signed a collective sales agreement ("CSA") with other unit-holders in Tanglin Shopping Centre, a shopping-cum-office development situated within the Orchard prime tourist district in Singapore, in which M&C has about 34% interest in the total share value, which it has held for long-term investment since 1981. As noted at the interim stage, the CSA requires agreement of 80% of unit-holders for the sale process to proceed. The marketing agent has since announced that the requisite consent for the collective sale has been obtained and the tender for the sale is expected to be launched by the end of November 2010.

In line with M&C's distinctive twin strategy to maximise asset value as well as hotel trading profits, it formally commenced redevelopment of the Copthorne Orchid Singapore. The pre-marketing phase for the 150-unit The Glyndebourne condominium, which will be constructed on the site of the hotel, began on 29 October, with options granted on 75% of all units as at 1 November at an average price of approximately $2,100 per square foot. To-date, 85% of the development has been sold. Construction will be completed no later than 2015 and the hotel will close during Q1 2011.

As announced at the interim stage, M&C's Board has approved a plan to commence construction of a 110-room hotel at Chennai in India, reactivating the joint venture established in 2007. Development plans had been suspended in early 2009 as a result of the rapid deterioration in the global economy at that time.

M&C has signed four management contracts this year in the Middle East. The new hotels – in Jordan, Oman, Qatar and the United Arab Emirates – will offer 1,034 rooms on completion between 2010 and 2012. M&C's worldwide pipeline has 29 hotels offering 8,481 rooms.

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 second quarter and half year ended 30 June 2010.

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

Property

The Singapore economy is expected to continue to expand, although at a slower and more sustainable pace after a sharp recovery from the downturn. Growth is expected to be supported by the electronics and precision engineering clusters as a result of the continued global demand for electronic products and the tourism-related sectors whose revenue have been bolstered by spending from increasing visitor arrivals, which has seen double-digit year-on-year growth since the start of the year.

In tandem with an unprecedented GDP growth this year, total residential sales for new homes in 2010 is expected to be close to last year's figure of 14,688 units. The strong performance comes on the back of three rounds of property measures introduced since September 2009. The residential market is expected to mellow in Q4 2010 as the year-end holiday season approaches, though it continues to be supported by strong fundamentals in the form of wage growth, employment, benign affordability and low interest rates.

In end October, the Group launched the 150-unit The Glyndebourne, a condominium redevelopment of the existing Copthorne Orchid Hotel site along Dunearn Road. The property is owned by M&C for which the Group has a 54% interest. Response was overwhelming and to-date, 85% of the project has been snapped up.

The Group is actively preparing for the launch of its new condominium project at Sengkang/Fernvale planned for early next year. It is located along the Punggol River with waterfront views. The site was purchased earlier this year through a successful tender in a Government Land Sales (GLS) programme. The proposed condominium will comprise 521 units with saleable area of about 550,000 sq ft.

Overall economic conditions both in Singapore and rest of the region are expected to stay firm over the next year or so. As the drivers of Singapore's economic growth are likely to remain intact, and with employment outlook continuing to be positive, residential activity may move towards the mid and high end sectors which are generally less affected by the recent measures. Potential buyers for mass market projects can also expect to see a series of residential launches in both mature and non-mature estates as developers begin their marketing activities for the 99-year leasehold residential sites acquired from the bumper number of GLS sites in 2010.

Against a backdrop of a high level of economic activity in Singapore across a broad range of industries, office rental demand is forecast to be underpinned by strong GDP growth over the next two years. While office supply coming on-stream continues to be mitigated to some extent with conversion of existing office buildings to redevelop for residential and other uses, new supply of office space beyond 2014 will also come from the GLS sites which were recently awarded or released for sale in 2010.

Planning for the South Beach project is progressing smoothly. The value-engineering efforts to enhance the development's efficiency and cost effectiveness have been rewarding and it is an ongoing process. Construction of the substructure is expected to commence either at the end of this year or early next year.

Hotels

M&C's results for the first nine months of 2010 are encouraging and demonstrate the strength and stability of its business. The restructuring it undertook in the wake of the financial crisis has rejuvenated key parts of its management team and this will continue to benefit M&C's performance.

While forward visibility remains limited, M&C's good performance has continued in the month of October 2010 as compared to October 2009, with global RevPAR increasing by 12.0%, Singapore increasing by 27.6%, London, 14.6% and New York, 0.9%.

Although these figures are strong, M&C remains mindful of macro-economic uncertainty in the months ahead, and will exercise rigorous analytical discipline with regard to investment plans whilst maintaining a tight rein on costs.

