FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::FULL YEARLY RESULTS

Issuer & Securities

Issuer/ Manager

CITY DEVELOPMENTS LIMITED

Securities

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Company Secretary

Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format)

Please refer to the attached documents:
1. Condensed Interim Financial Statements for the six months and full year ended 31 December 2024;
2. News Release titled "CDL Reports Revenue of S$3.3 billion and PATMI of S$201.3 million for FY 2024"; and
3. FY 2024 Results Presentation.

Additional Details

For Financial Period Ended

31/12/2024

Attachments

1_2H_2024_Interim_FS.pdf

2_Final_CDL_News_Release_FY_2024_Financial_Results.pdf

3_CDL_FY 2024_Results_Presentation.pdf

Total size =4925K MB

City Developments Limited and its subsidiaries
Registration Number: 196300316Z

Condensed Interim Financial Statements
For the six months and full year ended
31 December 2024

Condensed Interim Consolidated Statement of Profit or Loss
Six months and full year ended 31 December 2024

		Group			
	Note	**6 months ended 31 December 2024 $'000**	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Revenue	5	1,708,696	2,237,424	3,271,197	4,941,121
Cost of sales		(940,085)	(1,375,372)	(1,809,260)	(3,292,550)
Gross profit		768,611	862,052	1,461,937	1,648,571
Other income		134,676	139,403	272,015	158,237
Administrative expenses		(270,221)	(288,296)	(574,748)	(581,452)
Other operating expenses		(250,503)	(181,152)	(473,537)	(406,828)
Profit from operating activities		382,563	532,007	685,667	818,528
Finance income		82,439	51,779	186,637	97,970
Finance costs		(289,130)	(298,172)	(559,070)	(491,578)
Net finance costs	6	(206,691)	(246,393)	(372,433)	(393,608)
Share of after-tax profit/(loss) of associates		6,929	(4,240)	14,150	3,415
Share of after-tax profit of joint ventures		35,826	11,659	46,641	44,233
Profit before tax	7	218,627	293,033	374,025	472,568
Tax expense	8	(95,010)	(61,793)	(162,061)	(123,762)
Profit for the period/year		123,617	231,240	211,964	348,806
Attributable to:					
Owners of the Company (PATMI)		113,541	250,828	201,316	317,313
Non-controlling interests		10,076	(19,588)	10,648	31,493
Profit for the period/year		123,617	231,240	211,964	348,806
Earnings per share					
- Basic	9	12.1 cents	27.0 cents	21.3 cents	33.6 cents
- Diluted	9	12.1 cents	26.4 cents	21.3 cents	33.3 cents

Condensed Interim Consolidated Statement of Comprehensive Income
Six months and full year ended 31 December 2024

	Group			
	6 months ended 31 December 2024 $'000	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Profit for the period/year	123,617	231,240	211,964	348,806
Other comprehensive income				
Items that will not be reclassified to profit or loss:				
Defined benefit plan remeasurements	3,127	5,693	3,127	5,366
Net change in fair value of equity investments at FVOCI	(5,001)	(8,036)	(7,215)	(4,614)
	(1,874)	(2,343)	(4,088)	752
Items that are or may be reclassified subsequently to profit or loss:				
Effective portion of changes in fair value of cash flow hedges	(15,932)	(43,659)	(3,480)	(10,362)
Exchange differences on hedges of net investment in foreign operations	(13,722)	948	4,574	16,553
Exchange differences on monetary items forming part of net investments in foreign operations	22,545	(16,850)	27,660	5,933
Share of translation differences of equity-accounted investees	(15,563)	(4,421)	(10,485)	(18,255)
Share of other comprehensive income of equity-accounted investee	(298)	1	(299)	1
Translation differences arising on consolidation of foreign operations	(45,238)	(6,471)	(153,507)	(136,763)
	(68,208)	(70,452)	(135,537)	(142,893)
Total other comprehensive income for the period/year, net of tax	(70,082)	(72,795)	(139,625)	(142,141)
Total comprehensive income for the period/year	53,535	158,445	72,339	206,665
Total comprehensive income attributable to:				
Owners of the Company	55,381	178,369	77,157	184,783
Non-controlling interests	(1,846)	(19,924)	(4,818)	21,882
Total comprehensive income for the period/year	53,535	158,445	72,339	206,665

Condensed Interim Statements of Financial Position
As at 31 December 2024

		Group		Company	
	Note	**31 December 2024 $'000**	**31 December 2023 $'000**	**31 December 2024 $'000**	**31 December 2023 $'000**
Non-current assets					
Property, plant and equipment	11	4,679,867	4,213,205	30,577	37,199
Investment properties	12	6,695,641	6,291,044	34,011	55,846
Investments in:					
- subsidiaries		–	–	1,950,609	1,987,810
- associates	13	1,305,234	1,352,520	–	–
- joint ventures	14	1,162,454	1,122,370	37,360	37,360
Financial assets		780,095	655,069	418,070	428,737
Derivative financial assets		8,539	22,528	8,539	22,528
Other non-current assets	15	1,003,453	481,331	8,660,230	7,641,397
		15,635,283	14,138,067	11,139,396	10,210,877
Current assets					
Development properties	16	4,850,519	4,877,992	161,687	161,687
Contract costs		48,747	24,295	–	–
Contract assets		319,815	937,055	–	–
Consumable stocks		8,793	8,939	–	8
Financial assets		4,795	5,766	93	120
Derivative financial assets		18,070	31,790	16,615	31,790
Trade and other receivables	17	1,613,393	1,809,687	7,330,899	6,703,350
Cash and cash equivalents		3,001,384	2,400,431	544,785	533,801
		9,865,516	10,095,955	8,054,079	7,430,756
Assets held for sale	18	106,088	–	–	–
		9,971,604	10,095,955	8,054,079	7,430,756
Total assets		25,606,887	24,234,022	19,193,475	17,641,633

Condensed Interim Statements of Financial Position (cont'd)
As at 31 December 2024

		Group		Company	
	Note	31 December 2024 $'000	31 December 2023 $'000	31 December 2024 $'000	31 December 2023 $'000
Equity attributable to owners of the Company					
Share capital	19	1,942,362	1,965,589	1,942,362	1,965,589
Reserves		7,145,929	7,214,900	5,168,458	5,037,127
		9,088,291	9,180,489	7,110,820	7,002,716
Non-controlling interests		220,707	358,855	–	–
Total equity		9,308,998	9,539,344	7,110,820	7,002,716
Non-current liabilities					
Interest-bearing borrowings	20	8,717,481	7,713,087	6,556,534	6,714,608
Employee benefits		6,628	4,716	2,670	2,591
Lease liabilities		637,007	648,795	13,948	20,429
Derivative financial liabilities		10,128	6,479	8,074	6,479
Other liabilities	21	206,583	230,304	645,358	1,618
Provisions		1,277	15,882	–	–
Deferred tax liabilities		415,039	368,510	7,631	5,930
		9,994,143	8,987,773	7,234,215	6,751,655
Current liabilities					
Trade and other payables	22	1,112,233	1,323,613	1,048,624	1,350,156
Derivative financial liabilities		7,325	10,486	7,142	10,486
Contract liabilities		271,975	156,203	–	–
Interest-bearing borrowings	20	4,595,668	3,912,846	3,776,393	2,514,831
Lease liabilities		26,411	22,145	6,482	6,213
Employee benefits		33,734	31,295	6,406	2,892
Provision for taxation		219,384	225,927	3,393	2,684
Provisions		37,016	24,390	–	–
		6,303,746	5,706,905	4,848,440	3,887,262
Total liabilities		16,297,889	14,694,678	12,082,655	10,638,917
Total equity and liabilities		25,606,887	24,234,022	19,193,475	17,641,633

Condensed Interim Statement of Changes in Equity
Full year ended 31 December 2024

Group	Share capital $'000	Treasury Shares $'000	Capital reserve $'000	Fair value reserve $'000	Hedging reserve $'000	Other reserves $'000	Share option reserve $'000	Foreign currency translation reserve $'000	Accumulated profits $'000	Total attributable to owners of the Company $'000	Non-controlling interests $'000	Total equity $'000
At 1 January 2024	1,965,589	–	231,426	68,842	6,993	24,651	293	(457,318)	7,340,013	9,180,489	358,855	9,539,344
Profit for the year	–	–	–	–	–	–	–	–	201,316	201,316	10,648	211,964
Other comprehensive income for the year, net of tax	–	–	–	(7,215)	(3,777)	(2)	–	(116,263)	3,098	(124,159)	(15,466)	(139,625)
Total comprehensive income for the year	–	–	–	(7,215)	(3,777)	(2)	–	(116,263)	204,414	77,157	(4,818)	72,339
Transactions with owners, recorded directly in equity												
Contributions by and distributions to owners												
Capital contribution by non-controlling interests	–	–	–	–	–	–	–	–	–	–	596	596
Dividends paid to owners of the Company	–	–	–	–	–	–	–	–	(99,866)	(99,866)	–	(99,866)
Dividends paid to non-controlling interests	–	–	–	–	–	–	–	–	–	–	(27,000)	(27,000)
Purchase of treasury shares	–	(79,399)	–	–	–	–	–	–	–	(79,399)	–	(79,399)
Purchase and cancellation of preference shares	(23,227)	–	–	–	–	–	–	–	–	(23,227)	–	(23,227)
Share-based payment transactions	–	–	–	–	–	–	124	–	–	124	–	124
Total contributions by and distributions to owners	(23,227)	(79,399)	–	–	–	–	124	–	(99,866)	(202,368)	(26,404)	(228,772)
Change in ownership interests in subsidiaries												
Change of interests in subsidiaries without loss of control	–	–	33,013	–	–	–	–	–	–	33,013	(106,926)	(73,913)
Total change in ownership interests in subsidiaries	–	–	33,013	–	–	–	–	–	–	33,013	(106,926)	(73,913)
Total transactions with owners	(23,227)	(79,399)	33,013	–	–	–	124	–	(99,866)	(169,355)	(133,330)	(302,685)
Transfers	–	–	7,089	–	–	(2,947)	–	–	(4,142)	–	–	–
At 31 December 2024	1,942,362	(79,399)	271,528	61,627	3,216	21,702	417	(573,581)	7,440,419	9,088,291	220,707	9,308,998

Condensed Interim Statement of Changes in Equity (cont'd)
Full year ended 31 December 2024

Group	Note	Share capital $'000	Capital reserve $'000	Fair value reserve $'000	Hedging reserve $'000	Other reserves $'000	Share option reserve $'000	Foreign currency translation reserve $'000	Accumulated profits $'000	Total attributable to owners of the Company $'000	Non-controlling interests $'000	Total equity $'000
At 1 January 2023		1,991,397	232,681	73,456	17,355	24,651	15,482	(334,364)	7,195,677	9,216,335	348,487	9,564,822
Profit for the year		–	–	–	–	–	–	–	317,313	317,313	31,493	348,806
Other comprehensive income for the year, net of tax		–	–	(4,614)	(10,362)	1	–	(122,954)	5,399	(132,530)	(9,611)	(142,141)
Total comprehensive income for the year		–	–	(4,614)	(10,362)	1	–	(122,954)	322,712	184,783	21,882	206,665
Transactions with owners, recorded directly in equity												
Contributions by and distributions to owners												
Capital contribution by non-controlling interests		–	–	–	–	–	–	–	–	–	1,263	1,263
Dividends paid to owners of the Company		–	–	–	–	–	–	–	(193,634)	(193,634)	–	(193,634)
Dividends paid to non-controlling interests		–	–	–	–	–	–	–	–	–	(13,869)	(13,869)
Purchase and cancellation of preference shares		(25,808)	–	–	–	–	–	–	–	(25,808)	–	(25,808)
Share-based payment transactions		–	–	–	–	–	68	–	–	68	–	68
Total distributions to and contributions by owners		(25,808)	–	–	–	–	68	–	(193,634)	(219,374)	(12,606)	(231,980)
Changes in ownership interests in subsidiaries												
Change of interests in subsidiaries without loss of control		–	(1,260)	–	–	–	–	–	–	(1,260)	1,092	(168)
Total changes in ownership interests in subsidiaries		–	(1,260)	–	–	–	–	–	–	(1,260)	1,092	(168)
Total transactions with owners		(25,808)	(1,260)	–	–	–	68	–	(193,634)	(220,634)	(11,514)	(232,148)
Transfers		–	5	–	–	(1)	(15,257)	–	15,258	5	–	5
At 31 December 2023		1,965,589	231,426	68,842	6,993	24,651	293	(457,318)	7,340,013	9,180,489	358,855	9,539,344

Condensed Interim Statement of Changes in Equity (cont'd)
Full year ended 31 December 2024

	Share capital $'000	Treasury shares $'000	Capital reserve $'000	Fair value reserve $'000	Hedging reserve $'000	Accumulated profits $'000	Total equity $'000
Company							
At 1 January 2024	1,965,589	–	63,743	47,159	7,909	4,918,316	7,002,716
Profit for the year	–	–	–	–	–	322,639	322,639
Other comprehensive income for the year, net of tax	–	–	–	(10,230)	(1,813)	–	(12,043)
Total comprehensive income for the year	–	–	–	(10,230)	(1,813)	322,639	310,596
Transactions with owners, recorded directly in equity							
Distribution to owners							
Purchase of treasury shares	–	(79,399)	–	–	–	–	(79,399)
Purchase and cancellation of preference shares	(23,227)	–	–	–	–	–	(23,227)
Dividends	–	–	–	–	–	(99,866)	(99,866)
Total distributions to owners	(23,227)	(79,399)	–	–	–	(99,866)	(202,492)
Total transactions with owners	(23,227)	(79,399)	–	–	–	(99,866)	(202,492)
At 31 December 2024	1,942,362	(79,399)	63,743	36,929	6,096	5,141,089	7,110,820
At 1 January 2023	1,991,397	–	63,743	49,966	18,272	4,020,199	6,143,577
Profit for the year	–	–	–	–	–	1,091,751	1,091,751
Other comprehensive income for the year, net of tax	–	–	–	(2,807)	(10,363)	–	(13,170)
Total comprehensive income for the year	–	–	–	(2,807)	(10,363)	1,091,751	1,078,581
Transactions with owners, recorded directly in equity							
Distribution to owners							
Purchase and cancellation of preference shares	(25,808)	–	–	–	–	–	(25,808)
Dividends	–	–	–	–	–	(193,634)	(193,634)
Total distributions to owners	(25,808)	–	–	–	–	(193,634)	(219,442)
Total transactions with owners	(25,808)	–	–	–	–	(193,634)	(219,442)
At 31 December 2023	1,965,589	–	63,743	47,159	7,909	4,918,316	7,002,716

Condensed Interim Consolidated Statement of Cash Flows
Full year ended 31 December 2024

	Group	
	12 months ended 31 December 2024 $'000	**12 months ended 31 December 2023 $'000**
Cash flows from operating activities		
Profit for the year	211,964	348,806
Adjustments for:		
Depreciation and amortisation	277,323	254,030
Dividend income	(5,319)	(6,177)
Finance income	(95,870)	(97,970)
Finance costs	559,070	525,013
Gain on disposal/liquidation of a subsidiary and dilution of interest in associates (net)	(89,162)	(2,781)
Reversal of impairment loss on property, plant and equipment and investment properties (net)	(40,284)	(10,288)
Management fee income received/receivable in the form of units in an associate	(11,255)	(11,063)
Negative goodwill on acquisition of subsidiaries	–	(38,752)
Profit on sale of property, plant and equipment and investment properties (net)	(138,573)	(109,908)
Property, plant and equipment and investment properties written off	5,611	7,608
Share of after-tax profit of associates	(14,150)	(3,415)
Share of after-tax profit of joint ventures	(46,641)	(44,233)
Tax expense	162,061	123,762
	774,775	934,632
Changes in working capital:		
Development properties	69,396	1,230,668
Contract costs	(24,452)	42,582
Contract assets	617,240	(472,037)
Consumable stocks and trade and other receivables	(313,674)	(93,312)
Trade and other payables and provisions	(84,212)	(2,686)
Contract liabilities	(3,015)	(464,834)
Employee benefits	7,308	1,403
Cash generated from operations	1,043,366	1,176,416
Tax paid	(113,693)	(226,063)
Net cash from operating activities	929,673	950,353

Condensed Interim Consolidated Statement of Cash Flows (cont'd)
Full year ended 31 December 2024

	Note	Group 12 months ended 31 December 2024 $'000	Group 12 months ended 31 December 2023 $'000
Cash flows from investing activities			
Acquisition of subsidiaries (net of cash acquired)	25	(345,583)	(635,888)
Deposit placed for acquisition of investment properties		(6,865)	–
Deposit placed for acquisition of property, plant and equipment		(1,208)	–
Dividends received:			
- associates		41,383	33,030
- joint ventures		50,440	42,331
- financial investments		5,319	6,177
Increase in investments in associates		–	(132,733)
Increase in investments in joint ventures		(41,244)	(22,610)
Return of capital from a joint venture and associates		10,932	9,330
Increase in amounts owing by equity-accounted investees		(51,562)	(209,177)
Interest received		78,723	67,020
Payments for capital expenditure on investment properties		(467,735)	(232,137)
Payments for purchase of property, plant and equipment		(185,292)	(279,586)
Payments for purchase of investment properties		(214,838)	(618,621)
Proceeds from sale of property, plant and equipment and investment properties		162,752	139,278
Proceed from disposal of subsidiary, net of cash disposed	24	97,167	–
Purchase of financial assets (net)		(131,073)	(79,222)
Proceeds from distributions from and redemptions of investments in financial assets		6,170	18,897
Settlement of financial derivatives		9,521	33,767
Net cash used in investing activities		(982,993)	(1,860,144)
Cash flows from financing activities			
Acquisition of non-controlling interests		(73,913)	(168)
Dividends paid		(126,270)	(206,240)
Payment of lease liabilities and finance lease payables		(26,871)	(24,701)
Interest paid (including amounts capitalised in property, plant and equipment, investment properties and development properties)		(586,853)	(459,245)
Net decrease in amounts owing to related parties and non-controlling interests		(97,622)	(163,787)
Net proceeds from revolving credit facilities		291,458	266,971
Decrease/(Increase) in restricted cash		3,239	(20,364)
Payment of financing transaction costs		(14,331)	(9,263)
Purchase of own preference shares		(23,227)	(25,808)
Purchase of treasury shares		(79,399)	–
Proceeds from bank borrowings		2,366,474	2,023,181
Repayment of bank borrowings		(1,590,598)	(875,405)
Proceeds from issuance of bonds and notes		1,540,312	668,800
Repayment of bonds and notes		(890,000)	(448,000)
Net cash from financing activities		692,399	725,971
Net increase/(decrease) in cash and cash equivalents		639,079	(183,820)
Cash and cash equivalents at beginning of the year		2,044,198	2,248,147
Effect of exchange rate changes on balances held in foreign currencies		(13,625)	(20,129)
Cash and cash equivalents at end of the year		2,669,652	2,044,198

Condensed Interim Consolidated Statement of Cash Flows (cont'd)
Full year ended 31 December 2024

		Group	
	Note	**As at 31 December 2024 $'000**	**As at 31 December 2023 $'000**
Cash and cash equivalents at the end of the year comprises:			
Cash and cash equivalents in the statement of financial position		3,001,384	2,400,431
Restricted deposits included in other non-current assets	15	84,162	110,802
Less: Bank overdrafts		(277,338)	(325,630)
Less: Restricted cash		(138,556)	(141,405)
		2,669,652	2,044,198

Significant non-cash transactions

There were the following significant non-cash transactions during the year:

- Dividends amounting to $596,000 (2023: $1,263,000) were paid by a subsidiary to its non-controlling interests in the form of additional shares in that subsidiary.

- Management fee income of $11,255,000 (2023: $11,063,000) was received and receivable by the Group in the form of units in an associate.

- During the year, in connection with the acquisition of remaining 35% equity stake in Shenzhen Longgang District Science and Technology Development Park Co., Ltd ("Shenzhen Longgang") that the Group does not own from non-controlling interest, the Group entered into an agreement with the non-controlling interest to transfer certain office units in Hong Leong Technology Park to them as settlement of $124,623,000 (RMB668.2 million) for the amounts owing to non-controlling interest.

Notes to the Condensed Interim Financial Statements

1. Corporate Information

City Developments Limited (the “Company”) is incorporated in the Republic of Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange.

The principal activities of the Company are those of a property developer and owner, and investment holding.

The principal activities of the subsidiaries are those of property developers and owners, hotel owners and operators, a club owner and operator and owner, investment in properties and in shares, property management, project management and provision of consultancy, procurement and laundry services.

The condensed interim consolidated financial statements as at and for the six months and full year ended 31 December 2024 relate to the Company and its subsidiaries (together referred to as the Group and individually as Group entities) and the Group’s interests in associates and joint ventures.

2. Basis of Preparation

The condensed interim financial statements for the six months and full year ended 31 December 2024 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Committee and IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board, and should be read in conjunction with the Group’s last annual consolidated financial statements as at and for the year ended 31 December 2023. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2023. All references to SFRS(I)s and IFRS Accounting Standards are subsequently referred to as SFRS(I) in the financial statements.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are presented in Singapore dollar which is the Company’s functional currency. All financial information has been rounded to the nearest thousand, unless otherwise stated.

2.1 New accounting standards and amendments

The Group has applied the following amendments to SFRS(I) for the first time for the annual period beginning on 1 January 2024:

- Amendments to SFRS(I) 16 *Lease Liability in a Sale and Leaseback*
- Amendments to SFRS(I) 1-7 and SFRS(I) 7 *Supplier Finance Arrangements*

The application of these amendments to accounting standards and interpretations did not have a material effect on the financial statements.

The Group early adopted the Amendments to SFRS(I) 1-1 *Classification of Liabilities as Current and Non-current* and Amendments to SFRS(I) 1-1 *Non-current Liabilities with Covenants* in 2020 and 2022, respectively, which are effective for annual period beginning on or after 1 January 2024. The amendments as issued in 2020 and 2022 clarify the requirements for determining whether a liability should be current or non-current.

2.2 Use of judgements and estimates

The preparation of the financial statements in conformity with SFRS(I) requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

The significant judgements made by management in applying the Group's accounting policies and key sources of estimation uncertainty were the same as those described in the Group's combined financial statements as at and for the year ended 31 December 2024.

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. This includes a team that regularly reviews significant unobservable inputs and valuation adjustments and reports to the Group Chief Financial Officer who has overall responsibility for all significant fair value measurements. If third party information, such as broker quotes or independent valuers' report, is used to measure fair values, then the team assesses and documents the evidence obtained from the third parties to support the conclusion that these valuations meet the requirements of SFRS(I), including the level in the fair value hierarchy in which the valuations should be classified.

Significant valuation issues are reported to the Group's Audit and Risk Committee and Board of Directors.

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

The Group recognises transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

3. Seasonal operations

The Group's business are not affected significantly by seasonal or cyclical factors during the financial year.

4. Segment information

Information reported to the Board of Directors for the purposes of resource allocation and assessment of segment performances is specifically focused on the functionality of services provided. The following summary describes the operations in each of the Group's reportable segments:

- Property development – develops and purchases properties for sale
- Hotel operations – owns and manages hotels
- Investment properties – develops and purchases investment properties for lease

Others comprises mainly investment in shares, management and consultancy services, and provision of laundry services.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the Board of Directors. Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

Segment results

	Property development $'000	Hotel operations $'000	Investment properties $'000	Total $'000	Others $'000	Total $'000
Six months ended 31 December 2024						
Total revenue (including inter-segment revenue)	471,188	876,580	256,989	1,604,757	136,132	1,740,889
Inter-segment revenue	–	(138)	(5,581)	(5,719)	(26,474)	(32,193)
External revenue	471,188	876,442^	251,408	1,599,038	109,658	1,708,696
Profit from operating activities	44,059	216,217	115,053	375,329	7,234	382,563
Share of after-tax profit/(loss) of associates and joint ventures	30,518	(9,730)	26,889	47,677	(4,922)	42,755
Finance income	30,118	49,287	(5,781)	73,624	8,815	82,439
Finance costs	(94,989)	(85,319)	(97,609)	(277,917)	(11,213)	(289,130)
Net finance costs	(64,871)	(36,032)	(103,390)	(204,293)	(2,398)	(206,691)
Reportable segment profit/(loss) before tax	9,706	170,455	38,552	218,713	(86)	218,627
Six months ended 31 December 2023						
Total revenue (including inter-segment revenue)	1,068,909	825,708	250,175	2,144,792	118,889	2,263,681
Inter-segment revenue	–	(93)	(5,430)	(5,523)	(20,734)	(26,257)
External revenue	1,068,909	825,615^	244,745	2,139,269	98,155	2,237,424
Profit from operating activities	189,669	255,096	75,743	520,508	11,499	532,007
Share of after-tax profit/(loss) of associates and joint ventures	38,559	6,117	(27,048)	17,628	(10,209)	7,419
Finance income	23,490	10,959	15,522	49,971	1,808	51,779
Finance costs	(107,269)	(76,763)	(77,253)	(261,285)	(36,887)	(298,172)
Net finance costs	(83,779)	(65,804)	(61,731)	(211,314)	(35,079)	(246,393)
Reportable segment profit/(loss) before tax	144,449	195,409	(13,036)	326,822	(33,789)	293,033

^ Revenue from hotel operations includes room revenue of $627.1 million (2H 2023: $587.7 million) for 2H 2024 from hotels that are owned by the Group.

	Property development $'000	**Hotel operations $'000**	**Investment properties $'000**	**Total $'000**	**Others $'000**	**Total $'000**
Full year ended 31 December 2024						
Total revenue (including inter-segment revenue)	939,438	1,622,391	510,686	3,072,515	254,500	3,327,015
Inter-segment revenue	–	(276)	(11,041)	(11,317)	(44,501)	(55,818)
External revenue	939,438	1,622,115^	499,645	3,061,198	209,999	3,271,197
Profit from operating activities	96,144	274,789	301,307	672,240	13,427	685,667
Share of after-tax profit/(loss) of associates and joint ventures	43,837	(10,505)	25,014	58,346	2,445	60,791
Finance income	61,367	92,137	13,592	167,096	19,541	186,637
Finance costs	(182,835)	(162,976)	(193,810)	(539,621)	(19,449)	(559,070)
Net finance (costs)/income	(121,468)	(70,839)	(180,218)	(372,525)	92	(372,433)
Reportable segment profit before tax	18,513	193,445	146,103	358,061	15,964	374,025
Full year ended 31 December 2023						
Total revenue (including inter-segment revenue)	2,792,570	1,498,700	460,057	4,751,327	234,001	4,985,328
Inter-segment revenue	–	(185)	(10,569)	(10,754)	(33,453)	(44,207)
External revenue	2,792,570	1,498,515^	449,488	4,740,573	200,548	4,941,121
Profit from operating activities	382,327	302,979	113,286	798,592	19,936	818,528
Share of after-tax profit/(loss) of associates and joint ventures	78,467	2,074	(27,808)	52,733	(5,085)	47,648
Finance income	50,284	27,663	17,679	95,626	2,344	97,970
Finance costs	(171,546)	(144,152)	(143,936)	(459,634)	(31,944)	(491,578)
Net finance costs	(121,262)	(116,489)	(126,257)	(364,008)	(29,600)	(393,608)
Reportable segment profit/(loss) before tax	339,532	188,564	(40,779)	487,317	(14,749)	472,568

^ Revenue from hotel operations includes room revenue of $1,137.1 million (FY 2023: $1,056.4 million) for FY 2024 from hotels that are owned by the Group.

Segment Assets and Liabilities

	Property development $'000	Hotel operations $'000	Investment properties $'000	Total $'000	Others $'000	Total $'000
31 December 2024						
Reportable segment assets	9,344,790	6,207,846	8,533,726	24,086,362	1,471,009	25,557,371
Deferred tax assets						35,414
Tax recoverable						14,102
Total assets						25,606,887
Reportable segment liabilities	6,053,893	3,606,802	5,546,596	15,207,291	456,175	15,663,466
Deferred tax liabilities						415,039
Provision for taxation						219,384
Total liabilities						16,297,889
31 December 2023						
Reportable segment assets	9,029,459	5,985,831	7,770,729	22,786,019	1,399,510	24,185,529
Deferred tax assets						28,804
Tax recoverable						19,689
Total assets						24,234,022
Reportable segment liabilities	5,769,439	3,537,063	4,349,352	13,655,854	444,387	14,100,241
Deferred tax liabilities						368,510
Provision for taxation						225,927
Total liabilities						14,694,678

5. Revenue

Revenue of the Group includes property development income, income from owning and operating hotels, rental income, dividend income and others but excludes intra-group transactions. Property development income consists mainly of sale proceeds of commercial and residential properties. Others include mainly management and consultancy fees, and income from the provision of laundry services.

	Group			
	6 months ended 31 December 2024 $'000	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Dividends from investments:				
- fellow subsidiaries				
- quoted equity investments – at FVOCI	408	380	1,387	1,822
- unquoted equity investments – at FVOCI	2,869	3,206	2,869	3,206
- others				
- quoted equity investments – mandatorily at FVTPL	269	202	349	286
- unquoted equity investments – at FVOCI	714	863	714	863
Hotel operations for which revenue is:				
- recognised at a point in time	249,361	237,923	485,061	442,139
- recognised over time	627,081	587,692	1,137,054	1,056,376
Development properties for which revenue is:				
- recognised at a point in time	187,890	680,003	449,233	1,760,838
- recognised over time	283,298	388,906	490,205	1,031,732
Rental income from investment properties	251,408	244,745	499,645	449,488
Others	105,398	93,504	204,680	194,371
	1,708,696	2,237,424	3,271,197	4,941,121

Disaggregation of revenue

In the following table, revenue from contract with customers is disaggregated by geographical markets and timing of revenue recognition. The total disaggregated revenue of the Group excludes rental income from investment properties and dividend income from investments. The table also includes a reconciliation of the disaggregated revenue with the Group's reportable segments.

	← Reportable segments			→				
	Property development		Hotel operations		Others		Total	
	6 months ended 31 December 2024 $'000	6 months ended 31 December 2023 $'000	6 months ended 31 December 2024 $'000	6 months ended 31 December 2023 $'000	6 months ended 31 December 2024 $'000	6 months ended 31 December 2023 $'000	6 months ended 31 December 2024 $'000	6 months ended 31 December 2023 $'000
Geographical market								
Singapore	308,824	450,692	151,265	161,438	105,367	93,474	565,456	705,604
Japan	–	495,547	–	–	–	–	–	495,547
China	103,991	76,906	20,357	21,376	23	–	124,371	98,282
United States	–	–	255,346	267,077	–	–	255,346	267,077
United Kingdom	29,734	20,391	211,360	199,340	6	30	241,100	219,761
Australasia	28,639	25,349	66,720	45,563	–	–	95,359	70,912
Rest of Asia (excluding Singapore and China)	–	24	122,515	111,903	2	–	122,517	111,927
Other countries	–	–	48,879	18,918	–	–	48,879	18,918
	471,188	1,068,909	876,442	825,615	105,398	93,504	1,453,028	1,988,028
Timing of revenue recognition								
Products and services transferred at a point in time	187,890	680,003	249,361	237,923	5,205	5,369	442,456	923,295
Products and services transferred over time	283,298	388,906	627,081	587,692	100,193	88,135	1,010,572	1,064,733
	471,188	1,068,909	876,442	825,615	105,398	93,504	1,453,028	1,988,028

	Reportable segments							
	Property development		**Hotel operations**		**Others**		**Total**	
	12 months ended 31 December 2024 $'000	**12 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Geographical market								
Singapore	545,355	2,110,209	296,215	288,976	204,613	194,311	1,046,183	2,593,496
Japan	–	495,547	–	–	–	–	–	495,547
China	289,887	101,430	39,187	37,314	32	–	329,106	138,744
United States	–	–	466,441	475,961	–	–	466,441	475,961
United Kingdom	52,429	50,257	377,662	361,608	33	60	430,124	411,925
Australasia	51,767	35,103	131,848	85,152	–	–	183,615	120,255
Rest of Asia (excluding Singapore and China)	–	24	235,311	211,966	2	–	235,313	211,990
Other countries	–	–	75,451	37,538	–	–	75,451	37,538
	939,438	2,792,570	1,622,115	1,498,515	204,680	194,371	2,766,233	4,485,456
Timing of revenue recognition								
Products and services transferred at a point in time	449,233	1,760,838	485,061	442,139	9,448	11,245	943,742	2,214,222
Products and services transferred over time	490,205	1,031,732	1,137,054	1,056,376	195,232	183,126	1,822,491	2,271,234
	939,438	2,792,570	1,622,115	1,498,515	204,680	194,371	2,766,233	4,485,456

6. Net finance costs

	Group			
	6 months ended 31 December 2024 $'000	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Finance income				
Interest income	60,435	48,208	115,452	95,108
Fair value gain on financial derivatives	2,955	3,571	–	2,862
Fair value gain on financial assets measured at fair value through profit or loss (net)	–	–	1,092	–
Net exchange gain	19,283	–	70,627	–
	82,673	51,779	187,171	97,970
Interest capitalised	(234)	–	(534)	–
Total finance income	82,439	51,779	186,637	97,970
Finance costs				
Amortisation of transaction costs capitalised	(5,243)	(3,106)	(10,261)	(6,612)
Interest expense	(301,528)	(264,745)	(588,734)	(485,832)
Fair value loss on financial derivatives	–	–	(227)	–
Fair value loss on financial assets measured at fair value through profit or loss (net)	(1,869)	(16,313)	–	(36,389)
Unwinding of discount on non-current liabilities	(3,037)	(1,118)	(6,346)	(1,133)
Net exchange loss	–	(30,920)	–	(4,472)
	(311,677)	(316,202)	(605,568)	(534,438)
Finance costs capitalised	22,547	18,030	46,498	42,860
Total finance costs	(289,130)	(298,172)	(559,070)	(491,578)
Net finance costs	(206,691)	(246,393)	(372,433)	(393,608)

7. Profit before tax

Profit before tax included the following:

		Group			
	Note	**6 months ended 31 December 2024 $'000**	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Other income					
Gain on disposal of subsidiary	24	91,894	–	91,894	–
Gain on dilution of associates		–	2,493	–	2,776
Gain on liquidation of subsidiaries		–	5	–	5
Gain on insurance claims		1,617	327	16,555	327
Negative goodwill on acquisition of a subsidiary	25	–	38,752	–	38,752
Profit on sale of property, plant and equipment and investment properties (net)		18,646	94,309	138,573	109,908
Others		22,519	3,517	24,993	6,469
		134,676	139,403	272,015	158,237

	Group			
	6 months ended 31 December 2024	**6 months ended 31 December 2023**	**12 months ended 31 December 2024**	**12 months ended 31 December 2023**
	$'000	**$'000**	**$'000**	**$'000**
Other expenses				
Allowance made for foreseeable loss on development properties (net)	(4,646)	(66,433)	(4,236)	(49,663)
Depreciation and amortisation	(142,241)	(121,058)	(277,323)	(254,030)
Impairment loss on receivables and bad debts written off (net)	(8,005)	(5,640)	(18,713)	(8,116)
Reversal of impairment loss on property, plant and equipment (net)	59,797	54,037	59,797	54,037
Impairment loss on investment properties (net)	(19,513)	(9,644)	(19,513)	(43,749)
Loss on dilution of an associate	(558)	–	(2,723)	–
Loss on liquidation of a subsidiary	(9)	–	(9)	–
Property, plant and equipment and investment properties written off	(4,331)	(463)	(5,611)	(7,608)

8. **Tax expense**

Tax expense for the period/year was derived at by applying the varying statutory tax rates on the taxable profit and taxable/deductible temporary differences of the different countries in which the Group operates.

	Group			
	6 months ended 31 December 2024 $'000	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Current tax expense				
Current year				
- Corporate income tax	38,856	75,760	97,576	130,497
- Global minimum top-up tax	749	–	749	–
Over provision in respect of prior years	(9,155)	(45,409)	(5,810)	(67,015)
	30,450	30,351	92,515	63,482
Deferred tax expense				
Movements in temporary differences	50,752	25,591	33,462	36,169
Effects of changes in tax rates and legislation*	(123)	–	22,198	–
Under/(Over) provision in respect of prior years	6,008	(23,448)	(13,545)	(11,076)
	56,637	2,143	42,115	25,093
Land appreciation tax	4,419	6,423	17,885	10,190
Withholding tax	3,504	22,876	9,546	24,997
Total tax expense	95,010	61,793	162,061	123,762

* Effects of changes in tax rates and legislation for FY 2024 was largely attributable to a change in New Zealand tax legislation which removed the ability to claim tax depreciation on commercial buildings, that came into effect in current period. The Group has provided a one-off deferred tax liability adjustment of approximately $20.8 million (NZ$ 25.8 million) in relation to its hotels and other property portfolio located in New Zealand.

<u>Pillar Two Income Tax</u>
Pillar Two legislation has been enacted or substantively enacted in certain jurisdictions the Group operates. The Group is in scope of the enacted or substantively enacted legislation.

The Group has applied a temporary mandatory relief from deferred tax accounting for the impact of the top-up tax and accounts for it as a current tax when it is incurred.

9. Earnings per share

Basic earnings per share is calculated based on:

	Group			
	6 months ended 31 December 2024 $'000	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Profit attributable to owners of the Company	113,541	250,828	201,316	317,313
Less:				
Dividends on non-redeemable convertible non-cumulative preference shares	(5,255)	(5,855)	(10,467)	(12,254)
Profit attributable to ordinary shareholders after adjustment for non-redeemable convertible non-cumulative preference dividends	108,286	244,973	190,849	305,059
Weighted average number of ordinary shares				
Weighted average number of ordinary shares during the period/year	893,401,730	906,901,330	896,873,407	906,901,330
Basic earnings per share	12.1 cents	27.0 cents	21.3 cents	33.6 cents

Diluted earnings per share is based on:

	Group			
	6 months ended 31 December 2024 $'000	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Profit attributable to ordinary shareholders after adjustment for non-redeemable convertible non-cumulative preference dividends	108,286	244,973	190,849	305,059
Add:				
Dividends on non-redeemable convertible non-cumulative preference shares	–	5,855	–	12,254
Net profit used for computing diluted earnings per share	108,286	250,828	190,849	317,313
Weighted average number of ordinary shares used in the calculation of basic earnings per share	893,401,730	906,901,330	896,873,407	906,901,330
Potential ordinary shares issuable under non-redeemable convertible non-cumulative preference shares	–	44,240,765	–	44,616,717
Weighted average number of ordinary shares and potential shares assuming full conversion of preference shares	893,401,730	951,142,095	896,873,407	951,518,047
Diluted earnings per share	12.1 cents	26.4 cents	21.3 cents	33.3 cents

For the 6 months ended 31 December 2024 and the year ended 31 December 2024, the diluted earnings per share is the same as basic earnings per share as the conversion of the non-redeemable convertible non-cumulative preference shares was considered anti-dilutive.

10. Net asset value

	Group		Company	
	31 December 2024	**31 December 2023**	**31 December 2024**	**31 December 2023**
	$	**$**	**$**	**$**
Net asset value per ordinary share	10.17	10.12	7.96	7.72

11. Property, plant and equipment

During the year ended 31 December 2024, the Group acquired one hotel property amounting to $355.9 million (inclusive of capitalised transaction cost) via acquisition of subsidiary (refer to note 25).

<u>Valuation of property, plant and equipment</u>

The Group's property, plant and equipment (PPE) relates largely to the hotel portfolio and is carried at cost less accumulated depreciation and impairment losses.

The Group undertakes an annual review of the carrying amounts of hotels and property assets for indicators of impairment. Where indicators of impairment were identified, the recoverable amounts were estimated based on internal or external valuations undertaken by the Group. The cash generating units (CGU) are individual hotels.

The recoverable amounts of the individual hotels, being the higher of the fair value less costs to sell and the value-in-use, were predominantly determined using the fair value less costs to sell approach and were estimated using the discounted cash flow method and income capitalisation method (31 December 2023: discounted cash flow method). Under the discounted cash flow method, the fair value measurement reflects current market expectations about an efficient third party operator's future cash flows. The discounted cash flows method involves estimating each hotel's future cash flows and discounting the cash flows with an internal rate of return to arrive at the market value, taking into consideration the assumptions in respect of revenue growth (principally factoring in room rate and occupancy growth) and major expense items for each hotel. The future cash flows are based on assumptions about competitive growth rates for hotels in that area, as well as the internal business plan for the hotel in the relevant market. These plans and forecasts include management's most recent view of trading prospects for the hotel in the relevant market. The income capitalisation method involves capitalising the projected net operating income of the hotel in its stabilised trading year using an appropriate capitalisation rate, while factoring in allowances for the income shortfall up to stabilisation and any capital expenditures incurred.

Where appropriate, the Group sought guidance on the fair values of the hotels from independent external valuers with appropriate professional qualifications and recent experience in the location and category of the properties being valued. In relying on the valuation reports, the Group has exercised its judgement and is satisfied that the valuation method and estimates are reflective of current market conditions.

Based on the above impairment assessment, the Group has reversed a net impairment loss of $59.8 million for FY 2024 (FY 2023: $54.0 million).

12. Investment properties

	Note	Group $'000	Company $'000
Cost			
At 1 January 2023		6,137,379	613,493
Acquisition of subsidiaries, including acquisition costs	25	635,489	–
Additions		858,528	14,724
Disposal/Written off		(53,109)	(543,655)
Translation differences on consolidation		(4,210)	–
At 31 December 2023 and 1 January 2024		7,574,077	84,562
Additions		716,040	116
Disposal/Written off		(48,843)	(35,912)
Disposal of subsidiaries	24	(20,152)	–
Transfer to asset held for sale	18	(119,702)	–
Translation differences on consolidation		(28,027)	–
At 31 December 2024		8,073,393	48,766
Accumulated depreciation and impairment losses			
At 1 January 2023		1,170,365	207,002
Charge for the year		115,012	13,810
Disposal/Written off		(42,283)	(192,096)
Impairment loss recognised		43,749	–
Translation differences on consolidation		(3,810)	–
At 31 December 2023 and 1 January 2024		1,283,033	28,716
Charge for the year		135,544	757
Disposal/Written off		(25,183)	(14,718)
Disposal of subsidiaries	24	(13,525)	–
Impairment loss recognised		19,513	–
Transfer to asset held for sale	18	(24,006)	–
Translation differences on consolidation		2,376	–
At 31 December 2024		1,377,752	14,755
Carrying amounts			
At 1 January 2023		4,967,014	406,491
At 31 December 2023		6,291,044	55,846
At 31 December 2024		6,695,641	34,011
Fair value			
At 1 January 2023		10,899,043	1,820,028
At 31 December 2023		12,435,975	363,418
At 31 December 2024		13,006,637	230,618

During the year ended 31 December 2023, the Group acquired certain investment properties via acquisition of subsidiaries (refer to note 25).

During the year ended 31 December 2023, the Company disposed of certain investment properties of net carrying amount of $349.0 million to subsidiaries of the Group for consideration of $1,482.8 million.

Valuation of investment properties

The Group's investment properties portfolio include its commercial portfolio held for rental income (comprising office, retail, industrial, purpose-built student accommodation and residential for lease), as well as hotels that are under the master lease structure, which earn rental income.

The Group adopts the accounting policy to account for its investment properties at cost less accumulated depreciation and impairment losses.

For a majority of the Group's investment properties, the fair values are determined by independent external valuers. The fair values of certain investment properties located in Singapore are based on in-house valuations conducted by a licensed valuer who is also an officer of the Company. The valuers have appropriate recognised professional qualifications and have experience in the location and category of the investment properties being valued.

The valuations were predominantly based on the direct comparison, income capitalisation, standardised land value adjustment, discounted cash flow and residual methods. The direct comparison method involves an analysis of comparable sales of similar properties and adjusting the transacted prices to those reflective of the investment properties of the Group. The income capitalisation method capitalises an income stream into a present value using revenue multipliers or single-year capitalisation rates. The standardised land value adjustment method considers the price of standard land in the current situation of development and utilisation, under normal market conditions within legal maximum use term as at a special date, that is assessed and approved by the local government. The discounted cash flow method involves the estimation and projection of an income stream over a period and discounting the income stream with an internal rate of return to arrive at the market value. The residual method involves deducting the estimated cost to complete as of valuation date and other relevant costs from gross development value of the proposed development assuming satisfactory completion and accounting for developer's profit.

In relying on the valuation reports, the Group has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions.

Based on the above impairment assessment, the Group recognised an impairment loss of $19.5 million in FY 2024 (FY 2023: $43.7 million) on its investment properties.