In the months ahead, M&C will also continue its search for a new Chief Executive Officer (CEO), following Richard Hartman's decision to retire. The M&C Board's Nominations Committee is considering a range of candidates for the role and will announce Mr Hartman's successor in due course. Mr Hartman will remain on the Board of M&C after the appointment of a new CEO and has also agreed to remain CEO until his successor takes up the post.

Group Prospects

For the Singapore residential market, the Government's property cooling measures introduced at the end of August are rightfully aimed at fostering prudence and ensuring that buyers have sufficient funds to meet their monthly mortgage installments. The measures will help to ensure sustainability in the property market. The Group believes that for the recent projects launched, the strong sales are fuelled not by speculators but by genuine buyers. Genuine buyers and investors will not be affected by the measures as the low interest rate environment, high liquidity and lack of attractive alternative investment products, provide them with a conducive environment for investing in real estate. The Group has always advocated that property is a medium to long term investment. It has and will continue to strategically launch its projects in a timely manner, cognizant of the market sentiment and demands. As the Group has a sizable land bank with the ability to meet different segments of the market, the Group can extract the appropriate type of property, be it mass, mid or high-end, based on the appetite of the market so as to reap the maximum benefit for its shareholders, at the appropriate time. The Group notes that transactions for the high-end market are still below the peak of 2007.

For the office and hospitality segment of its business, riding on the back of an improving economy, demand is expected to grow, which will be beneficial to the Group's occupancy and its ability to command better rates for its rent and RevPAR.

The Group continues to be aware of the global challenges and uncertainties in Europe and the US; and remains watchful of the developments. The US Federal Reserve has recently announced that it intends to buy US$600 billion in Treasury bonds by the end of Q2 2011, in a move to speed up the recovery of its economy. The flood of liquidity is expected to flow into Asia and propel its growth, which will also provide very good prospects for real estate investments. However, there is concern that this stimulus may exacerbate fierce asset inflation, create investment bubbles and in the worst scenario, trigger a possible currency war as countries strive to remain competitive. Governments may have to strike a delicate balance on the policies and measures that they implement in light of these external factors, in order to ensure stability and yet productivity. The Singapore Government has already expressed that the recent set of property cooling measures announced at the end of August have dampened sentiment and recognizes that it has already introduced a series of measures progressively to avoid the creation of a bubble. It will continue to monitor the property market closely and take a watch-and-see approach, cognizant of the high liquidity that is prevalent in the region. The Group will continue to remain vigilant, prudent and nimble in order to adapt to changing circumstances, when the need arises.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

The Company had on 12 May 2010 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 2009 to 29 June 2010. The said preference dividend was paid on 30 June 2010.

On 10 November 2010, the Board of Directors, pursuant to the recommendation of the Audit Committee, declared the payment of a tax-exempt (one-tier) non-cumulative preference dividend to holders of the City Developments Limited Preference Shares in accordance with the terms of issue of the Preference Shares. The preference dividend for each Preference Share is calculated at the dividend rate of 3.9% per annum on the issue price of $1.00 for each Preference Share on the basis of 184 days, being the actual number of days comprised in the dividend period from 30 June 2010 to 30 December 2010, divided by 365 days.

Name of Dividend	Tax exempt (One-tier) Preference Dividend
Date of payment	31 December 2010
Dividend Type	Cash
Dividend Amount (in cents)	1.97 cents per Preference Share
Dividend rate (in %)	3.9% per annum on the issue price of each Preference Share
Dividend period	From 30 June 2010 to 30 December 2010 (both dates inclusive)
Issue price	$1.00 per Preference Share

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Yes.

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

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

(c) Date payable

The tax-exempt (one-tier) preference dividend for the period from 30 June 2010 to 30 December 2010 (both dates inclusive) will be paid on 31 December 2010.

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

5.00 p.m. on 9 December 2010.

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

Not applicable.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

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

Segmental Analysis

	The Group			
	Third quarter ended 30 September		9-month period ended 30 September	
	2010	2009	2010	2009
	S$'000	S$'000	S$'000	S$'000
Revenue				
Property Development	235,157	481,919	980,530	1,023,472
Hotel Operations	394,212	373,665	1,148,143	1,082,721
Rental Properties	95,226	68,861	254,857	208,021
Others	20,911	16,419	54,089	36,188
	745,506	**940,864**	**2,437,619**	**2,350,402**
Profit before income tax (*)				
Property Development	116,094	174,113	347,240	362,012
Hotel Operations	74,835	37,264	171,534	87,701
Rental Properties	68,600	35,488	181,201	102,895
Others	14,716	15,158	12,194	26,697
	274,245	**262,023**	**712,169**	**579,305**

** 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 decreased by $246.7million to $235.2 million (Q3 2009: $481.9 million) for Q3 2010 and by $43.0 million to $980.5 million (YTD September 2009: $1,023.5 million) for YTD September 2010.