13. Investments in associates

	Group	
	31 December 2024 $'000	**31 December 2023 $'000**
Investments in associates		
Investments in associates	1,308,234	1,355,520
Impairment loss	(3,000)	(3,000)
	1,305,234	1,352,520

14. Investments in joint ventures

	Group		Company	
	31 December 2024 $'000	**31 December 2023 $'000**	**31 December 2024 $'000**	**31 December 2023 $'000**
Investments in joint ventures				
Investments in joint ventures	1,174,618	1,134,475	37,360	37,360
Impairment loss	(12,164)	(12,105)	–	–
	1,162,454	1,122,370	37,360	37,360

15. Other non-current assets

	Group		Company	
	31 December 2024 $'000	**31 December 2023 $'000**	**31 December 2024 $'000**	**31 December 2023 $'000**
Amounts owing by subsidiaries	–	–	8,660,230	7,641,397
Amounts owing by joint ventures	801,737	292,834	–	–
Deposits	34,530	11,898	–	–
Other receivables	13,928	7,256	–	–
Restricted bank deposits	84,162	110,802	–	–
	934,357	422,790	8,660,230	7,641,397
Prepayments	31,609	28,128	–	–
Intangible assets	2,073	1,609	–	–
Deferred tax assets	35,414	28,804	–	–
	1,003,453	481,331	8,660,230	7,641,397

16. Development properties

The Group accounts for its development properties at the lower of cost or net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and selling expenses.

Allowance for foreseeable losses is determined by the management after taking into account estimated selling prices and estimated total construction costs and selling expenses. The estimated selling prices are based on recent selling prices for the development project or comparable projects and prevailing property market conditions. The estimated total construction costs are based on contracted amounts and, in respect of amounts not contracted for, management's estimates of the amounts to be incurred taking into consideration historical trends of the amounts incurred.

Based on its assessment, the Group recognised an allowance for foreseeable loss of $4.2 million (FY 2023: $49.7 million) during the year ended 31 December 2024.

17. Trade and other receivables

		Group		Company	
		31 December 2024 $'000	**31 December 2023 $'000**	**31 December 2024 $'000**	**31 December 2023 $'000**
Trade receivables		329,764	263,091	725	801
Impairment losses		(26,793)	(20,444)	(153)	(150)
		302,971	242,647	572	651
Other receivables	(a)	506,581	479,100	6,245	5,545
Impairment losses		(393,678)	(380,857)	(1,046)	(985)
		112,903	98,243	5,199	4,560
Accrued rent receivables		43,719	49,198	–	111
Impairment losses		(1,490)	(10,802)	–	–
		42,229	38,396	–	111
Deposits		186,661	13,585	271	278
Amounts owing by:					
- subsidiaries		–	–	7,213,297	6,498,901
- associates		12,971	17,705	1,284	1,289
- joint ventures		857,153	1,266,133	107,014	194,411
- fellow subsidiaries		1,007	132	–	–
		1,515,895	1,676,841	7,327,637	6,700,201
Prepayments		83,396	113,157	3,262	3,149
Tax recoverable		14,102	19,689	–	–
		1,613,393	1,809,687	7,330,899	6,703,350

(a) Included in other receivables of the Group as at 31 December 2024 is a receivable of $381.7 million (2023: $374.0 million) from HCP Chongqing Property Development Co., Ltd and its subsidiaries which has been fully impaired.

18. Assets held for sale

	Group	
	31 December 2024 $'000	**31 December 2023 $'000**
Assets held for sale		
Investment properties	95,900	–
Property, plant and equipment	10,188	–
	106,088	–

At 31 December 2024, assets held for sale relate to the following proposed divestments:

(a) The Group's indirect subsidiary, City Condominiums Pte Ltd, has entered into a sale and purchase agreement to dispose of two strata units in Fortune Centre (which is in the investment properties segment), to a third party for a sale consideration of $3.2 million. The sale is expected to be completed within the next one year.

(b) The Group has entered into a sale and purchase agreement to dispose of the retail component of Hong Leong City Center (which is in the investment properties segment), owned by Suzhou Global City Genway Properties Co Ltd., to a joint venture for a sale consideration of RMB548.1 million ($102.0 million). The sale was completed in February 2025 and the gain on disposal is not material to the Group.

(c) The Group's indirect subsidiary, Millennium & Copthorne Hotels Limited, has entered into a sale and purchase agreement to sell Millennium Hotel St. Louis (which is in the hotel operations segment), to a third party for a sale consideration of US$7.5 million ($10.2 million). The sale is expected to be completed within the next one year.

19. Share capital

	Company			
	2024		2023	
	Number of shares	$'000	Number of shares	$'000
Issued and fully paid ordinary share capital with no par value				
At 1 January	906,901,330	1,661,179	906,901,330	1,661,179
Less: Purchase of treasury shares	(13,499,600)	–	–	–
At 31 December	893,401,730	1,661,179	906,901,330	1,661,179
Issued and fully paid non-redeemable convertible non-cumulative preference share capital with no par value				
At 1 January	297,786,832	304,410	330,874,257	330,218
Less: Purchase and cancellation of preference shares	(29,778,683)	(23,227)	(33,087,425)	(25,808)
At 31 December	268,008,149	281,183	297,786,832	304,410
		1,942,362		1,965,589

As at 31 December 2024, 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 36,449,108 ordinary shares (31 December 2023: 40,499,009 ordinary shares).

During the year, the Company acquired 13,499,600 (2023: Nil) treasury shares for a total consideration of $79.4 million (including transaction costs) (2023: Nil). The consideration paid is recognised as deduction from the equity, and presented as treasury shares.

As at 31 December 2024, the Company held 15,899,600 treasury shares (31 December 2023: 2,400,000) which represented 1.78% of the total number of issued shares (excluding treasury shares).

During the year, the Company acquired 29,778,683 (2023: 33,087,425) preference shares for a total consideration of $23.2 million (2023: $25.8 million) and subsequently, cancelled them.

There were no sales, transfers, disposal, cancellation and/or use of treasury shares during the six months ended 31 December 2024 and 31 December 2023.

20. Interest-bearing borrowings

	Group		Company	
	31 December 2024 $'000	31 December 2023 $'000	31 December 2024 $'000	31 December 2023 $'000
Term loans	8,362,956	7,424,542	6,962,618	6,416,821
Bonds and notes	3,488,341	2,859,569	2,233,752	2,039,735
Bank loans	1,184,514	1,016,192	1,136,557	772,883
Bank overdrafts	277,338	325,630	–	–
	13,313,149	11,625,933	10,332,927	9,229,439
Non-current	8,717,481	7,713,087	6,556,534	6,714,608
Current	4,595,668	3,912,846	3,776,393	2,514,831
	13,313,149	11,625,933	10,332,927	9,229,439

Group's net borrowings, which refer to aggregate borrowings from banks, financial institutions and lease liabilities, after deducting cash and cash equivalents, are as follows. Unamortised balance of transaction costs have not been deducted from the gross borrowings.

	Group		**Company**	
	31 December 2024	**31 December 2023**	**31 December 2024**	**31 December 2023**
	$'000	**$'000**	**$'000**	**$'000**
Unsecured				
- repayable within one year	4,359,554	3,368,508	3,783,724	2,521,641
- repayable after one year	7,854,666	7,630,472	6,582,649	6,748,213
	12,214,220	10,998,980	10,366,373	9,269,854
Secured				
- repayable within one year	263,921	567,451	–	–
- repayable after one year	1,518,956	747,076	–	–
	1,782,877	1,314,527	–	–
Gross borrowings	13,997,097	12,313,507	10,366,373	9,269,854

	Group	
	31 December 2024	**31 December 2023**
	$'000	**$'000**
Gross borrowings	13,997,097	12,313,507
Less: cash and cash equivalents as shown in the statement of financial position	(3,001,384)	(2,400,431)
Less: restricted deposits included in other non-current assets	(84,162)	(110,802)
Net borrowings	10,911,551	9,802,274

Where secured, borrowings are collateralised by:

- mortgages on the borrowing companies' hotels, investment and development properties;
- assignment of all rights and benefits to sale, lease and insurance proceeds in respect of hotels, investment and development properties;
- pledge of cash deposits; and
- a statutory lien on certain assets of foreign subsidiaries.

Certain subsidiaries of the Group are subject to fulfillment of covenants relating to certain subsidiaries' balance sheet ratios on an on-going basis in connection with their banking facilities undertaken. The Group regularly monitors its compliance with these covenants. The Group has complied with the covenants throughout the period and expects to comply with the covenants for at least 12 months after the reporting date. Accordingly, the loans are classified as non-current liabilities as at 31 December 2024. Any failure to comply with the covenants may result in the loans becoming payable on demand.

21. Other liabilities

	Group		Company	
	31 December 2024 \$'000	**31 December 2023 \$'000**	**31 December 2024 \$'000**	**31 December 2023 \$'000**
Deferred income	39,441	45,569	–	–
Rental deposits	62,728	62,707	358	1,618
Non-current retention sums payable	30,027	26,045	–	–
Amounts owing to a subsidiary	–	–	645,000	–
Deferred consideration for land acquired	57,373	79,836	–	–
Miscellaneous (principally deposits received and payables)	17,014	16,147	–	–
	206,583	230,304	645,358	1,618

22. Trade and other payables

	Group		Company	
	31 December 2024 \$'000	**31 December 2023 \$'000**	**31 December 2024 \$'000**	**31 December 2023 \$'000**
Trade payables	222,429	240,874	1,802	30,300
Accruals	528,995	512,411	77,668	95,700
Deferred income	67,848	79,787	–	–
Other payables	88,732	72,276	1,359	1,200
Rental and other deposits	59,513	51,980	2,052	763
Retention sums payable	15,782	14,650	–	–
Amounts owing to:				
- subsidiaries	–	–	943,016	1,199,466
- associates	6,963	6,932	–	–
- joint ventures	89,513	88,690	22,727	22,727
- fellow subsidiaries	16,134	118,874	–	–
- non-controlling interests	16,324	137,139	–	–
	1,112,233	1,323,613	1,048,624	1,350,156

23. Financial assets and financial liabilities

The carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy are as follows. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value. Further, the fair value disclosure of lease liabilities is also not required.

	Mandatorily at FVTPL $'000	FVOCI – equity investments $'000	Fair value – hedging instruments $'000	Amortised cost $'000	Total carrying amount $'000	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total fair value $'000
Group									
31 December 2024									
Financial assets measured at fair value									
Unquoted equity investments – at FVOCI	–	416,299	–	–	416,299	–	–	416,299	416,299
Unquoted equity investments – mandatorily at FVTPL	246,195	–	–	–	246,195	–	–	246,195	246,195
Quoted equity investments– at FVOCI	–	115,485	–	–	115,485	115,485	–	–	115,485
Quoted equity investments – mandatorily at FVTPL	6,911	–	–	–	6,911	6,911	–	–	6,911
Derivative financial assets	–	–	26,609	–	26,609	–	26,609	–	26,609
	253,106	531,784	26,609	–	811,499				
Financial assets not measured at fair value									
Other non-current assets^	–	–	–	934,357	934,357				
Trade and other receivables#	–	–	–	1,515,895	1,515,895				
Cash and cash equivalents	–	–	–	3,001,384	3,001,384				
	–	–	–	5,451,636	5,451,636				

^ *Excluding prepayments, intangible assets and deferred tax assets*
# *Excluding prepayments and tax recoverable*

	Fair value – hedging instruments $'000	Other financial liabilities $'000	Total carrying amount $'000	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total fair value $'000
Group							
31 December 2024							
Financial liabilities measured at fair value							
Derivative financial liabilities	17,453	–	17,453	–	17,453	–	17,453
Financial liabilities not measured at fair value							
Interest-bearing borrowings	–	13,313,149	13,313,149	–	13,311,838	–	13,311,838
Other liabilities@	–	167,142	167,142				
Trade and other payables@	–	1,044,385	1,044,385				
	–	14,524,676	14,524,676				

@ Excluding deferred income

	Mandatorily at FVTPL $'000	FVOCI – equity investments $'000	Fair value – hedging instruments $'000	Amortised cost $'000	Total carrying amount $'000	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total fair value $'000
Group									
31 December 2023									
Financial assets measured at fair value									
Unquoted equity investments – at FVOCI	–	426,353	–	–	426,353	–	–	426,353	426,353
Unquoted equity investments – mandatorily at FVTPL	184,489	–	–	–	184,489	–	–	184,489	184,489
Quoted equity investments– at FVOCI	–	27,203	–	–	27,203	27,203	–	–	27,203
Quoted equity investments – mandatorily at FVTPL	22,790	–	–	–	22,790	22,790	–	–	22,790
Derivative financial assets	–	–	54,318	–	54,318	–	54,318	–	54,318
	207,279	453,556	54,318	–	715,153				
Financial assets not measured at fair value									
Other non-current assets^	–	–	–	422,790	422,790				
Trade and other receivables#	–	–	–	1,676,841	1,676,841				
Cash and cash equivalents	–	–	–	2,400,431	2,400,431				
	–	–	–	4,500,062	4,500,062				

^ *Excluding prepayments, intangible assets and deferred tax assets*
# *Excluding prepayments and tax recoverable*

	Fair value – hedging instruments $'000	Other financial liabilities $'000	Total carrying amount $'000	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total fair value $'000
Group							
31 December 2023							
Financial liabilities measured at fair value							
Derivative financial liabilities	16,965	–	16,965	–	16,965	–	16,965
Financial liabilities not measured at fair value							
Interest-bearing borrowings	–	11,625,933	11,625,933	–	11,597,418	–	11,597,418
Other liabilities@	–	184,735	184,735				
Trade and other payables@	–	1,243,826	1,243,826				
	–	13,054,494	13,054,494				

@ *Excluding deferred income*

	Mandatorily at FVTPL $'000	FVOCI – equity investments $'000	Fair value – hedging instruments $'000	Amortised cost $'000	Other financial liabilities $'000	Total carrying amount $'000	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total fair value $'000
Company										
31 December 2024										
Financial assets measured at fair value										
Unquoted equity investments – at FVOCI	–	394,133	–	–	–	394,133	–	–	394,133	394,133
Quoted equity investments – at FVOCI	–	22,600	–	–	–	22,600	22,600	–	–	22,600
Quoted equity investments – mandatorily at FVTPL	1,430	–	–	–	–	1,430	1,430	–	–	1,430
Derivative financial assets	–	–	25,154	–	–	25,154	–	25,154	–	25,154
	1,430	416,733	25,154	–	–	443,317				
Financial assets not measured at fair value										
Other non-current assets	–	–	–	8,660,230	–	8,660,230				
Trade and other receivables#	–	–	–	7,327,637	–	7,327,637				
Cash and cash equivalents	–	–	–	544,785	–	544,785				
	–	–	–	16,532,652	–	16,532,652				
Financial liabilities measured at fair value										
Derivative financial liabilities	–	–	15,216	–	–	15,216	–	15,216	–	15,216
Financial liabilities not measured at fair value										
Interest-bearing borrowings	–	–	–	–	10,332,927	10,332,927	–	10,329,520	–	10,329,520
Other liabilities	–	–	–	–	645,358	645,358				
Trade and other payables	–	–	–	–	1,048,624	1,048,624				
	–	–	–	–	12,026,909	12,026,909				

\# *Excluding prepayments*

	Mandatorily at FVTPL $'000	FVOCI – equity investments $'000	Fair value – hedging instruments $'000	Amortised cost $'000	Other financial liabilities $'000	Total carrying amount $'000	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total fair value $'000
Company										
31 December 2023										
Financial assets measured at fair value										
Unquoted equity investments – at FVOCI	–	404,089	–	–	–	404,089	–	–	404,089	404,089
Quoted equity investments – at FVOCI	–	22,874	–	–	–	22,874	22,874	–	–	22,874
Quoted equity investments – mandatorily at FVTPL	1,894	–	–	–	–	1,894	1,894	–	–	1,894
Derivative financial assets	–	–	54,318	–	–	54,318	–	54,318	–	54,318
	1,894	426,963	54,318	–	–	483,175				
Financial assets not measured at fair value										
Other non-current assets	–	–	–	7,641,397	–	7,641,397				
Trade and other receivables#	–	–	–	6,700,201	–	6,700,201				
Cash and cash equivalents	–	–	–	533,801	–	533,801				
	–	–	–	14,875,399	–	14,875,399				
Financial liabilities measured at fair value										
Derivative financial liabilities	–	–	16,965	–	–	16,965	–	16,965	–	16,965
Financial liabilities not measured at fair value										
Interest-bearing borrowings	–	–	–	–	9,229,439	9,229,439	–	9,204,206	–	9,204,206
Other liabilities	–	–	–	–	1,618	1,618				
Trade and other payables	–	–	–	–	1,350,156	1,350,156				
	–	–	–	–	10,581,213	10,581,213				

\# *Excluding prepayments*

Measurement of fair values

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring Level 3 fair values, as well as the significant unobservable inputs used.

Financial instruments measured at Level 3 fair value

Type	Valuation techniques	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Unquoted debt investments – mandatorily at FVTPL	Discounted cash flows: The valuation model considers the present value of the expected future payments, discounted using a risk-adjusted discount rate.	2024: Not applicable 2023: Not applicable	The estimated fair value would increase/(decrease) if the discount rate were lower/(higher).
Unquoted equity investments – at FVOCI	The fair value is calculated using the net asset value (NAV) of the investee adjusted for the fair value of the underlying properties, where applicable. A discount is applied to take into consideration the non-marketable nature of the investment, where applicable.	NAV Discount rate: 2024: 20% 2023: 20%	The estimated fair value would increase/(decrease) if the NAV were higher/(lower). The estimated fair value would increase/(decrease) if the discount rate were lower/(higher).
Unquoted equity investments – mandatorily at FVTPL	The fair value is calculated using the NAV of the investee entity adjusted for the fair value of the underlying properties, where applicable.	NAV	The estimated fair value would increase/(decrease) if the NAV was higher/(lower).
	The fair value is calculated using the market approach of weighted price-to-sales multiples of comparable companies. A discount is applied to take into consideration the non-marketable nature of the investment, where applicable.	Price-to-sales multiples: 2024: 9.0 times 2023: 8.1 times Discount rate: 2024: 20% 2023: 20%	The estimated fair value would increase/(decrease) if the price-to-sales multiple were higher/(lower). The estimated fair value would increase/(decrease) if the discount rate were lower/ (higher).

Financial instruments measured at Level 2 fair value

Financial derivatives

The fair values of forward exchange contracts, cross-currency swaps and interest rate swaps are based on banks' quotes. Similar contracts are traded in an active market and the quotes reflect the actual transactions in similar instruments.

Financial instruments not measured at fair value

Interest-bearing borrowings

The fair value of borrowings which reprice after six months determined for disclosure purposes are calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date.

Transfers between levels in the fair value hierarchy

The Group and Company have not reclassified any investments between various levels in the fair value hierarchy during the period.

Level 3 fair values

The following table shows a reconciliation from the beginning balances to the ending balances for fair value measurements in Level 3 of the fair value hierarchy:

	Group			Company
	Unquoted debt investments mandatorily at FVTPL $'000	**Unquoted equity investments at FVOCI $'000**	**Unquoted equity investments mandatorily at FVTPL $'000**	**Unquoted equity investments at FVOCI $'000**
At 1 January 2024	–	426,353	184,489	404,089
Additions	–	–	45,644	–
Distribution of income and return of capital	–	–	(6,170)	–
Total gain recognised in profit or loss				
- finance income		–	17,049	–
Total loss for the period included in other comprehensive income				
- net change in fair value of equity investments at FVOCI	–	(10,054)	–	(9,957)
Translation differences on consolidation	–	–	5,183	–
At 31 December 2024	–	416,299	246,195	394,133
At 1 January 2023	20,011	432,164	136,713	407,903
Additions	–	–	78,858	–
Distribution of income and return of capital	–	–	(18,446)	–
Total loss recognised in profit or loss				
- finance expense	(19,650)	–	(9,601)	–
Total loss for the period included in other comprehensive income				
- net change in fair value of equity investments at FVOCI	–	(5,811)	–	(3,814)
Translation differences on consolidation	(361)	–	(3,035)	–
At 31 December 2023	–	426,353	184,489	404,089

24. Disposal of subsidiary

For the year ended 31 December 2024

On 14 October 2024, the Group, disposed of its 100% equity interest in Cideco Pte. Ltd. for a sale consideration (net of transaction costs) of $99.1 million.

Effects of disposals

The cash flows and net assets of subsidiary disposed of are provided below:

	Total $'000
Investment properties	6,627
Trade and other receivables	160
Cash and cash equivalents	1,949
Trade and other payables	(1,240)
Provision for taxation	(274)
Carrying amount of net assets disposed	7,222
Sale consideration, net of disposal costs	99,116
Carrying amount of net assets disposed	(7,222)
Gain on disposal of subsidiary	91,894
Sale consideration, net of disposal costs	99,116
Less: Cash and cash equivalents of subsidiary disposed	(1,949)
Net cash inflow on disposal of subsidiary	97,167

25. Acquisition of subsidiaries

For the year ended 31 December 2024

On 13 May 2024, the Group through its indirect wholly-owned subsidiary, Copthorne Hotel Holdings Limited, (i) acquired 100% of the shares and voting interests in Chalon Bidco SAS (subsequently renamed as Chalon Heritage Hotel Holdings SAS) which via its direct wholly-owned subsidiaries, holds the Hilton Paris Opéra hotel in France; and (ii) settled existing indebtedness amounts, for a total consideration of approximately $366.0 million (€249.7 million).

The acquisition was accounted for as an acquisition of assets.

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the acquisition date.

	Recognised amounts $'000
Property, plant and equipment	351,768
Other non-current assets	718
Consumable stocks	106
Trade and other receivables	7,209
Cash and cash equivalents	23,973
Trade and other payables	(40,734)
Interest-bearing borrowings	(161,520)
Shareholder loans	(132,650)
Net identifiable assets acquired	48,870
Cash flows relating to the acquisition	
Consideration for equity interest	48,870
Shareholder loans assumed	153,427
Repayment of bank loans and interests on behalf of acquired entity	163,716
Total consideration	366,013
Add: Acquisition-related costs	4,176
Less: Consideration not yet paid	(633)
Less: Cash and cash equivalents acquired	(23,973)
Total net cash outflow	345,583

For the year ended 31 December 2023

(a) On 9 March 2023, the Group through its indirect wholly-owned subsidiary, City Pinnacle UK Holdings Limited (formerly known as Maplegate Holdings Limited) (i) acquired 100% of the shares and voting interests in MPG St Katharine Limited, which via its direct/indirect wholly-owned subsidiaries holds the St Katharine Docks development in London, United Kingdom; and (ii) settled existing indebtedness amounts, for a total consideration of approximately $596.4 million (£372.8 million).

The acquisition was accounted for as an acquisition of assets.

(b) On 21 April 2023, the Group through its indirect wholly-owned subsidiary, Hoko Toowong Pty Ltd, acquired the remaining equity interests in the following entities for a total consideration of $5.7 million (AUD6.4 million), including payment for assumption of the joint venture loans:

(i) 58 High Street Pty Ltd (58 High Street) – 15% equity interest comprising 15 ordinary shares; and
(ii) 58 High Street Unit Trust (58 HS Trust) – equity interests comprising 15 Class A ordinary units and 45 Class B ordinary units. 58 HS Trust holds a residential property in Queensland, Australia.

Following the acquisition, 58 High Street and 58 HS Trust, previously accounted for as investment in joint ventures, became wholly-owned subsidiaries of the Group.

The acquisition was accounted for as an acquisition of assets.

(c) On 16 May 2023, the Group through its indirect wholly-owned subsidiary, Suzhou Longcheng Development Investment Co., Ltd, acquired a 100% equity stake in Suzhou Gaoxin Real Estate Co., Ltd which owns an undeveloped piece of land in Suzhou, for a consideration of $67.1 million (RMB350.0 million).

The acquisition was accounted for as an acquisition of assets.

(d) On 23 November 2023, the Group through its direct wholly-owned subsidiary, Grand Strategic Pte. Ltd. acquired 100% equity interest of Summervale Properties Pte. Ltd. ("Summervale") for a consideration of $2.

The acquisition was accounted for as business combination.

Identifiable assets acquired and liabilities assumed

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the acquisition dates.

	Recognised amounts		
	Business combination $'000	**Acquisition of assets $'000**	**Total $'000**
Investment properties	–	627,742	627,742
Development properties	–	67,525	67,525
Trade and other receivables	102	10,400	10,502
Cash and cash equivalents	40,578	5,416	45,994
Trade and other payables	(1,918)	(21,844)	(23,762)
Shareholders loans	–	(4,450)	(4,450)
Provision for taxation	(10)	(2,147)	(2,157)
Interest-bearing borrowings	–	(6,713)	(6,713)
	38,752	675,929	714,681
Amount previously accounted for as joint venture	–	–^	–^
Amount owing by joint venture	–	(6,515)	(6,515)
Net identifiable assets acquired	38,752	669,414	708,166
Cash flows relating to the acquisition			
Consideration for equity interest	–^	669,414	669,414
Shareholder loans assumed	–	4,450	4,450
Total consideration	–^	673,864	673,864
Add: Acquisition-related costs	77	8,072	8,149
Less: Acquisition-related costs not yet paid	–	(131)	(131)
Less: Cash and cash equivalents acquired	(40,578)	(5,416)	(45,994)
Total net cash outflow	(40,501)	676,389	635,888

Negative goodwill

Negative goodwill arising from the acquisition of Summervale had been recognised as follows:

	Total $'000
Consideration transferred	–^
Less: Fair value of identifiable net assets	(38,752)
Negative goodwill	(38,752)

^ Less than $1,000

The negative goodwill arising from the acquisition of Summervale was recognised in "other income" in the Group's consolidated profit or loss. The negative goodwill was attributed to the Group's commercial negotiation and agreement reached with the seller.

26. Significant change in interest in subsidiary without loss of control

On 12 June 2024, Shenzhen Hong Leong Technology Park Development Co., Ltd, an indirect wholly-owned subsidiary, acquired the remaining 35% equity in Shenzhen Longgang District Tusincere Science and Technology Development Park Co., Ltd for a total consideration of $62.6 million (RMB336.6 million).

The following summaries the effect of changes in the Group's ownership interests in the above subsidiary:

	2024 $'000
Consideration paid for acquisition of non-controlling interests	(62,580)
Net decrease in equity attributable to non-controlling interests	84,958
Net increase in equity interests attributable to owners of the Company	22,378
Represented by:	
Increase in capital reserve	22,378

27. Material related party transactions

Other than as disclosed elsewhere in the condensed interim financial statements, the material transactions with related parties based on terms agreed between the parties are as follows:

	Group			
	6 months ended 31 December 2024 $'000	**6 months ended 31 December 2023 $'000**	**12 months ended 31 December 2024 $'000**	**12 months ended 31 December 2023 $'000**
Management services fees received and receivable from:				
- fellow subsidiaries	139	194	1,304	1,224
- associates	10,533	8,144	22,481	15,996
- joint ventures	10,714	5,823	12,222	8,506
	21,386	14,161	36,007	25,726
Maintenance services fees received and receivable from:				
- a fellow subsidiary	225	209	438	404
- an associate	93	127	239	226
- joint ventures	631	1,434	1,206	2,627
	949	1,770	1,883	3,257
Rental and rental-related income received and receivable from:				
- a fellow subsidiary	–	176	59	350
- associates	6	3,465	1,235	6,543
- joint ventures	45	59	92	120
	51	3,700	1,386	7,013
Management services fee paid and payable to:				
- a fellow subsidiary	(92)	–	(92)	(33)
- joint ventures	–	–	–	(18)
	(92)	–	(92)	(51)
Rental and rental-related expenses paid and payable to:				
- a joint venture	(945)	(910)	(2,005)	(1,949)
- associates	(38,490)	(41,705)	(74,498)	(72,395)
	(39,435)	(42,615)	(76,503)	(74,344)

28. Commitments

The Group and the Company have the following commitments as at the reporting date:

	Group		Company	
	31 December 2024 $'000	**31 December 2023 $'000**	**31 December 2024 $'000**	**31 December 2023 $'000**
Development expenditure contracted but not provided for in the financial statements	838,502	743,324	–	–
Capital expenditure contracted but not provided for in the financial statements	1,027,092	608,868	–	–
Commitments in respect of purchase of properties for which deposits have been paid	773,771	121,780	–	–
Commitments in respect of investments in joint ventures and associates	82,545	95,810	–	–
Commitments in respect of capital contribution to investments in financial assets in:				
- related parties	16,567	21,758	–	–
- third parties	11,932	16,628	–	–

29. Contingent liabilities

The Group has claims arising in the ordinary course of business which are being contested, the outcome of which are not presently determinable. As at the reporting date, the Group had considered the probability of outflows of economic benefits pertaining to these claims pertaining to be remote. The Group continues to monitor the status of the claims.

Other Information Required by Listing Rule Appendix 7.2

1. **Review**

The condensed consolidated financial position of the Group as at 31 December 2024 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period and year then ended and certain explanatory notes have not been audited nor reviewed by the auditors.

2. **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

The Group achieved net profit after tax and non-controlling interest (PATMI) of $201.3 million for the full year ended 31 December 2024 (FY 2024) (FY 2023: $317.3 million), largely impacted by the timing of profit recognition from its property development segment and elevated financing costs.

Revenue

Revenue decreased by 33.8% to $3.3 billion (FY 2023: $4.9 billion) in FY 2024, primarily due to lower contributions from the property development segment. Notably, in FY 2023, the Group recorded a $1.0 billion contribution from its joint venture (JV) Executive Condominium (EC), Piermont Grand, recognised in its entirety when the project obtained its Temporary Occupation Permit (TOP) in January 2023, and the divestment of its freehold land site in Shirokane, Tokyo, for JPY 50 billion ($495.0 million) in Q3 2023.

The investment properties segment saw an 11.1% increase in revenue for FY 2024, driven by asset acquisitions and organic growth from the Group's flagship property, Republic Plaza, and Jungceylon Shopping Center in Phuket, which officially reopened in June 2024 following extensive asset enhancement works. Contributions from strategic acquisitions completed in 2023 and 2024, which included St Katharine Docks in London and several living sector assets in Tokyo and Osaka, also boosted revenue for FY 2024.

The hotel operations segment posted an 8.2% increase in revenue for FY 2024, mainly attributed to the addition of the Sofitel Brisbane Central hotel in December 2023 and the Hilton Paris Opéra hotel in May 2024, coupled with the official opening of M Social Phuket in June 2024 following refurbishment. The Group's global Revenue Per Available Room (RevPAR) continued to increase by 2.6% in FY 2024, following the exceptional 25.3% increase achieved for FY 2023 driven by the post-pandemic tourism recovery.

Profit Before Tax

The Group registered pre-tax profit of $374.0 million for FY 2024 (FY 2023: $472.6 million), in line with the decrease in revenue.

Due to the timing of profit recognition, the property development segment registered substantially lower profits in 2024 vis-à-vis 2023. High financing costs and construction delays for certain projects also impacted the Group's expected profit recognition schedule. In contrast, in FY 2023, substantial profit contributions came from Piermont Grand, the sale of the land site in Tokyo and other Singapore projects that obtained TOP, like Amber Park and Boulevard 88.

The investment properties segment reported a pre-tax profit for FY 2024 due to divestment gains from the sale of strata units in Citilink Warehouse Complex, Cititech Industrial Building and Fortune Centre, along with the sale of its entire equity stake in Cideco Pte. Ltd., which holds an industrial property, Cideco Industrial Complex, in Singapore.

The hotel operations segment reported a pre-tax profit for 2024 and positive EBITDA for all regions.

Notably, the Group's interest expense increased 21% to $588.7 million for FY 2024 (FY 2023: $485.8 million), which eroded profit.

Capital Position

As of 31 December 2024, the Group maintained a strong capital position with cash reserves of $2.8 billion[1] and cash and available undrawn committed bank facilities totalling $4.5 billion.

After factoring in fair value on investment properties, the Group's net gearing ratio stands at 69% (FY 2023: 61%), mainly due to acquisitions in FY 2024, such as the Zion Road land tender in Singapore, the Hilton Paris Opéra hotel in France and five Private Rented Sector (PRS) properties in Japan. Average borrowing costs stand at 4.4% for FY 2024 (FY 2023: 4.3%), reflecting the higher-for-longer interest rate levels witnessed in the key markets where the Group operates.

The Group maintained a substantial natural hedge for its overseas investments and will continue its proactive and disciplined approach to capital management.

There are no material concerns over the Group's ability to fulfil its near-term debt obligations.

Net Asset Value (NAV) per share stood at $10.17 as of 31 December 2024. Notably, the Group adopts the policy of stating its investment and hotel properties at cost less accumulated depreciation and impairment losses. Had the Group factored in fair value gains on its investment and hotel properties, its NAV would be as tabled below.

	31 December 2024 $/share	**31 December 2023 $/share**
NAV	10.17	10.12
Revalued NAV (RNAV)[(1)]	17.57	17.21
Revalued NAV (RNAV)[(2)]	19.86	19.46

[(1)] RNAV factors in the fair value gains on its investment properties.
[(2)] RNAV factors in the fair value gains on its investment properties and the revaluation surpluses on its hotel properties, which are accounted for as property, plant and equipment.

Share Buyback

In March 2024, CDL initiated a Share Buyback Programme for its ordinary shares via open market purchases in tranches, as its shares were trading significantly below their intrinsic value despite the Company's strong fundamentals. The Group purchased 13,499,600 ordinary shares for $79.4 million.

As of 31 December 2024, the Company holds a total of 15,899,600 ordinary shares. These shares are held as treasury shares.

In May 2024, CDL announced an off-market equal access scheme offer to buy back up to 29,778,683 Preference Shares, representing 10% of the total 297,786,832 Preference Shares in issue, at $0.78 per share. By the close of the offer, acceptances from Preference Shareholders amounted to approximately four times the maximum allowable buyback amount. All 29,778,683 Preference Shares were purchased for $23.2 million and subsequently cancelled, reducing the Company's financing cost related to the coupon payment obligation for these Preference Shares.

Dividend

The Board wishes to express appreciation for shareholders' confidence and continued support.

For FY 2024, the Board recommends a final ordinary dividend of 8.0 cents per share. Together with the special interim dividend of 2.0 cents per share, which was paid in September 2024, the total dividend for FY 2024 amounts to 10.0 cents per share (FY 2023: 12.0 cents per share), representing a dividend payout ratio of 47%.

[1] Net of overdraft.

Operational Highlights

Property Development

Singapore

The property market was subdued in the first nine months of 2024, with only about 3,000 private residential units sold. However, as interest rates moderated in 2H 2024 and there were signs that Singapore's economy was performing better than anticipated, a wave of new launches occurred and the accumulated pent-up demand led to a surge in sales volume in Q4 2024, resulting in 6,469 units (excluding ECs) sold for the full year. While transaction volumes for 2024 were on par with 2023, they are still significantly lower than the historical five-year average (from 2020 to 2024) of around 8,600 units. For FY 2024, private home prices rose 3.9%, lower than the 6.8% increase in 2023, reflecting a stabilising property market.

For FY 2024, the Group and its JV associates sold 1,489 units including ECs, with a total sales value of $2.97 billion (FY 2023: 730 units with a total sales value of $1.5 billion). The robust performance for 2024 was driven by four successful launches.

Month	Project	Location	Equity Stake	Total Units	Units Sold*	% Sold*
Jan	**Lumina Grand (EC)**	Bukit Batok West Avenue 5	100%	512	455	89%
Jul	**Kassia**	Flora Drive	33.3%	276	196	71%
Oct	**Norwood Grand**	Champions Way	100%	348	292	84%
Nov	**Union Square Residences**	Havelock Road	100%	366	114	31%

*As of 23 February 2025.

The Group's other launched projects also registered healthy sales. To date, Tembusu Grand, the 638-unit JV project in Katong is 92% sold (587 units) and the 408-unit The Myst on Upper Bukit Timah Road is 80% sold (325 units).

The Group's associate, Cityview Place Holdings Pte. Ltd., as subsidiary proprietor/owner of 203 units at the 228-unit The Residences at W Singapore Sentosa Cove, has sold 96 out of the 203 units since April 2024.

Irwell Hill Residences (540 units) in prime District 9 obtained its TOP. The project is almost fully sold, with only two units remaining, and most units have been handed over to buyers.

Overseas Markets

Australia

In Brisbane, 95% of the 97-unit Treetops at Kenmore JV project has been sold, with construction for Stage 1 completed and settled in Q2 2024. Stages 2 and 3 are also completed, with settlements in Q1 2025. At the 176-unit Brickworks Park, construction for Stage 1 (107 units) and Stage 2 (51 units) are set for completion in Q2 2025 and Q1 2026, respectively. Town planning lodgement for Stage 3 (18 units) was submitted in Q4 2024, with expected completion in 2H 2026. To date, 97% of the 149 launched units at Brickworks Park has been sold.

In Melbourne, the 58-unit Fitzroy Fitzroy JV project is 57% sold, with completion expected in Q2 2026. Australia's housing market remains acutely undersupplied, driving continued strong growth in home prices in the near term.

China

In FY 2024, the Group's wholly-owned subsidiary, CDL China Limited and its JV associates sold 136 residential, office and retail units, with a total sales value of RMB 874.9 million ($162.8 million).

For the new mixed-use development site acquired in Suzhou's High-Speed Railway New Town in 2023, the construction is progressing well and it is anticipated that the sales launch for the residential component with around 650 units will commence in late 2025.

To replenish its residential land bank in China, the Group announced on 1 November 2024 its joint acquisition of a rare mixed-use development site in Shanghai for RMB 8.94 billion (approximately $1.66 billion) or RMB 117,542 (approximately $21,827) per square metre per plot ratio (psm ppr) with its partner Lianfa Group Co., Ltd, following a government land tender. Through its wholly-owned subsidiary, Chenghong (Shanghai) Investment Co., Ltd., the Group holds a 51% controlling stake in the JV acquisition, which amounts to RMB 4.56 billion (approximately $846 million). The future development on the site can yield up to 77% of the GFA for residential use, with at least 19% for commercial purposes and 4% for public amenities. Construction is targeted to commence in Q4 2025, with estimated project completion by 2030. Sales for the residential component are expected to commence in 2026, and the project aims to achieve China's Three Star green building rating.

Investment Properties

Singapore

As of 31 December 2024, the Group's office portfolio[2] committed occupancy stood at 97.7%, exceeding the island-wide office occupancy of 89.4%[3]. This was primarily driven by increased occupancy at its JV project – South Beach, now at 94.4%, as well as Republic Plaza, the Group's flagship Grade A office building, now at 99.3%. Similarly, the Group's other key office assets, City House and King's Centre maintained healthy committed occupancies of 98.6% and 100%, respectively. All three wholly-owned office assets recorded healthy rental reversions. The improved office performance reflects the effectiveness of the Group's proactive asset management strategy.

The Group's Singapore retail portfolio[4] achieved a committed occupancy rate of 98.0% as of 31 December 2024, surpassing the island-wide retail occupancy of 93.8%[3]. City Square Mall, currently undergoing a phased Asset Enhancement Initiative (AEI), maintained a 95.7% committed occupancy for unaffected areas. The Group's other major retail assets, Palais Renaissance and Quayside Isle, reported high committed occupancies of 99.5% and 100%, respectively.

Overseas Markets

China

As of 31 December 2024, the occupancy for the Group's office portfolio in China was 58.6%, reflecting the inherent challenges of the office leasing market. Efforts have been made to enhance asset efficiency, including repurposing certain spaces to improve long-term income stability. These initiatives, coupled with a newly secured lease, raised Hong Leong Hongqiao Center's occupancy to 70% in January 2025.

Thailand

As of 31 December 2024, the Group's Jungceylon Shopping Center reported a committed occupancy of 90.3%. A strong rental reversion of 50% for renewed leases was also achieved over the previous leases signed during the pandemic. Phuket's tourism continued to rebound with total arrivals up 23% year-on-year (y-o-y). For FY 2024, international arrivals reached 99% of pre-pandemic levels, boosting the mall's foot traffic by 30%. Tenants' GTO sales also improved by 74.4% y-o-y, reflecting increased shopper confidence.

UK

The Central London office market remains quite resilient despite economic headwinds. As of 31 December 2024, the Group's UK commercial portfolio reported a committed occupancy of 79.5%, pulled down by several tenants vacating their premises at 125 Old Broad Street, Aldgate House and St Katharine Docks. However, with over 153,000 sq ft of renewals/lettings achieved in 2024, occupancies are expected to stabilise and start trending up again.

The recent refurbishment of the reception at 125 Old Broad Street has been a significant driver behind existing tenants expanding within the building as well as new occupiers moving in. The Group has also secured a new letting at St Katharine Docks and an existing tenant at Aldgate House has expanded into the ground floor retail unit.

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[2] Includes South Beach (in accordance with CDL's proportionate ownership). Excludes assets planned for redevelopment and divestment (ceased leasing activities)
[3] Based on URA real estate statistics for Q4 2024
[4] Includes South Beach and Sengkang Grand Mall (in accordance with CDL's proportionate ownership). Excludes assets planned for redevelopment, divestment (ceased leasing activities) and City Square Mall units affected by AEI

The Living Sector

Private Rented Sector (PRS)

UK:

In 2024, the UK PRS demonstrated growth, driven by strong demand, supply shortages and shifting demographic trends.

The Group expanded its living sector portfolio with the acquisition of The Yardhouse, a forward-funded co-living development in White City, London in Q1 2024 for £88.0 million (approximately $148.6 million). This 209-unit PRS project is in one of Central London's key regeneration zones, marking CDL's first co-living venture in the UK. Construction is in progress for The Octagon, a 370-unit PRS project in Birmingham, which topped out its structure in September 2024, and The Joinery, a 261-unit PRS project in Manchester. The estimated practical completion for both projects is Q3 2025 and Q2 2026, respectively.

Japan:

The Group completed its forward-commitment investment in Splendide VII, a 264-unit PRS asset in Osaka in December 2024. At the end of 2024, the Group owns 40 assets comprising 2,246 units with strong average occupancy rate of 95%, demonstrating the resilience of Japan's rental market amid fluctuating global economic conditions. The positive performance and strong leasing activity highlight Japan's multifamily market as a stable, relatively low-risk investment opportunity, reinforcing the Group's strategic focus on key cities with strong residential rental demand.

Australia:

Construction of the 237-unit Southbank development in Melbourne is 68% complete and on track for Q1 2026 delivery. The 326-unit Toowong development in Brisbane is currently on hold pending stabilisation of construction costs. While costs have shown recent signs of moderation, the Group is closely monitoring the Brisbane market. Across Australia, rents grew 4.8% in 2024.

Purpose-Built Student Accommodation (PBSA)

UK:

To mitigate rising operating costs for its 2,368-bed PBSA portfolio, the Group took proactive steps to enhance operational efficiency and actively hedged the portfolio's utility contracts. The portfolio achieved over 90% occupancy for Academic Year 2024/2025.

Hotel Operations

The Group's hotels achieved a global Revenue Per Available Room (RevPAR) growth of 2.6% to $172.5 for FY 2024 (FY 2023: $168.1) mainly due to higher room occupancy and average room rate (ARR) from Australasia, as well as Rest of UK and Europe, with continued growth in RevPAR in Rest of Asia, London and New York markets.

Key Operating Statistics for Hotels Owned by the Group:

	Room Occupancy			Average Room Rate			RevPAR			GOP Margin		
	FY 2024	FY 2023	Incr/ (Decr)	FY 2024	FY 2023*	Incr/ (Decr)	FY 2024	FY 2023*	Incr/ (Decr)	FY 2024	FY 2023	Incr/ (Decr)
	%	%	%pts	$	$	%	$	$	%	%	%	%pts
Singapore	79.9	79.5	0.4	216.6	225.4	(3.9)	173.1	179.1	(3.4)	42.0	42.0	-
Rest of Asia	70.0	68.8	1.2	155.2	153.1	1.4	108.7	105.3	3.2	40.3	40.6	(0.3)
Total Asia	**74.0**	**73.3**	**0.7**	**181.7**	**186.4**	**(2.5)**	**134.4**	**136.7**	**(1.7)**	**41.2**	**41.4**	**(0.2)**
Australasia	**69.1**	**61.3**	**7.8**	**176.8**	**159.1**	**11.1**	**122.2**	**97.5**	**25.3**	**32.0**	**33.2**	**(1.2)**
London	82.0	80.4	1.6	319.3	318.1	0.4	261.9	255.7	2.4	48.9	46.6	2.3
Rest of UK and Europe	79.9	76.5	3.4	191.7	170.2	12.6	153.1	130.2	17.6	30.0	27.6	2.4
Total Europe	**81.0**	**78.6**	**2.4**	**258.1**	**250.9**	**2.9**	**209.0**	**197.2**	**6.0**	**41.5**	**40.0**	**1.5**
New York	88.1	89.5	(1.4)	368.6	353.3	4.3	324.6	316.2	2.7	24.0	24.7	(0.7)
Regional US	54.2	59.2	(5.0)	208.7	196.2	6.4	113.1	116.1	(2.6)	17.6	17.7	(0.1)
Total US	**69.6**	**72.2**	**(2.6)**	**300.9**	**280.0**	**7.5**	**209.5**	**202.2**	**3.6**	**21.9**	**22.2**	**(0.3)**
Total Group	**74.0**	**73.1**	**0.9**	**233.0**	**229.8**	**1.4**	**172.5**	**168.1**	**2.6**	**35.0**	**34.5**	**0.5**

** For comparability, FY 2023 Average Room Rate and RevPAR had been translated at constant exchange rates (31 December 2024).*

<u>Asia</u>

Singapore hotels experienced a 3.4% y-o-y decline in RevPAR primarily due to lower ARR. While major events like the Taylor Swift concerts in Q1 and Formula 1 Singapore Grand Prix in Q3 boosted occupancy, they could not mitigate the shortfall in ARR as travel demand normalised from the 2023 pent-up travel surge.