Pre-tax profit decreased by $58.0 million to $116.1 million (Q3 2009: $174.1 million) for Q3 2010 and $14.8 million to $347.2 million (YTD September 2009: $362.0 million) for YTD September 2010.

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

The decreases in revenue for Q3 2010 and YTD September 2010 were due to absence of contributions from Botannia, The Solitaire and City Square Residences following their completion in 2009 coupled with reduction in contributions from The Arte and Tribeca which had received Certificate of Statutory Completion and Temporary Occupancy Permit respectively in Q2 2010. These were however partially mitigated by maiden contribution from Volari in Q3 2010 and higher contribution from Livia, Residences at W Singapore Sentosa Cove and Shelford Suites.

The decreases in Q3 2010 and YTD September 2010 pre-tax profit were in tandem with the decrease in revenue. In addition, reduced contributions from joint venture development namely, Ferraria Park and The Oceanfront @ Sentosa Cove and absence of contribution from The Sail @ Marina Bay which was fully sold by 2009 had also attributed to the declines.

Hotel Operations

Revenue increased by $20.5 million to $394.2 million (Q3 2009: $373.7 million) for Q3 2010 and by $65.4 million to $1,148.1 million (YTD September 2009: $1,082.7 million) for YTD September 2010.

Pre-tax profit increased by $37.5 million for Q3 2010 to $74.8 million (Q3 2009: $37.3 million) and $83.8 million for YTD September 2010 to $171.5 million (YTD September 2009: $87.7 million) respectively.

The increases in revenue and pre-tax profit were due to improvement in Group's RevPAR backed by the recovery of hospitality market, particularly in Singapore. In addition, the continued strict cost controls have also boosted the pre-tax profit.

Rental Properties

Revenue increased by $26.3 million to $95.2 million (Q3 2009: $68.9 million) for Q3 2010 and by $46.9 million to $254.9 million (YTD September 2009: $208.0 million) for YTD September 2010. The increases were due to higher contributions from Tampines Grande and City Square Mall following their commencement of operations in Q2 2009 and Q3 2009 respectively.

Pre-tax profit increased by $33.1 million to $68.6 million (Q3 2009: $35.5 million) for Q3 2010 and by $78.3 million to $181.2 million (YTD September 2009: $102.9 million) for YTD September 2010. The increases were due to higher rental income earned, increased contribution from CDLHT and recognition of gain on dilution of investment in CDLHT following a CDLHT private placement issue in Q3 2010. In addition, the gains recognised on sale of North Bridge Commercial Complex and The Office Chamber in Q1 2010 and Q2 2010 respectively had also boosted the pre-tax profit of YTD September 2010.

Others

Revenue, comprising mainly income from building maintenance contracts, hospitality related services, project management, club operations and dividend income, increased by $4.5 million to $20.9 million (Q3 2009: $16.4 million) and by $17.9 million to $54.1 million (YTD September 2009: $36.2 million) for YTD September 2010. The increases were due to higher dividend income received and management fee income earned.

Despite the increases in revenue, pre-tax profit remained relatively constant at $14.7 million (Q3 2009: $15.2 million) for Q3 2010 and decreased by $14.5 million to $12.2 million (YTD September 2009: $26.7 million) for YTD September 2010. This was due to lower fair value gains recognised on financial assets in Q3 2010 and YTD September 2010 as well as the share of losses in FSCL.

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 Ended 31 December	
	2009 S$'000	2008 S$'000
Ordinary	72,744	68,198
Preference	12,904	12,906
Total	**85,648**	**81,104**

The final tax-exempt (one-tier) ordinary dividend for the year ended 31 December 2009 of 8.0 cents per ordinary share had been approved by the ordinary shareholders at the Annual General Meeting held on 28 April 2010 and the dividend amounts are based on the number of issued ordinary shares as at 6 May 2010. The final tax-exempt (one-tier) ordinary dividend was paid on 21 May 2010.

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 for the quarter ended 30 September 2010 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: (a) provision to interested persons of (i) cleaning services and (ii) marketing services; and (b) leases of premises to and from interested persons	$8,862,254.77
	General: (Sale of motor vehicle to interested person)	$485,000.00
	TOTAL:	**$9,347,254.77**
Directors and their immediate family members		Nil

BY ORDER OF THE BOARD
Shufen Loh @ Catherine Shufen Loh
Company Secretary
10 November 2010

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 third quarter and the 9-month period ended 30 September 2010 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, 10 November 2010