In contrast, RevPAR for the Rest of Asia rose 3.2% y-o-y, led by Taipei's strong performance, with the Group's Southeast Asia hotels performing better y-o-y.

The GOP margin for Asia hotels stands at 41.2%, down 0.2 percentage points y-o-y, mainly due to softer trading in Beijing. Singapore's GOP margin remained unchanged from FY 2023 at 42.0%, supported by effective cost control in the F&B segment.

<u>Australasia</u>

Australasia's RevPAR rose 25.3% y-o-y to $122.2 for FY 2024 (FY 2023: $97.5), largely attributable to the addition of the 416-room Sofitel Brisbane Central hotel acquired in December 2023. Excluding this addition, on a like-for-like basis, RevPAR grew 13.4%. With New Zealand's 2024 international arrivals at 89% of pre-pandemic levels and continued recovery, the RevPAR of Australasia is expected to increase further.

<u>Europe</u>

Europe hotels recorded a 6.0% y-o-y increase in RevPAR to $209.0 for FY 2024 (FY 2023: $197.2). London hotels improved RevPAR by 2.4% due to higher occupancy, while Rest of UK and Europe region saw a 17.6% surge in RevPAR, bolstered by the acquisition of Hilton Paris Opéra hotel in May 2024. Demand during the Paris Olympic Games in July and August 2024 contributed to a 12.6% rise in ARR for the Rest of the UK and Europe region. On a like-for-like basis, excluding Hilton Paris Opéra hotel, Europe RevPAR grew 1.3% y-o-y. Europe's GOP margin also improved by 1.5 percentage points y-o-y due to better cost management of London hotels and a strong GOP margin at Hilton Paris Opéra hotel.

<u>US</u>

For FY 2024, US hotels achieved RevPAR of $209.5, up 3.6% y-o-y (FY 2023: $202.2). This growth was driven by a 7.5% improvement in ARR. New York hotels maintained strong momentum, posting a 2.7% increase in RevPAR, with a 4.3% ARR growth. Conversely, regional US hotels recorded a 2.6% decline in RevPAR due to lower occupancy despite a 6.4% increase in ARR.

The GOP margin for US hotels dipped by 0.3 percentage points y-o-y. New York hotels' GOP margin decreased by 0.7 percentage points due to softer performance at Millennium Hilton New York One UN Plaza and Millennium Downtown New York, which is currently undergoing renovations. However, Millennium Hotel Broadway Times Square improved its GOP margin by 3.1 percentage points due to payroll savings from a union buyout.

Hotel Refurbishments and Developments

To enhance guest experience and maintain competitiveness, the Group has refurbished several hotels, with plans to refurbish others this year.

UK:
- In view of the continued strong performance in London, the Group has paused the renovation and rebranding plan for the 222-room Millennium Hotel London Knightsbridge.

Asia:
- The 418-room M Social Phuket (formerly Millennium Resort Patong Phuket) completed renovations in June 2024 and officially opened on 28 June 2024, receiving positive guest feedback and performing strongly during the peak season in December 2024.

- The 318-room Copthorne Orchid Hotel Penang is undergoing a MYR 96 million (approximately $29 million) major renovation and will be rebranded as M Social Resort Penang, with phased soft opening from 15 February 2025.

US:
- Millennium Downtown New York (569 rooms) commenced a US$46 million (approximately $60 million) renovation in Q3 2024 and will be reflagged as M Social Downtown New York upon completion in 2H 2025.

- In California, M Social Hotel Sunnyvale (263 rooms) is under construction, with its foundation completed in October 2024. The US$118 million ($159 million) hotel is expected to fully open in 2H 2026.

Hotel Acquisitions

In May 2024, the Group acquired the 268-room Hilton Paris Opéra hotel for €240 million (approximately $350.2 million). The hotel performed well in 2024, particularly during the Paris 2024 Olympics, achieving the second highest RevPAR in its Europe portfolio. Its inclusion in the Group's portfolio is expected to drive further growth in the region.

In October 2024, the Group's subsidiary, Millennium & Copthorne Hotels New Zealand Limited (MCK) agreed to purchase the 67-room freehold The Mayfair Hotel Christchurch for NZ$31.9 million (approximately $24.5 million). The acquisition, completed in January 2025, marks the Group's return to Christchurch, a key market in New Zealand (NZ).

On 20 January 2025, the Group's wholly-owned subsidiary, CDL Hotels Holdings New Zealand Limited, announced its offer to purchase all the fully paid ordinary shares in MCK that it does not already own at NZ$2.25 a share. MCK, listed on the NZ Stock Exchange, owns, leases or has under franchise 18 hotels in NZ. The Group holds about 75.9% of all MCK shares. The offer aims to delist and privatise MCK, streamline CDL's investment entities in NZ, and save on listing fees and other associated costs, which can be reinvested into MCK's asset portfolio and operational needs. The offer will also provide minority shareholders with a liquidity event as the trading volume of MCK shares has historically been low.

Group Divestments

For the year under review, the Group achieved total divestments of over $600 million, which include the Ransome's Wharf site in London, the retail and office components of Hong Leong City Center (HLCC) in Suzhou, the freehold 8-storey industrial building Cideco Industrial Complex in Singapore, as well as various strata units at Citilink Warehouse Complex, Cititech Industrial Building, Fortune Centre and Sunshine Plaza in Singapore.

In September 2024, the Group's wholly-owned subsidiary, Suzhou Global City Genway Properties Co., Ltd., entered into sale and purchase agreements with two special purpose vehicles under Suzhou GSUN Jiuhao Equity Investment Partnership (Limited Partnership), a private equity investment fund established in Suzhou, for the divestment of the retail and office components of the mixed-use HLCC for RMB 1.01 billion (approximately $187.4 million). As part of the transaction, the Group has committed RMB 120 million (approximately $22.3 million) to the fund, while the remaining capital is contributed by third parties. The transaction was completed in February 2025.

In December 2024, the Group, through its wholly-owned subsidiary Trentworth Properties Ltd, exchanged contracts with two unrelated third-party purchasers for the divestment of its Ransome's Wharf site (as two plots) in Battersea, South West London, for a total sale consideration of £69.08 million (approximately $115.3 million). The divestment of one plot was completed in December 2024 and the other in January 2025.

The Group continues to prioritise its capital recycling initiatives with several other divestments in the pipeline.

Statement of profit or loss

	The Group Half year ended 31 December		Incr/ (Decr)	The Group Full year ended 31 December		Incr/ (Decr)
	2024	**2023**		**2024**	**2023**	
	S$'000	**S$'000**	**%**	**S$'000**	**S$'000**	**%**
Revenue	1,708,696	2,237,424	(23.6)	3,271,197	4,941,121	(33.8)
Cost of sales	(940,085)	(1,375,372)	(31.6)	(1,809,260)	(3,292,550)	(45.0)
Gross profit	768,611	862,052	(10.8)	1,461,937	1,648,571	(11.3)
Other income	134,676	139,403	(3.4)	272,015	158,237	71.9
Administrative expenses	(270,221)	(288,296)	(6.3)	(574,748)	(581,452)	(1.2)
Other operating expenses	(250,503)	(181,152)	38.3	(473,537)	(406,828)	16.4
Profit from operating activities	382,563	532,007	(28.1)	685,667	818,528	(16.2)
Finance income	82,439	51,779	59.2	186,637	97,970	90.5
Finance costs	(289,130)	(298,172)	(3.0)	(559,070)	(491,578)	13.7
Net finance costs	(206,691)	(246,393)	(16.1)	(372,433)	(393,608)	(5.4)
Share of after-tax profit/(loss) of associates	6,929	(4,240)	NM	14,150	3,415	NM
Share of after-tax profit of joint ventures	35,826	11,659	NM	46,641	44,233	5.4
Profit before tax	218,627	293,033	(25.4)	374,025	472,568	(20.9)
Tax expense	(95,010)	(61,793)	53.8	(162,061)	(123,762)	30.9
Profit for the period/year	123,617	231,240	(46.5)	211,964	348,806	(39.2)
Attributable to:						
Owners of the Company	**113,541**	**250,828**	(54.7)	**201,316**	**317,313**	(36.6)
Non-controlling interests	10,076	(19,588)	NM	10,648	31,493	(66.2)
Profit for the period/year	123,617	231,240	(46.5)	211,964	348,806	(39.2)

NM: Not meaningful

Revenue

The Group reported revenue of $1.7 billion (2H 2023: $2.2 billion) for 2H 2024 and $3.3 billion (FY 2023: $4.9 billion) for FY 2024, a decrease of 23.6% and 33.8% respectively as compared to their corresponding period/year. These decreases were due to lower contribution from property development segment.

Included in 2H 2023 was revenue recognised from sale of land at Shirokane, Japan. For FY 2023, other than the Shirokane land sale, revenue was underpinned by well-received projects including Amber Park and Piermont Grand EC in which its entire revenue of $1 billion was recognised upon obtaining TOP in 2023.

The higher contribution from the hotel operations and investment properties segments, mitigated the decline in the property development segment. The hotel operations segment saw improvement in overall RevPAR, backed by contribution from Sofitel Brisbane Central hotel (acquired in December 2023) and Hilton Paris Opéra (acquired in May 2024). The improvement in investment properties segment revenue was a result of several acquisitions including St Katharine Docks located in United Kingdom and living sector assets located in Japan, which were added to the Group's portfolio, coupled with the reopening of Jungceylon Shopping Center, Phuket.

Gross profit

In tandem with lower revenue generated, gross profits for 2H 2024 and FY 2024 declined. In spite of this, the Group's gross profit margin went up to 45% for both 2H 2024 and FY 2024 as compared to 39% for 2H 2023 and 33% for FY 2023. This was attributed to change in business mix ratio whereby property development segment whose margin is more compressed contributed to a smaller proportion of gross profits as compared to corresponding period/year.

Other income

Other income remained stable at $134.7 million (2H 2023: $139.4 million) for 2H 2024 but increased by $113.8 million to $272.0 million (FY 2023: $158.2 million) for FY 2024. The increase for FY 2024 was mainly due to higher divestment gains.

Included in other income of 2H 2024 was gain of $91.9 million recognised from the disposal of the Group's entire equity stake in Cideco Pte. Ltd., which owns Cideco Industrial Complex (refer note 24), along with gains of $18.6 million accounted for on sale of some strata units in Citilink Warehouse Complex, Cititech Industrial Building and Fortune Centre. For FY 2024, the collective divestment pre-tax gain recognised amounted to $230.5 million from the aforesaid disposal of equity sale and strata units in abovementioned properties.

Other income for 2H 2023 comprised mainly divestment gains from disposal of Millennium Harvest House Boulder of $80.0 million and strata units in Citilink Warehouse Complex of $11.1 million, along with negative goodwill recognised of $38.8 million on acquisition of 100% equity interest in Summervale Properties Pte Ltd (refer to note 25). Other income for FY 2023 also included divestment gain of $15.6 million from the disposal of a small land plot located at Tanglin Shopping Centre.

Other operating expenses

Other operating expenses include reversal of impairment loss on property, plant and equipment, impairment loss on investment properties, impairment loss on trade receivables and accrued receivables, property taxes, insurance and other operating expenses on hotels.

The increase in other operating expenses in 2H 2024 and FY 2024 were mainly attributable to increase in provision made on doubtful trade receivables and accrued receivables, and higher professional fees and property taxes. The Group also provided accruals of costs to vacate the tenants in retail mall of Hong Leong City Center, Suzhou as well as its related repairs and reinstatement works which are part of the condition precedent in the sale and purchase agreement entered with a joint venture. The increases were partially reduced by higher reversal of impairment loss on property, plant and equipment in current year.

In FY 2024, the Group provided net impairment loss of $18.7 million (FY 2023: $8.1 million) on doubtful trade receivables and accrued receivables largely on hotel related management fee receivables.

In 2H 2024, the Group reversed net impairment loss of $59.8 million primarily from hotels in the United States (2H 2023: $54.0 million). Conversely, the Group recognised $19.5 million (2H 2023: $9.6 million) impairment loss on five investment properties located in Australia, China and United Kingdom. Included in FY 2023 was impairment loss recognised of $43.7 million largely for investment properties in United Kingdom. More details on the Group's assessment are detailed in notes 11 and 12 to the condensed interim financial statements.

Net finance costs

Net finance costs decreased by $39.7 million for 2H 2024 and by $21.2 million for FY 2024 mainly due to the following:

(i) Net exchange gain recognised of $19.3 million for 2H 2024 and $70.6 million for FY 2024 as opposed to net exchange losses incurred of $30.9 million for 2H 2023 and $4.5 million for FY 2023. The net exchange gains were attributable to exchange gain recognised by a Korean subsidiary on a SGD denominated intercompany loan receivable as a result of the appreciation of SGD against KRW.

Net exchange loss of $30.9 million for 2H 2023 was mainly attributable to the translation loss of JPY denominated bank loan, previously designated as a hedge of net investment in a property located in Japan and its related exchange difference was recognised in other comprehensive income, now transferred to profit or loss following the disposal of the said asset as well as translation loss recognised for GBP denominated intercompany loans due to depreciation of GBP against SGD.

(ii) Higher interest income earned in 2H 2024 and FY 2024.

(iii) Fair value gain on financial assets measured at fair value through profit or loss (FVTPL) of $1.1 million for FY 2024 vis-à-vis fair value loss of $36.4 million for FY 2023. FY 2023 fair value loss was due to remeasurement of an unquoted debt instrument measured at FVTPL.

These were partially offset by higher interest expense incurred, which increased by $36.8 million for 2H 2024 and by $102.9 million for FY 2024 as a result of higher bank borrowings to fund new acquisition and development needs, coupled with elevated average interest rate under the current higher-for-longer interest rate environment.

Share of after-tax profit/(loss) of associates and joint ventures

Share of after-tax profit of associates for 2H 2024 and FY 2024 were mainly attributable to the increased share of contribution from First Sponsor Group (FSGL) due to negative goodwill it had recognised from its investment in its associate company. In addition, FSGL recorded fair value gain on its outstanding derivatives, coupled with net gain on derivatives that had matured and been settled during the year.

Share of after-tax profit of joint ventures for 2H 2024 and FY 2024 were mainly attributable to contribution from residential projects such as Kassia, CanningHill Piers, Tembusu Grand, Piccadilly Grand and Penrose. The increases for 2H 2024 and FY 2024 were due to higher contribution from Kassia, CanningHill Piers and maiden contribution from Tembusu Grand, partially reduced by share of loss from The Orie, primarily being marketing costs and interest costs incurred. Included in 2H 2023 and FY 2023 were impairment loss of $12.4 million recognised in relation to an investment in online apartment rental platform in China.

Statement of financial position

Property, plant and equipment at the Group increased by $466.7 million to $4,679.9 million (As at 31 December 2023: $4,213.2 million) mainly due to the acquisition of Hilton Paris Opéra Hotel for $355.9 million, coupled with net reversal of impairment loss of $59.8 million primarily in relation to hotel properties in the current year.

Investment properties of the Company decreased by $21.8 million to $34.0 million (As at 31 December 2023: $55.8 million) mainly due to disposal of several strata units in Citilink Warehouse Complex and Cititech Industrial Building in the current year.

Non-current financial assets at the Group increased by $125.0 million to $780.1 million (As at 31 December 2023: $655.1 million) mainly due to the Group subscribing to its full entitlement of its associate, FSGL's rights issue of new perpetual convertible capital securities in September 2024 for a total cost of $85.4 million. Additional investments in a real estate fund also attributed to the increase.

Derivative financial assets of $26.6 million net of $17.4 million derivative financial liabilities at the Group and derivative financial assets of $25.2 million net of $15.2 million derivative financial liabilities at the Company as at 31 December 2024 (As at 31 December 2023: $54.3 million derivative financial assets net of $17.0 million derivatives financial liabilities at the Group and the Company), comprised cross-currency swaps, forward exchange contracts and interest rate swaps which are measured at fair value based on valuations provided by the respective counterparty banks. The net decreases at the Group and the Company were largely due to the RMB cross currency swaps entered by the Company where the strengthening of Renminbi against Singapore dollars in FY 2024 had resulted in a liability position for these contracts as at 31 December 2024 as opposed to an asset position as at 31 December 2023.

Other non-current assets at the Group increased by $522.2 million to $1,003.5 million (As at 31 December 2023: $481.3 million) mainly due to advances granted to fund its joint venture projects. The increase in other non-current assets at the Company by $1,018.8 million to $8,660.2 million (As at 31 December 2023: $7,641.4 million) was largely due to loans granted to subsidiaries to fund acquisition of mixed-use development site in Xintiandi area in Shanghai's Huangpu District and the development of Australia projects that are still under construction.

Contract costs at the Group increased by $24.4 million to $48.7 million (As at 31 December 2023: $24.3 million) mainly attributable to the capitalisation of commission fees incurred following the sale launch of Lumina Grand EC, Union Square Residences and Norwood Grand in 2024, offset in part by progressive amortisation of capitalised commission fees for Irwell Hill Residences to profit or loss when the related revenue was recognised.

Contract assets at the Group decreased by $617.3 million to $319.8 million (As at 31 December 2023: $937.1 million) mainly due to progress billing raised for Amber Park in 2024 following its completion in December 2023.

Trade and other receivables at the Group decreased by $196.3 million to $1,613.4 million (As at 31 December 2023: $1,809.7 million) mainly attributable to the reclassification of loans to a joint venture from current assets to non-current assets as repayment is not expected within the next 12 months, partially offset by 20% deposit paid for acquisition of mixed development site in Xintiandi area, Shanghai.

Assets held for sale at the Group as at 31 December 2024 were in relation to the sale of two strata units in Fortune Centre, as well as divestment of the retail mall at Hong Leong City Center Suzhou and Millennium Hotel Downtown St. Louis. Refer to note 18 of the condensed interim financial statements for details.

Other liabilities (non-current) at the Group decreased by $23.7 million to $206.6 million (As at 31 December 2023: $230.3 million) mainly due to progress payment made in relation to purchase of a freehold land site in United Kingdom, in accordance with scheduled instalment payment plan. Other liabilities (non-current) at the Company increased by $643.8 million to $645.4 million (As at 31 December 2023: $1.6 million) mainly due to reclassification of a loan owing to a subsidiary of $645.0 million from current liabilities to non-current liabilities as there was extension of loan repayment timing to after one year.

Trade and other payables at the Group decreased by $211.4 million to $1,112.2 million (As at 31 December 2023: $1,323.6 million) mainly due to settlement arrangement entered with non-controlling interest of Shenzhen Longgang to transfer certain office units in Hong Leong Technology Park Shenzhen to offset the amounts owing to them, pursuant to the Group's acquisition of their entire 35% interest in this project in 2024. In addition, repayment of loan owing to non-controlling interest of Aquarius Properties Pte Ltd, a non-wholly owned indirect subsidiary of the Group who developed Amber Park, also contributed to the decrease in payables.

Trade and other payables at the Company decreased by $301.6 million to $1,048.6 million (As at 31 December 2023: $1,350.2 million) mainly due to reclassification of the aforesaid loan owing to a subsidiary to non-current liabilities, partially offset by advances of loans to other subsidiaries.

Contract liabilities at the Group increased by $115.8 million to $272.0 million (As at 31 December 2023: $156.2 million) mainly due to advance considerations received from presale of units in Lumina Grand EC launched in 2024, reduced in part by derecognition of contract liabilities with the handover of units in Hongqiao Royal Lake, Shanghai and Hong Leong Technology Park Shenzhen.

Overall net borrowings (Refer note 20 to the condensed interim financial statements for details) of the Group increased by $1,109.3 million is attributable largely to the payment of land betterment charge for Central Mall mixed development, acquisition of Hilton Paris Opéra hotel and 5 PRS properties in Japan, payment of Zion Road land site, 20% deposit payment for the Group's 51% stake in mix-development site in Xintiandi area in Shanghai's Huangpu District, dividend payments, acquisition of remaining 35% equity stake in Shenzhen Longgang from a non-controlling interest, and share buyback of the Company's ordinary and preference shares.

Statement of cash flows

Net cash outflows from investing activities amounted to $983.0 million (FY 2023: $1,860.1 million) in FY 2024.

(i) The cash outflow from acquisition of subsidiaries of $345.6 million for FY 2024 relate to payment for acquisition of Hilton Paris Opéra hotel (refer note 25 to the condensed interim financial statements).

The cash outflow of $635.9 million for FY 2023 related mainly to acquisition of St Katharine Docks and Suzhou Gaoxin Real Estate Co., Ltd, which owns a land plot in Suzhou.

(ii) Deposit placed for acquisition of investment properties relate to the deposit paid for the Group's acquisition of strata-units in Delfi Orchard, which it already owns the majority share, via collective sale.

(iii) Deposit placed for acquisition of property, plant and equipment relate to the deposit paid for the Group's acquisition of Mayfair Hotel Christchurch.

(iv) Net cash outflow from increase in investments in associates of $132.7 million for FY 2023 was mainly due to payment of $90.1 million for new shares in FSGL through the exercise of approximately 69.3 million warrants previously issued by FSGL, and payment made for new units in IREIT Global under its preferential offering exercise. The Group also acquired additional interest in the residential component of Sunbright Holdings Limited (which holds The Residences at W Singapore Sentosa Cove), together with another external joint venture partner.

(v) Net cash outflows from increase in investments in joint ventures for FY 2024 was mainly due to capital injection into a joint venture which invest in real estate focusing on workers dormitories rental in China. In addition, the Group also made a capital injection into a joint office cum retail investment platform created by a third party, that is slated to acquire the office and retail component of Hong Leong City Center.

The net cash outflows from increase in investment in joint ventures for FY 2023 was mainly due to additional capital injection into Vietnam Real Estate Fund Pte Ltd.

(vi) Net cash outflows from increase in non-trade amounts owing by equity-accounted investees of $51.6 million for FY 2024 was mainly due to advances granted to fund development of joint venture projects including The Orie and Zion Road project, partially reduced by repayment of loans from well-sold projects including CanningHill Piers, Boulevard 88 and Sengkang Grand Residences.

Net cash outflows from increase in non-trade amounts owing by equity-accounted investees of $209.2 million for FY 2023 was mainly due to advances granted to a joint venture to fund the acquisition of land site at Toa Payoh Lorong 1, partially offset by repayment of loans from other equity-accounted investees.

(vii) The cash outflow on the payments for purchase of investment properties of $214.8 million for FY 2024 relate to acquisition of 5 PRS properties in Japan, and The Yardhouse, a forward-funded co-living development in White City, London.

The cash outflow on the payments for purchase of investment properties of $618.6 million for FY 2023 relate to acquisition of 27 PRS properties in Japan, Nine Tree Premier Hotel Myeongdong II in Seoul and Bespoke Hotel Osaka Shinsaibashi in Osaka.

(viii) Proceeds from the sale of property, plant and equipment and investment properties for FY 2024 of $162.8 million relate mainly to the proceeds from the sale of strata units in Citilink Warehouse Complex, Fortune Centre and Cititech Industrial Building.

Proceeds from the sale of property, plant and equipment and investment properties for FY 2023 of $139.3 million relate mainly to the proceeds from the sale of Millennium Harvest House Boulder, several strata units in Citilink Warehouse Complex, a small land plot at Tanglin Shopping Centre and another land plot at 95 Mina, Australia.

(ix) Proceeds from the disposal of subsidiaries, net of cash disposed of $97.2 million for FY 2024 relate to the divestment of 100% equity interest in Cideco Pte. Ltd., which owns Cideco Industrial Complex (refer note 24).

The Group had net cash inflows from financing activities of $692.4 million (FY 2023: $726.0 million) for FY 2024. The net cash inflows for FY 2024 was largely due to proceeds from net borrowings of $1.7 billion, reduced partially by payment of interest expense, dividends, share buyback of the Company's ordinary and preference shares, acquisition of remaining 35% equity stake in Shenzhen Longgang from non-controlling interest as well as repayment of loans to non-controlling interest following completion of Amber Park of which minority shareholder holds a 20% stake in this project.

The net cash inflows for FY 2023 was largely due to proceeds from net borrowings of $1.6 billion received, partially offset by payment of dividends and interest expense as well as repayment of loans to minority shareholders and related parties during the year. In addition, the net cash inflows was reduced by the off-market purchase of 33.1 million preference shares of the Company.

3. 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 $597.7 million to $471.2 million (2H 2023: $1,068.9 million) for 2H 2024 and $1,853.2 million to $939.4 million (FY 2023: $2,792.6 million) for FY 2024.

Pre-tax profit decreased by $134.7 million to $9.7 million (2H 2023: $144.4 million) for 2H 2024 and $321.0 million to $18.5 million (FY 2023: $339.5 million) for FY 2024.

Projects that contributed to both revenue and profit in FY 2024 included Irwell Hill Residences, Hong Leong Technology Park Shenzhen, Hongqiao Royal Lake in Shanghai, The Myst, Norwood Grand, Sunshine Plaza, Teddington Studio in United Kingdom as well as New Zealand land sales. In accordance with the Group's policy of equity accounting for the results of its joint ventures, whilst revenue from joint venture developments such as Kassia, CanningHill Piers, Tembusu Grand, Penrose, Piccadilly Grand had not been consolidated into the Group's total revenue, the Group's share of profit arising from these joint venture developments had been included in pre-tax profit.

The decreases in revenue for 2H 2024 and FY 2024 were due to the timing of profit recognition for development properties resulting from the absence of contribution from sale of land site at Shirokane and Amber Park, partially offset by higher contribution from The Myst, Hong Leong Tech Park Shenzhen and maiden revenue recognition from Norwood Grand and Union Square Residences in 2H 2024. Revenue for FY 2023 was also underpinned by full revenue recognition from Piermont Grand EC, which obtained TOP in 1H 2023.

The decreases in pre-tax profit for 2H 2024 and FY 2024 were in-line with the lower revenue achieved, partially mitigated by lower net allowance for foreseeable losses made on development properties. Furthermore, FY 2023 included a negative goodwill of $38.8 million recognised on acquisition of Summervale Properties Pte. Ltd. (refer note 25).

Hotel Operations

Revenue for this segment increased by $50.8 million to $876.4 million (2H 2023: $825.6 million) for 2H 2024 and $123.6 million to $1,622.1 million (FY 2023: $1,498.5 million) for FY 2024.

Pre-tax profit decreased by $24.9 million to $170.5 million (2H 2023: $195.4 million) for 2H 2024 but increased by $4.8 million to $193.4 million (FY 2023: $188.6 million) for FY 2024.

The increases in revenue for 2H 2024 and FY 2024 were primarily attributable to the contribution from Sofitel Brisbane Central hotel and Hilton Paris Opéra hotel that the Group acquired in December 2023 and May 2024 respectively, together with the opening of M Social Phuket in June 2024 following refurbishment.

In spite of higher hotel revenue generated in 2024, 2H 2024 pre-tax profit was lower as compared to corresponding period due to divestment gain of $80.0 million recognised from disposal of Millennium Harvest House Boulder in 2H 2023. In addition, the Group reversed impairment losses made on hotel properties, largely located in United States, of $55.4 million (FY 2023: $54.0 million) in the current year.

Investment Properties

Revenue for this segment increased by $6.7 million to $251.4 million (2H 2023: $244.7 million) for 2H 2024 and by $50.1 million to $499.6 million (FY 2023: $449.5 million) for FY 2024.

This segment reported a pre-tax profit of $38.6 million (2H 2023: pre-tax loss of $13.0 million) for 2H 2024 and a pre-tax profit of $146.1 million (FY 2023: pre-tax loss of $40.8 million) for FY 2024.

The increases in revenue for 2H 2024 and FY 2024 were due to contribution from new properties added to the living sector portfolio including 5 PRS properties in Japan as well as re-opening of Jungceylon Shopping Center following the completion of its asset enhancement works. Full year contribution from St Katharine Docks project acquired in 1H 2023 also bolstered the revenue for FY 2024.

Pre-tax profits were registered for 2H 2024 and FY 2024 due to much higher divestment gains recorded in the current year, which partially mitigated the increase in interest expense due to higher borrowings, and depreciation expenses. In 2024, the Group recognised gain from the divestment of the Group's entire equity stake in Cideco Pte. Ltd., which owns Cideco Industrial Complex and disposal of strata units in Citilink Warehouse Complex, Cititech Industrial Building and Fortune Centre which totalled $110.5 million (2H 2023: $14.0 million) for 2H 2024 and $230.5 million (FY 2023: $29.6 million) for FY 2024. The divestment gains in 2023 relate largely to disposal of a small land plot at Tanglin Shopping Centre in 1H 2023 and strata units in Citilink Warehouse Complex in 2H 2023.

Further, the Group recognised lower impairment loss on investment properties of $19.5 million (FY 2023: $43.7 million) for FY 2024, in relation to properties located in Australia, United Kingdom and China.

Others

Revenue, comprising mainly income from building maintenance contracts, project management, club operations, laundry services and dividend income, increased by $11.5 million to $109.7 million (2H 2023: $98.2 million) for 2H 2024 and $9.5 million to $210.0 million (FY 2023: $200.5 million) for FY 2024. The increases were due to higher project management fees earned.

This segment recorded at smaller pre-tax loss of $0.1 million (2H 2023: $33.8 million) for 2H 2024 and posted pre-tax profit of $16.0 million (FY 2023: pre-tax loss of $14.7 million) for FY 2024, due to higher share of profit contribution from FSGL primarily attributable to fair value gain recognised on its outstanding derivatives instruments as well as net gain on derivatives that had matured and being settled during the year. Included in 2H 2023 and FY 2023 were also fair value losses recognised on remeasurement of an unquoted debt instrument measured at FVTPL.

4. 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 was in line with its expectations as disclosed in the announcement of results for the six months ended 30 June 2024.

5. 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 Development

Riding on the strong market sentiment in Q4 2024, the Group kickstarted 2025 with the launch of The Orie, its JV project with Frasers Property Limited and Sekisui House in January. Located in the well-loved, vibrant and matured estate of Toa Payoh, the development comprises two 40-storey iconic towers with 777 units, just a five-minute walk to Braddell MRT station, near various amenities and educational institutions. The launch was very well received, with about 88% (683 units) sold to date.

In 2H 2025, the Group plans to launch its JV project at Zion Road in partnership with Mitsui Fudosan (Asia) Pte. Ltd. The mixed-use Zion Road (Parcel A) site was secured in April 2024 for $1.1 billion (or $1,202 psf ppr) under the Government Land Sales (GLS) programme. The integrated mixed-use development, with its stunning architecture by the world-renowned Nikken Sekkei and supported by local firm ADDP Architects, features two 62-storey residential towers with 706 units, a retail podium on the first storey and a 36-storey tower with 376 units under URA's Serviced Apartment II (SA2) category, piloted as a form of longer-term rental accommodation with a minimum three-month lease. The prime site is directly linked to Havelock MRT station.

The Group is monitoring market conditions for the launch of its 246-unit freehold Newport Residences on Anson Road (site of the former Fuji Xerox Towers). The ultra-luxury development being redeveloped under the URA CBD Incentive Scheme overlooks the upcoming Southern Waterfront precinct and is part of an iconic 45-storey mixed-use project comprising residences, offices, retail and serviced apartments.

For 1H 2025, the Government has released 10 confirmed GLS sites, including EC sites, yielding over 5,000 units. Following the successful launch of several new residential projects in 2024 and January 2025, the Group would look towards replenishing its landbank in a disciplined manner.

The property market is expected to remain resilient, with new home sales in 2025 anticipated to surpass 2024 levels. As seen in recent launches, strong demand from homeowners is supported by an improving economy and moderating interest rates, though geopolitical uncertainty remains a concern. Nevertheless, the Group believes that well-located projects should perform well.

<u>Investment Properties</u>

CBD Grade A office rent growth in Singapore is expected to remain modest after many quarters of strong rental growth, with tight vacancy rates projected for 2025 due to limited new office supply and a push for return-to-office. Companies continue to prioritise renewals and seek well-located offices.

In the retail sector, leasing demand remains strong, with rental rates trending up in Q4 2024. The sector is expected to improve, bolstered by positive tourism, though inflation concerns may dampen consumer sentiment.

<u>Hotel Operations</u>

Global resort and leisure-heavy markets, which were the first to recover following the COVID-19 outbreak, have started to see some normalisation in demand due to slowing consumer spending. Demand for urban markets has accelerated, fuelled by the growth in group, business and international travel. Urban hotel performance is projected to surge even further in 2025, with London, New York and Tokyo leading the pack.

The Group anticipates continued growth in key markets. The acquisition of the Hilton Paris Opéra hotel and Sofitel Brisbane Central hotel is expected to continue strengthening the Group’s performance in Europe and Australasia regions, respectively.

Amid the macroeconomic uncertainties, the Group is cautiously optimistic about the demand for lodging. The Group’s diversified portfolio will help to cushion any impact from a specific region.

<u>Fund Management</u>

The Group is focused on pursuing its fund management strategy through organic and inorganic growth. It owns a sizeable UK commercial and PBSA portfolio, and Japan PRS portfolios across Tokyo, Osaka and Yokohama, generating stable recurring income. Amidst a challenging market environment marked by volatility and geopolitical risks, the Group remains committed to recycling these balance sheet assets for organic growth and scaling up its fund management platform, both via public and private platforms.

<u>Outlook</u>

2024 has been a year of formidable headwinds, with macroeconomic pressures and sector-specific challenges weighing on the Group’s near-term earnings and impacting its portfolio calibration plans. The higher-for-longer interest rate environment, geopolitical uncertainties and evolving policy landscapes have further strained the real estate sector.

Despite these pressures, the Group remains resilient, exercising financial prudence while maintaining flexibility, with the aim of maximising shareholder value.

The Group’s Growth, Enhancement and Transformation (GET) strategy continues to serve as its roadmap. Key priorities include strengthening the Group’s financial position by actively managing its capital structures and accelerating capital recycling, unlocking portfolio value through strategic initiatives, pursuing attractive acquisitions in a disciplined manner and future-proofing the business.

While challenges persist, the Group remains optimistic as it has secured profits from well-sold residential projects, which will be recognised progressively, and a strong and globally diversified asset base.

6. Dividend Information

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

The Company had paid the following tax-exempt (one-tier) special interim ordinary dividend to ordinary shareholders and non-cumulative preference dividends to holders of City Developments Limited Non-redeemable Convertible Non-cumulative Preference Shares ("Preference Shares").

Name of Dividend	Tax exempt (One-tier) Special Interim Ordinary Dividend	Tax-exempt (One-tier) Preference Dividend	
Date of Payment	3 September 2024	1 July 2024	30 December 2024
Dividend Type	Cash	Cash	Cash
Dividend Amount	$0.02 per Ordinary Share	$0.019446575 per Preference Share^	$0.01960656 per Preference Share^
Dividend rate (in %)	N.A	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	N.A	From 31 December 2023 to 29 June 2024 (both dates inclusive)	From 30 June 2024 to 30 December 2024 (both dates inclusive)
Issue Price	N.A	$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 366 days.*

Subject to ordinary shareholders' approval at the Annual General Meeting to be held on 23 April 2025, the following dividend has been proposed:

Name of Dividend	Proposed Tax-exempt (One-tier) Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount	$0.08 per Ordinary 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 2023	2 January 2024
Dividend Type	Cash	Cash
Dividend Amount	$0.019339726 per Preference Share^^	$0.019660273 per Preference Share^^
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 2022 to 29 June 2023 (both dates inclusive)	From 30 June 2023 to 30 December 2023 (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.

Name of Dividend	Tax-exempt (One-tier) Special Interim Ordinary Dividend	Tax-exempt (One-tier) Final Ordinary Dividend
Date of Payment	5 September 2023	21 May 2024
Dividend Type	Cash	Cash
Dividend Amount	$0.04 per Ordinary Share	$0.08 per Ordinary Shares

(c) Date payable

Subject to ordinary shareholders' approval at the Annual General Meeting to be held on 23 April 2025, the proposed final Ordinary dividends for financial year ended 31 December 2024 will be payable on 20 May 2025.

(d) Record Date

5.00 pm on 5 May 2025.

7. Interested Person Transactions

Name of Interested Person ("IP")	Nature of relationship	Aggregate value of all interested person transactions conducted in FY2024 under the IPT Mandate pursuant to Rule 920 (excluding transactions less than S$100,000)	S$
Subsidiaries and associates of Hong Leong Investment Holdings Pte. Ltd. ("HLIH")	HLIH is a controlling shareholder of the Company. The IPs are associates of HLIH.	Property-Related Transactions (a) Provision to Interested Persons of: (i) cleaning and housekeeping services; and (ii) carpet maintenance services. (b) Lease of premises to Interested Persons	2,427,542.40
		Management and Support Services (a) Provision to Interested Persons of asset management and advisory services; and (b) Provision of investment management, consultancy services and corporate affairs services by Interested Person	794,908.00
		Total:	3,222,450.40
Directors and their immediate family members			Nil

8. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full.

Total Annual Net Dividend

	Full Year 2024 S$'000	Full Year 2023 S$'000
Ordinary	71,472	71,531
Special	17,868	36,276
Preference	10,467	12,254
Total	**99,807**	**120,061**

The final tax-exempt (one-tier) ordinary dividend for the year ended 31 December 2024 of 8.0 cents per ordinary share are subject to the approval of ordinary shareholders at the forthcoming Annual General Meeting and the dividend amounts are based on the number of issued ordinary shares as at 31 December 2024.

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

	2024 S$'000	2023 S$'000	Incr/(Decr) %
a) **Revenue**			
- First half	1,562,501	2,703,697	(42.2)
- Second half	1,708,696	2,237,424	(23.6)
	3,271,197	4,941,121	(33.8)
b) **Operating profit after tax before deducting non-controlling interests**			
- First half	88,347	117,566	(24.9)
- Second half	123,617	231,240	(46.5)
	211,964	348,806	(39.2)

10. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 in accordance with Rule 720(1) of the Listing Manual.

11. Disclosure of person occupying a managerial position in the Company or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the Company pursuant to Rule 704(13) of the Listing Rules.

City Developments Limited ("CDL") and the following principal subsidiaries:

- Millennium & Copthorne Hotels Limited ("M&C")
- M&C REIT Management Limited ("M&CREIT"), manager of CDL Hospitality Real Estate Investment Trust ("H- REIT")
- M&C Business Trust Management Limited ("M&CBTM"), trustee-manager of CDL Hospitality Business Trust ("HBT")
- CDL China Limited ("CDL China")

Name	Age	Family relationship with any director, chief executive officer and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Mr Kwek Leng Beng	84	Father of Mr Sherman Kwek Eik Tse, Executive Director and Group Chief Executive Officer of CDL.	<u>CDL</u> Executive Chairman of CDL since 1 January 1995, having overall executive responsibility to provide leadership and vision in the Board of Directors' review and development of the business direction and strategies for the sustainable growth of the CDL group of companies. <u>M&C</u> Appointed Executive Chairman of M&C on 18 November 2019 with executive responsibility to lead and drive M&C's performance, with the assistance of the management team of M&C.	No Change

Name	Age	Family relationship with any director, chief executive officer and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Mr Sherman Kwek Eik Tse	48	Son of Mr Kwek Leng Beng, Executive Chairman of CDL.	CDL Appointed Group Chief Executive Officer of the Group in 2018 and Executive Director of CDL on 15 May 2019. As Executive Director and Group Chief Executive Officer, Mr Sherman Kwek is responsible for setting and implementing the business directions and strategies for the Group as endorsed by the Board, providing leadership to drive the pursuit of the Group's strategic objectives, and having overall management oversight of the Group's performance. CDL China Appointed Executive Chairman of CDL China in 2016, with overall executive responsibility for CDL China's investments and operations.	No Change

Name	Age	Family relationship with any director, chief executive officer and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Mr Kwek Eik Sheng	44	Nephew of Mr Kwek Leng Beng, Executive Chairman of CDL. Cousin of Mr Sherman Kwek Eik Tse, Executive Director and Group Chief Executive Officer of CDL.	<u>CDL</u> Appointed Group Chief Operating Officer ("**Group COO**") on 1 January 2022. As the Group COO, Mr Kwek is responsible for providing leadership to the Group that aligns with its business plan and strategic vision as endorsed by the Board, working closely with Group Chief Executive Officer and other members of the Management Team to drive operational and financial results. <u>M&C</u> Appointed Executive Director of M&C on 18 November 2019, with executive responsibilities including oversight on: (i) investment management, including reviewing opportunities for mergers & acquisitions and asset disposals; (ii) capital planning, including capital expenditure planning, treasury matters and corporate finance and financial planning; and (iii) development projects for the M&C group and strategic corporate planning, including the spearheading the integration between M&C and CDL.	No Change
Mr Vincent Yeo Wee Eng	56	Nephew of Mr Kwek Leng Beng, Executive Chairman of CDL. Cousin of Mr Sherman Kwek Eik Tse, Executive Director and Group Chief Executive Officer of CDL.	<u>M&CREIT/M&CBTM</u> Director and Chief Executive Officer of M&CREIT (as manager of H-REIT) and M&CBTM (as trustee-manager of HBT) with effect from 17 May 2006 and 19 July 2006 respectively. Responsible for working within the M&CREIT and M&CBTM Boards and as CEO of M&CREIT and M&CBTM to develop and implement the overall business, investment and operational strategies for H-REIT and HBT.	No Change

BY ORDER OF THE BOARD

Yeo Swee Gim, Joanne
Enid Ling Peek Fong
Company Secretaries
26 February 2025

CITY DEVELOPMENTS LIMITED

News Release

26 February 2025

CDL REPORTS REVENUE OF S$3.3 BILLION AND PATMI OF S$201.3 MILLION FOR FY 2024

- **Strong Singapore residential sales with 1,489 units sold at a sales value of S$2.97 billion**
- **Investment properties segment grew 11.1% increase in revenue, driven by acquisitions, asset enhancement initiatives and organic growth**
- **Achieved over S$600 million in global asset divestments as part of capital recycling initiative**
- **Strong liquidity position maintained with cash reserves of S$2.8 billion[1]**

City Developments Limited (CDL) achieved revenue of S$3.3 billion (FY 2023: S$4.9 billion) for the full year ended 31 December 2024 (FY 2024) and net profit after tax and non-controlling interest (PATMI) of S$201.3 million (FY 2023: S$317.3 million). The property development segment registered substantially lower contributions in 2024, partly due to significant contributions in 2023 such as the S$1.0 billion contribution from its joint venture (JV) Executive Condominium (EC) project, Piermont Grand, and the divestment of its freehold land site in Shirokane, Tokyo, for JPY 50 billion (S$495.0 million). Elevated financing costs and construction delays for certain projects also impacted the Group's expected profit recognition schedule.

Financial Highlights

(S$ million)	FY 2024	FY 2023	% Change
Revenue	**3,271.2**	4,941.1	(33.8)
Profit before tax	**374.0**	472.6	(20.9)
PATMI	**201.3**	317.3	(36.6)

The investment properties segment saw an 11.1% increase in revenue for FY 2024, driven by acquisitions completed in 2023 and 2024 such as St Katharine Docks in London and several Private Rented Sector (PRS) assets in Tokyo and Osaka, as well as organic growth from the Group's flagship property, Republic Plaza, and Jungceylon Shopping Center in Phuket, which officially reopened in June 2024 following extensive asset enhancement works.

The hotel operations segment posted an 8.2% increase in revenue for FY 2024, mainly bolstered by the acquisition of the Sofitel Brisbane Central and the Hilton Paris Opéra hotels in December 2023 and May 2024, respectively, and the official opening of M Social Phuket in June 2024 following refurbishment.

The investment properties segment reported a pre-tax profit for FY 2024 due to divestment gains from the sale of strata units in Citilink Warehouse Complex, Cititech Industrial Building and Fortune Centre, along with the sale of its entire equity stake in Cideco Pte. Ltd., which holds an industrial property, Cideco Industrial Complex, in Singapore.

As of 31 December 2024, the Group maintained a strong capital position with cash reserves of S$2.8 billion[1] and cash and available undrawn committed bank facilities totalling S$4.5 billion.

After factoring in fair value on investment properties, the Group's net gearing ratio stands at 69% (FY 2023: 61%), mainly due to acquisitions in FY 2024.

[1] Net of overdraft

For FY 2024, the Board recommends a final ordinary dividend of 8.0 cents per share. Together with the special interim dividend of 2.0 cents per share, which was paid in September 2024, the total dividend for FY 2024 amounts to 10.0 cents per share (FY 2023: 12.0 cents per share), representing a dividend payout ratio of 47%.

<u>Operations Review and Prospects</u>

Robust / Resilient Residential Sales in Singapore and Overseas Markets

- In **Singapore**, the Group and its JV associates sold 1,489 units including ECs, with a total sales value of S$2.97 billion (FY 2023: 730 units with a total sales value of S$1.5 billion). Four successful launches drove the robust performance:
  - i. **Lumina Grand** (512-unit EC) – 89% sold to date
  - ii. **Kassia** (276 units) – 71% sold to date
  - iii. **Norwood Grand** (348 units) – 84% sold to date
  - iv. **Union Square Residences** (366 units) – 31% sold to date

- In **Australia**, the Group's launched projects – 97-unit **Treetops at Kenmore** JV project (Brisbane), 176-unit **Brickworks Park** (Brisbane) and 58-unit **Fitzroy Fitzroy** JV project (Melbourne) – continued to see a steady uptake and are now 95%, 97% (of 149 launched units) and 57% sold respectively.

- In **China**, the Group's wholly-owned subsidiary, CDL China Limited and its JV associates sold 136 residential, office and retail units, with a total sales value of RMB 874.9 million (S$162.8 million) for FY 2024. The Group has substantially sold most of its launched residential inventory in China.

Project Launch in 1H 2025 and Pipeline

<u>Singapore</u>

- In January 2025, the Group and JV partners Frasers Property and Sekisui House, launched the 777-unit **The Orie**. Located within a five-minute walk to Braddell MRT station and near the Toa Payoh Integrated Transport Hub, The Orie is the first private residential launch in Toa Payoh since 2016. To date, the project is 88% sold.

- In 2H 2025, the Group plans to launch its **Zion Road (Parcel A)** project. The site was secured in April 2024 in partnership with Mitsui Fudosan (Asia) Pte. Ltd. for S$1.1 billion (or S$1,202 psf ppr) under the Government Land Sales (GLS) programme. The integrated mixed-use development, which will be directly linked to Havelock MRT station, comprises two 62-storey residential towers with 706 units, a retail podium on the first storey and a 36-storey tower with 376 serviced apartment units.

- The Group is monitoring market conditions for the launch of its 246-unit freehold **Newport Residences** on Anson Road (site of the former Fuji Xerox Towers). The ultra-luxury development being redeveloped under the URA CBD Incentive Scheme overlooks the upcoming Southern Waterfront precinct and is part of an iconic 45-storey mixed-use project comprising residences, offices, retail and serviced apartments.

<u>China</u>

- To replenish its residential land bank in China, the Group jointly acquired a rare **mixed-use development site in Shanghai's Xintiandi area** for RMB 8.94 billion (approximately S$1.66 billion) or RMB 117,542 (approximately S$21,827) per square metre per plot ratio (psm ppr) with its partner Lianfa Group Co., Ltd in November 2024. The site can yield up to 77% of the GFA for residential use, at least 19% for commercial purposes and 4% for public amenities. Construction is targeted to commence in Q4 2025, with estimated project completion by 2030. Sales for the residential component are expected to commence in 2026.

Continued Positive Momentum in Hospitality Sector

- The Group's hotel RevPAR grew 2.6% to S$172.5 for FY 2024 (FY 2023: S$168.1), bolstered by the two hotel acquisitions in Australia and France, and with continued growth in Rest of Asia, London and New York markets.

- In May 2024, the Group acquired the 268-room **Hilton Paris Opéra** hotel for €240 million (approximately S$350.2 million), which performed well, particularly during the Paris 2024 Olympics, achieving the second highest RevPAR in its Europe portfolio. Its inclusion in the Group's portfolio is expected to drive further growth in the region.

- In October 2024, the Group's subsidiary, Millennium & Copthorne Hotels New Zealand Limited, agreed to purchase the 67-room freehold **The Mayfair Hotel Christchurch** for NZ$31.9 million (approximately S$24.5 million). The acquisition, completed in January 2025, marks the Group's return to Christchurch, a key market in New Zealand.

Strengthening Recurring Income Streams

Living Sector Portfolio

Private Rented Sector (PRS)

- **UK:** In February 2024, the Group acquired The Yardhouse, its first PRS development in Central London, for £88.0 million (approximately S$148.6 million). The 209-unit project is in one of Central London's key regeneration zones, marking CDL's first co-living venture in the UK. Construction is in progress for The Octagon, a 370-unit PRS project in Birmingham, which topped out its structure in September 2024, and The Joinery, a 261-unit PRS project in Manchester. The estimated practical completion for both projects is Q3 2025 and Q2 2026, respectively.

- **Japan:** The Group completed its forward-commitment investment in Splendide VII, a 264-unit PRS asset in Osaka, in December 2024. At the end of 2024, the Group owns 40 assets comprising 2,246 units with a strong average occupancy rate of 95%, demonstrating the resilience of Japan's rental housing market amid fluctuating global economic conditions.

- **Australia:** Construction of the 237-unit Southbank development in Melbourne is 68% complete and on track for Q1 2026 delivery. The 326-unit Toowong development in Brisbane is currently on hold pending the stabilisation of construction costs.

Purpose-Built Student Accommodation (PBSA)

- **UK:** The Group's PBSA portfolio of six properties in five cities with 2,368 beds achieved over 90% occupancy for the Academic Year 2024/2025.

Resilient Office and Retail Portfolio

- As of 31 December 2024, the Group's **Singapore** office portfolio[2] achieved a committed occupancy of 97.7%, exceeding the island-wide office occupancy of 89.4%[3]. This was primarily driven by increased occupancy at its JV project – South Beach, now at 94.4%, as well as Republic Plaza, the Group's flagship Grade A office building, now at 99.3%. Similarly, the Group's other key office assets, City House and King's Centre, maintained healthy committed occupancies of 98.6% and 100%, respectively. All three wholly-owned office assets recorded healthy rental reversions.

- The Group's **Singapore** retail portfolio[4] achieved a committed occupancy of 98.0% as of 31 December 2024, surpassing the island-wide retail occupancy of 93.8%[3]. City Square Mall, currently undergoing a phased Asset Enhancement Initiative (AEI), maintained a 95.7% committed occupancy for unaffected areas. The Group's other major retail assets, Palais Renaissance and Quayside Isle, reported high committed occupancies of 99.5% and 100%, respectively.

- The Group's **China** office portfolio was 58.6% occupied, reflecting the inherent challenges of the office leasing market. The Group's Jungceylon Shopping Center in Phuket, **Thailand**, reported a committed occupancy of 90.3%. A strong rental reversion for renewed leases was also achieved over the previous leases signed during the pandemic. Its **UK** commercial portfolio reported a lower committed occupancy of 79.5% due to several tenants vacating their premises at 125 Old Broad Street, Aldgate House and St Katharine Docks.

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[2] Includes South Beach (in accordance with CDL's proportionate ownership). Excludes assets planned for redevelopment and divestment (ceased leasing activities).
[3] Based on URA real estate statistics for Q4 2024.
[4] Includes South Beach and Sengkang Grand Mall (in accordance with CDL's proportionate ownership). Excludes assets planned for redevelopment, divestment (ceased leasing activities) and City Square Mall units affected by AEI.

Strategic Divestments

- In 2024, the Group achieved total divestments of over S$600 million, which include the freehold 8-storey industrial building Cideco Industrial Complex and various strata units at Citilink Warehouse Complex, Cititech Industrial Building, Fortune Centre and Sunshine Plaza in Singapore, as well as two overseas assets:
  i. The Group's wholly-owned subsidiary, Suzhou Global City Genway Properties Co., Ltd., entered into sale and purchase agreements with two special purpose vehicles under Suzhou GSUN Jiuhao Equity Investment Partnership (Limited Partnership), a private equity investment fund established in Suzhou for the divestment of the retail and office components of the mixed-use **Hong Leong City Center (HLCC) in Suzhou** for RMB 1.01 billion (approximately S$187.4 million) in September 2024. The transaction was completed in February 2025. As part of the transaction, the Group has committed RMB 120 million (approximately S$22.3 million) to the fund, while the remaining capital is contributed by third parties.
  ii. Through its wholly-owned subsidiary Trentworth Properties Ltd, the Group exchanged contracts with two unrelated third-party purchasers for the divestment of its **Ransome's Wharf site** (as two plots) in Battersea, South West London, for a total sale consideration of £69.08 million (approximately S$115.3 million), in December 2024. The divestment of one plot was completed in December 2024 and the other in January 2025.

Mr Kwek Leng Beng, CDL's Executive Chairman, said, "Despite the macroeconomic challenges in the global real estate sector, the CDL Group demonstrated resilience in 2024 across all our key business segments. While higher financing costs and construction delays for certain projects affected profits, we have secured gains from our well-sold residential projects which will be recognised progressively, and our hospitality portfolio continues with a steady momentum, boosted by the strategic additions of the Hilton Paris Opéra and the Sofitel Brisbane Central hotels. Our strong fundamentals, healthy balance sheet and diversified portfolio will enable us to navigate the landscape with agility and confidence, focused on executing our strategies, fulfilling our commitments and seizing opportunities to deliver value to our stakeholders."

Mr Sherman Kwek, CDL's Group Chief Executive Officer, said, "2024 has been a year of formidable headwinds, with macroeconomic pressures and sector-specific challenges weighing on the Group's near-term earnings and portfolio calibration plans. Despite all this, the Group remains resilient, exercising financial prudence while maintaining flexibility, with the aim of maximising shareholder value. Focused on our Growth, Enhancement and Transformation (GET) strategy as our roadmap, our key priorities include strengthening our financial position by accelerating capital recycling, unlocking portfolio value through strategic initiatives, pursuing attractive acquisitions in a disciplined manner and future-proofing our business."

Issued by City Developments Limited (Co. Regn. No. 196300316Z)
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CITY DEVELOPMENTS LIMITED

FY 2024

RESULTS PRESENTATION

26 February 2025

Union Square I Singapore
Artist's impression

AGENDA

- ➢ **Overview & Strategic Initiatives**
- ➢ **Financial Highlights**
- ➢ **Operations Review**
  - – Singapore Operations
  - – International Operations
  - – Hospitality

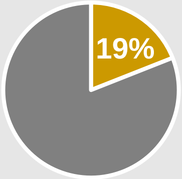
OVERVIEW

KEY HIGHLIGHTS FY 2024

Strong Residential Sales Performance

Sold 1,489 units with a total sales value of $2.97 billion[1]

Market share: 19%
out of total of 7,696 units (incl. ECs)[1] sold in 2024



4 successful launches in Singapore:
- **Lumina Grand** (512 units) – 89% sold[2]
- **Kassia** (276 units) – 71% sold[2]
- **Norwood Grand** (348 units) – 84% sold[2]
- **Union Square Residences** (366 units) – 31% sold[2]

70%
Average sell-through rate

Strategic Site Acquisition

- **Zion Road (Parcel A)**
- **Delfi Orchard**

- **Mixed-use development site in Shanghai's Xintiandi area**

Resilient Commercial Portfolio

Singapore:
- **Office**: 97.7%[3]
- **Retail**: 98.0%[3]

UK:
- **Office**: 79.1%
- **Retail**: 84.3%

Capital Recycling

Achieved over $600MM in global asset divestments

Key divestments:
- **Singapore:** Cideco Industrial Complex, Citilink Warehouse Complex, Cititech Industrial Building, Fortune Centre and Sunshine Plaza
- **Overseas:** retail and office components of Hong Leong City Center (Suzhou)[4], Ransome's Wharf site (London)[4]


Hong Leong City Center

Living Sector Expansion

Acquired 6 PRS assets:
- **UK** (1 PRS development in London)
- **Japan** (5 assets)

Current portfolio[5]:
- **PRS:** ~4,600 units (UK, Japan, US, Australia)
- **PBSA:** ~2,400 beds (UK)


The Yardhouse
Artist's impression

Hospitality Growth

Global RevPAR: ▲ 2.6%

Acquired 2 hotels:
- Hilton Paris Opéra (268 rooms)
- The Mayfair Hotel Christchurch (67 rooms)

Officially opened 2 hotels:
- M Social Phuket[6]
- The Singapore EDITION


M Social Phuket

[1] Includes Executive Condominiums (ECs) and share of JV partners
[2] As of 23 Feb 2025
[3] Includes South Beach and Sengkang Grand Mall (in accordance with CDL's proportionate ownership). Excludes assets planned for redevelopment and City Square Mall units affected by AEI
[4] Transaction completed in Q1 2025
[5] Includes operational and pipeline units, excludes Morden Wharf
[6] Rebranded hotel

FINANCIAL HIGHLIGHTS FY 2024

Resilient Performance

Financial Highlights	FY 2024	FY 2023	Change
Revenue	**$3.3B**	$4.9B	▼ 33.8%
EBITDA	**$1.0B**	$1.1B	▼ 8.6%
PBT	**$374.0MM**	$472.6MM	▼ 20.9%
PATMI	**$201.3MM**	$317.3MM	▼ 36.6%
NAV	**$10.17** per share	$10.12 per share	▲ 0.5% Y-o-Y
RNAV	**$17.57** per share	$17.21 per share	▲ 2.1% Y-o-Y

If FV gains on investment properties had been factored in and the Group's hotels continue to be stated at cost

$19.86
If revaluation surpluses of the hotel portfolio had been included

Dividend

10.0
cents per share

FY 2023:
12.0 cents per share

Comprises:
- **Special Interim Dividend:** – 2.0 cents
- **Proposed Final Dividend:** – 8.0 cents

Share Price Performance

$5.11

▼ 23.2% Y-o-Y

SUMMARY:

- **Revenue:** The decline in revenue was primarily due to lower contributions from the property development segment. Notably, FY 2023 included $1.5B revenue from the full recognition for its Executive Condominium (EC) project, Piermont Grand (which obtained TOP in Jan 2023) and the divestment of its freehold land site in Shirokane, Tokyo, in Q3 2023.
- **PBT and PATMI:** The decline in FY 2024 is largely due to lower contribution from the property development segment, as above, coupled with construction delays at certain projects. This was partially offset by reversals of impairment losses for hotel properties of $56MM in FY 2024 (FY 2023: $54MM).
- The Group's interest expense increased 21% to $589MM for FY 2024 (FY 2023: $486MM), which eroded profit.
- FY 2024 pre-tax profits and PATMI were boosted by the Group's capital recycling efforts.

Norwood Grand Sales Gallery

No fair values adopted on investment properties.
Investment properties are stated at cost less accumulated depreciation and accumulated impairment losses.

GLOBAL PORTFOLIO OVERVIEW FY 2024

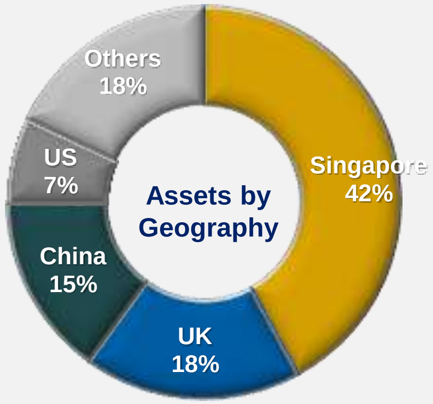
TOTAL ASSETS

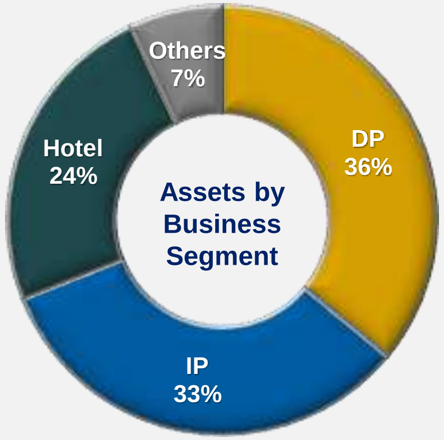
$26B

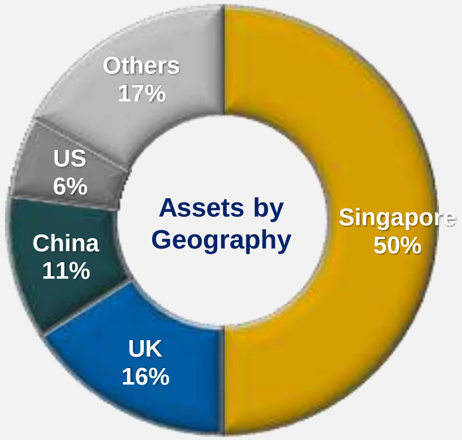
With Fair Value of IPs & Hotels

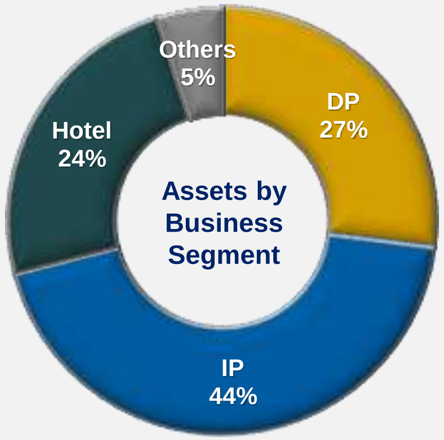
$34B

SEGMENT ANALYSIS









G ▶ E ▶ T

Growth

Build Development Pipeline
& Recurring Income Streams

Irwell Hill Residences | Singapore
Artist's Impression

Enhancement

Enhance Asset Portfolio
& Drive Operational Efficiency

Newport Plaza | Singapore
Artist's Impression

Transformation

Transform Business via New Platforms
Strategic Investments, Fund Management,
Innovation & Venture Capital

125 Old Broad Street | UK

GROWTH

GLOBAL INVESTMENTS 2024

Singapore

Zion Road (Parcel A)[2] GLS site
$1.1B

Delfi Orchard
$439MM

Japan

Roygent Saitama Shintoshin
¥3.28B ($30.2MM)

Splendide Namba Quartre
¥2.55B ($25.3MM)

Escenario Akasaka
¥3.1B ($28.0MM)

City Lux Tsurumi
¥4.45B ($40.1MM)

Splendide VII
¥5.5B ($47.5MM)

China

Downtown Shanghai site[2]
RMB 8.94B ($1.66B)

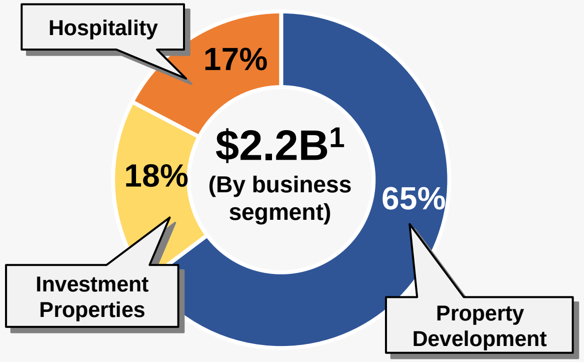
UK

The Yardhouse
£88MM ($148.6MM)

France

Hilton Paris Opéra
€240MM ($350.2MM)

$2.2B[1]
IN ACQUISITIONS & INVESTMENTS



New Zealand

The Mayfair Hotel Christchurch[3]
NZ$31.9MM ($24.5MM)

[1] Refers to CDL's attributable share. The full acquisition cost is shown for individual transactions
[2] JV project
[3] Transaction completed in Jan 2025

SINGAPORE RESIDENTIAL 2024 LAUNCHES

Strong Take-up for 4 Project Launches

2024 Launches		Units	% sold[4]
Lumina Grand	Jan	512	**89%**
Kassia[2]	Jul	276	**71%**
Norwood Grand	Oct	348	**84%**
Union Square Residences	Nov	366	**31%**

Norwood Grand

Kassia[2]

4 PROJECTS WITH

1,502[1]

UNITS

Lumina Grand

Union Square Residences

COMPLETED PROJECT IN 2024:

Irwell Hill Residences (540 units)

- Prime district 9 residence
- Almost fully sold with only two units remaining

[1] Includes share of JV partners
[2] JV project
[3] Subject to authorities' approval
[4] As of 23 Feb 2025

SINGAPORE RESIDENTIAL LAUNCH PIPELINE

Upcoming Launches

Zion Road (Parcel A)[2]	2H 2025
Newport Residences	TBD

CURRENT LAUNCH PIPELINE
~950[1] UNITS

EXISTING UNSOLD INVENTORY
~900[1] UNITS

Launched in Jan 2025 – 88% sold[4]
The Orie[2] (777 units)

Zion Road (Parcel A)[2]

706 units[3]

Newport Residences

246 units

EXISTING ASSETS WITH REDEVELOPMENT POTENTIAL
Under URA Incentive Schemes

Delfi Orchard

City House

[1] Includes share of JV partners
[2] JV project
[3] Subject to authorities' approval
[4] As of 23 Feb 2025
TBD: To be determined

GLOBAL DIVESTMENTS FY 2024

UK

Asset sale completed

Ransome's Wharf
£69.08MM ($115.3MM)

>$600MM
IN DIVESTMENTS

Reflects the Group's **strategic capital recycling focus to optimise and unlock value** from its diversified portfolio

China

Asset sale completed

Hong Leong City Center (HLCC)
– retail and office components
RMB 1.01B ($187.4MM)

Singapore

Asset sale completed

Cideco Industrial Complex

Sold out

Citilink Warehouse Complex
(55 strata units)

Sold out

Cititech Industrial Building
(44 strata units)

Fortune Centre
(17 strata units)

Sold out

Sunshine Plaza
(20 strata units)

GROWTH

STRATEGIC ACQUISITION IN NOV 2024

Rare mixed-use development site in downtown Shanghai jointly acquired with PRC partner Lianfa Group Co., Ltd. for RMB 8.94B

- Represents the Group's confidence in China's long-term growth prospects
- Enhances its presence by targeting iconic placemaking opportunities in key Tier 1 and Tier 2 cities
- Replenishes its residential land bank in China

- Acquired a mixed-use development site in the core and mature Xintiandi are in Shanghai's Huangpu District for RMB 8.94B (approx. $1.66B) or RMB 117,542 ($21,827) psm ppr, following a government land tender.
- Transaction will accord CDL's subsidiary Chenghong Shanghai a 51% controlling stake amounting to RMB 4.56B, with remaining 49% equity interest held by wholly-owned subsidiary of Lianfa Group.
- Excellent opportunity to develop an iconic project with low-density villas, luxury high-rise residential apartments, a boutique hotel and ancillary retail spaces, to promote the Group's brand in Shanghai and the broader China market.

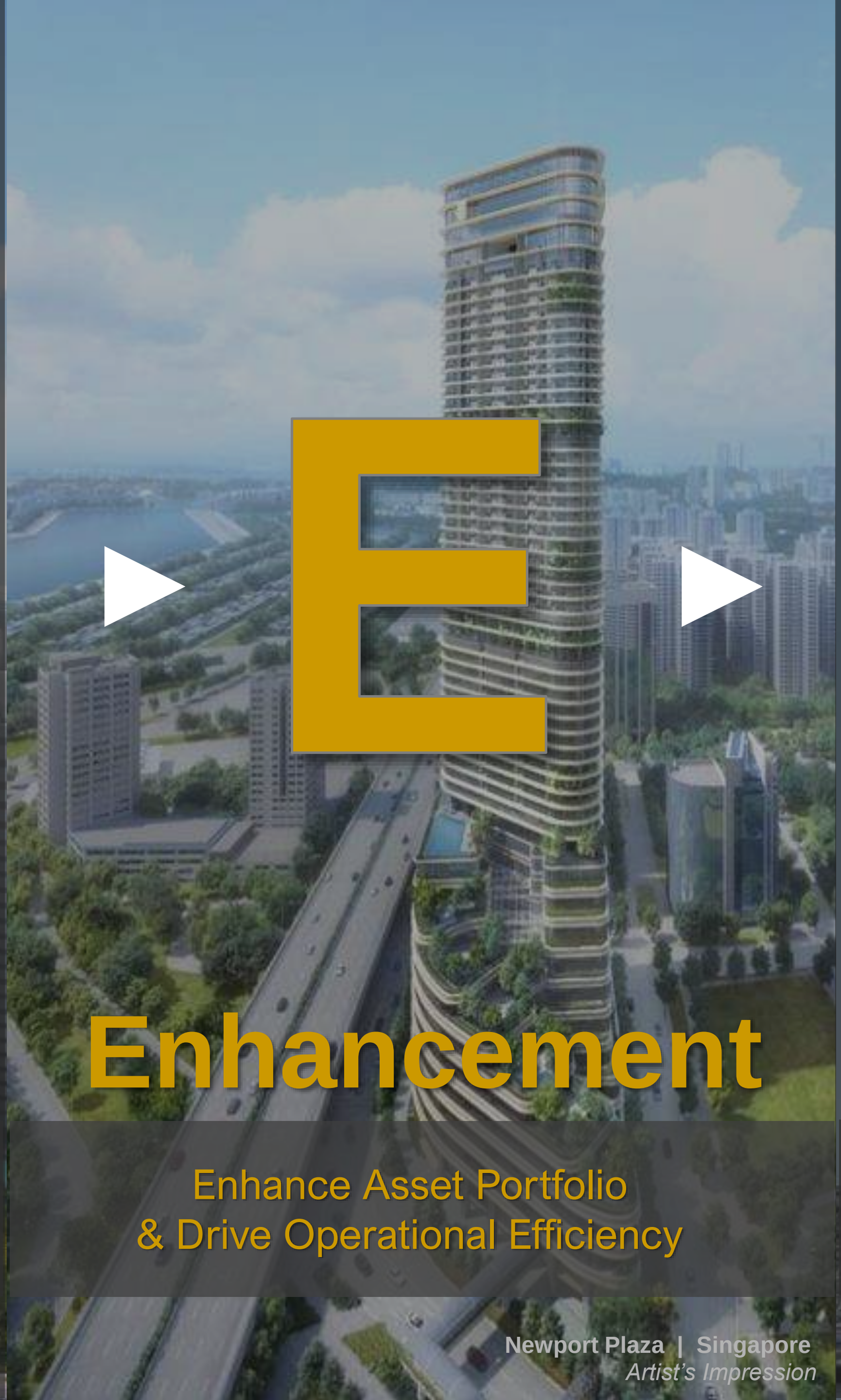
Development Details	
Location	Xintiandi area, Huangpu District, downtown Shanghai
Site Area	27,994 sqm
Gross Floor Area (GFA)	Total aboveground GFA of 76,027 sqm, comprising est.: • Residential – 77% • Commercial – 19% • Public amenities – 4%
Connectivity	• Walking distance of Xintiandi and Taipingqiao Park • 1 km away from Huaihai Road commercial belt and close to several of Shanghai's well-known shopping centres • Within 3 km of Nanjing Road, People's Square and the Bund • Est. 200 metres away from Laoximen metro station (interchange station of Lines 8 and 10)
Land Tenure	• 70 years leasehold (residential) • 40 years leasehold (commercial)

G ▶ E ▶ T

Growth

Build Development Pipeline
& Recurring Income Streams

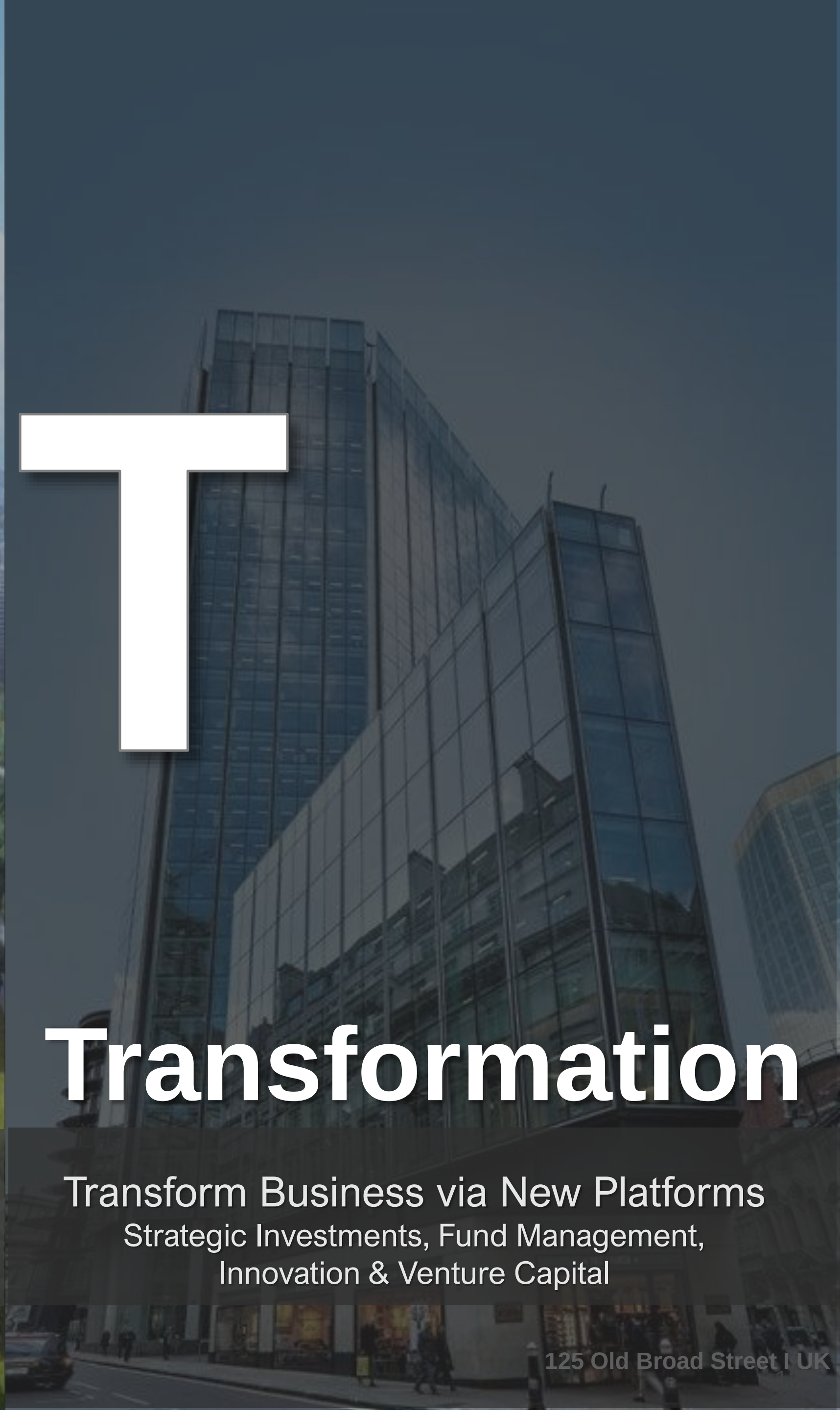
Irwell Hill Residences | Singapore
Artist's Impression



Enhancement

Enhance Asset Portfolio
& Drive Operational Efficiency

Newport Plaza | Singapore
Artist's Impression



Transformation

Transform Business via New Platforms
Strategic Investments, Fund Management,
Innovation & Venture Capital

125 Old Broad Street | UK

ENHANCEMENT

KEY ASSET ENHANCEMENTS

ONGOING AEI

City Square Mall

Phased $50MM AEI with completion in 1H 2025


Artist's impression

- **Committed occupancy: 95.7%** (for unaffected areas)
- **Phase 1:** Reopened in May 2024
- **Targeted completion (Phase 2):** 1H 2025


Revamped Food Republic at B3 (under Phase 1)

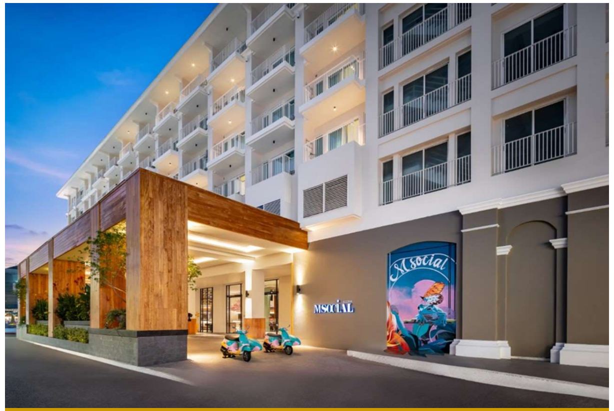
COMPLETED AEI

Jungceylon Shopping Center & M Social Phuket

Officially reopened in Jun 2024

Jungceylon Shopping Center

- **Committed occupancy: 90.3%**
- **Strong rental reversion of 50%** for renewed leases (over the previous leases signed during the pandemic)
- **Tenants' GTO sales: up 74.4% Y-o-Y**



M Social Phuket

- **418-room lifestyle hotel** (former Millennium Resort Patong Phuket)


ENHANCEMENT

STRATEGIC ASSET REVITALISATION

ONGOING ASSET REDEVELOPMENTS

Union Square
Redevelopment under Strategic Development Incentive Scheme


Artist's impression

Mixed-use development comprising office, retail, residential apartments and a co-living component with hotel licence


Artist's Impression

Residential (Union Square Residences)	42% (366 units)
Office (Union Square Central)	41%
Retail	10%
Co-living (with hotel licence)	7%

GFA uplift:
67%
to 735,500 sq ft

Targeted completion: 2029

Newport Plaza
Redevelopment under CBD Incentive Scheme


Artist's impression

45-storey freehold mixed-use development comprising office, retail, residences and serviced apartments

Residential (Newport Residences)	35% (246 units)
Serviced Apartments	25% (197 rooms)
Commercial (Newport Tower)	40%

GFA uplift:
25%
to 655,000 sq ft

Targeted completion: 2027

HOTEL REFURBISHMENTS & DEVELOPMENTS

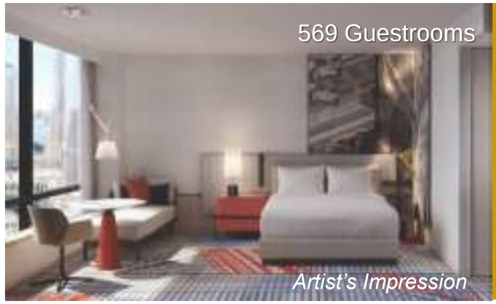
PENANG –MYR96MM ($29MM)

- Conversion of Copthorne Orchid Hotel Penang to M Social Resort Penang -- first M Social in Malaysia.
- **Phased soft opening** from 15 February 2025**.**

MSOCiAL

Brand Expansion

NEW YORK – US$46MM ($60MM)



- Conversion of Millennium Downtown New York to M Social Downtown New York.
- Refurbishment commenced **in Q3 2024 and scheduled to complete in Q2 2025**.

SUNNYVALE, CALIFORNIA – US$118MM ($159MM)

- New development. **Foundation work completed in October 2024**.
- The hotel is **expected to be fully open in 2H 2026.**

ENHANCEMENT

BUSINESS EXCELLENCE & SUSTAINABILITY LEADERSHIP

#2 out of 477 companies

Singapore Governance and Transparency Index (SGTI) 2024

Accolades received in 2024

Singapore Corporate Awards 2024
- Best Risk Management (Bronze)
- Distinction in Sustainability Reporting

SIAS Investors' Choice Awards 2024
- Shareholder Communications Excellence Award (Big Cap) – Joint Winner
- Most Transparent Company Award (Real Estate) – Joint Winner

BCA Awards 2024
- Company of the Year Award
- Quality Excellence Award – Quality Champion

BT-UOB Sustainability Impact Awards 2024
- Impact Enterprise of the Year
- Impact Leader Award (CDL CSO Esther An)

The Edge Billion Dollar Club 2024
- Best ESG Risk Rating

Sustainable Company Awards (by Environmental Finance)
- Sustainability Reporting of the Year (APAC)

IR Magazine Awards – Southeast Asia 2024
- Best ESG Reporting

LISTED ON 13 LEADING GLOBAL SUSTAINABILITY RATINGS, RANKINGS & INDEXES

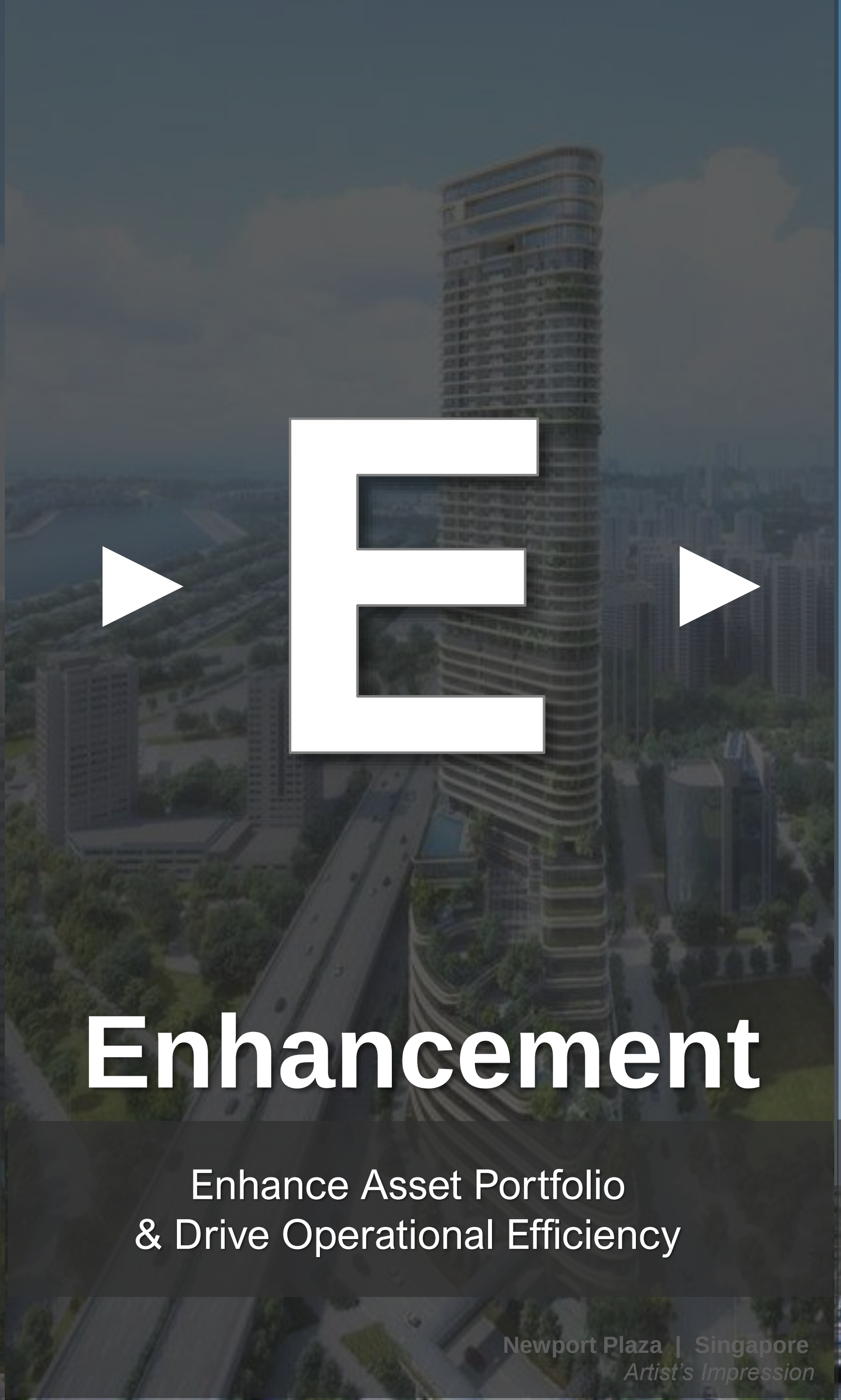
- CDP A List 2024: Since 2018
- CDP Supplier Engagement Leader 2023: Since 2020
- Global 100: Ranked Top Real Estate Company since 2020; listed since 2010
- MSCI ESG Ratings AAA: Since 2010
- S&P DJSI Yearbook Member
- FTSE4Good: Since 2002
- Sustainalytics by Morningstar: Since 2020
- GRESB 2024: 7th in Asia (Diversified – Office/Retail); GRESB 5-star rating
- FT Climate Leaders 2024: 2022 and 2024
- Euronext Vigeo Eiris World 120: Since 2018
- STOXX ESG Leaders Indices: Since 2014
- ISS ESG Corporate ESG Performance Prime: Rated Prime Since 2018
- TIME World's Most Sustainable Companies 2024: 2024
- SGX iEdge SG ESG Indices: Since 2016

G ▸ E ▸ T

Growth

Build Development Pipeline
& Recurring Income Streams

Irwell Hill Residences | Singapore
Artist's Impression



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Newport Plaza | Singapore
Artist's Impression

Transformation

Transform Business via New Platforms
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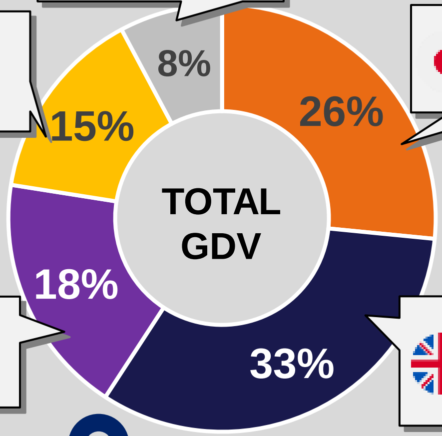
125 Old Broad Street I UK

TRANSFORMATION

GLOBAL LIVING SECTOR PORTFOLIO – FY 2024



$202MM (250 units)

$381MM (563 units)

$688MM (2,246 units)

$474MM (2,368 beds)

$846MM (1,505 units)

$2.6B[1]
TOTAL GDV

PRS	PBSA
~4,600 units	~2,400 beds

PORTFOLIO OCCUPANCY

>90%

Committed occupancy as of 31 Dec 2024[2]

Japan

- 2,246 PRS units across 40 assets in Tokyo, Osaka and Yokohama

Australia

- 563 pipeline PRS units across 2 projects in Melbourne and Brisbane

US

- 250 operational PRS units in Sunnyvale, California

UK

- 2,368 PBSA beds and 1,505 PRS units (operational and pipeline across 10 projects)
- Located in key cities like Birmingham, Canterbury, Coventry, Leeds, London, Manchester and Southampton

PRS: Private Rented Sector
PBSA: Purpose-Built Student Accommodation

[1] As of 31 Dec 2024, based on Gross Development Value (GDV), excludes Morden Wharf
[2] Based on stabilised assets

KEY PRIORITIES

Strategically focused on capital recycling initiatives and portfolio optimisation – Aligned with our GET Strategy

Resilient Portfolio	Capital Management	Future-proofing
➢ Investment discipline ➢ Geographical diversification ➢ Enhance recurring income	➢ Accelerate capital recycling initiatives ➢ Strengthen ROE ➢ Sustainable dividends	➢ Prioritise ESG ➢ Harness innovation ➢ Optimise internal efficiency ➢ Portfolio rejuvenation

Newport Plaza I Singapore

Artist's Impression

Republic Plaza I Singapore

FINANCIAL HIGHLIGHTS

FINANCIAL HIGHLIGHTS

Property Development

	FY 2024	FY 2023
Revenue	$939MM	$2,793MM
PBT	$19MM	$340MM

- **Decrease in revenue and PBT primarily attributed to the timing of profit recognition**
  - ✓ FY 2024 revenue and PBT contribution largely from Irwell Hill Residences, The Myst, Norwood Grand, and overseas projects such as Hong Leong Tech Park Shenzhen, Teddington Riverside (UK), Hongqiao Royal Lake (Shanghai) and New Zealand property sales
  - ✓ In comparison, FY 2023 contributions largely from Piermont Grand (EC project), which recognised both revenue and profit in entirety upon TOP obtained in Jan 2023, the sale of the Shirokane land site in Q3 2023. Higher contributions from Amber Park and Irwell Hill Residences also bolstered FY 2023 performance
- **FY 2023 PBT was notably boosted by significant contribution from Piermont Grand ($121MM) and Shirokane land site sale ($155MM)**, resulting in elevated performance of this segment in FY 2023
- **High financing costs** and **delay in construction progress of certain projects** further impacted the profit recognition of this segment
- Foreseeable losses for FY 2024 of $4MM (2023: $50MM)

Hotel Operations

	FY 2024	FY 2023
Revenue	$1,622MM	$1,499MM
PBT	$193MM	$189MM

- **Revenue growth attributed** to
  - ✓ Contributions from newly acquired properties: Sofitel Brisbane Central hotel (Dec 2023) and Hilton Paris Opéra hotel (May 2024); and the reopening of M Social Phuket (Jan 2024)
  - ✓ Improved performance was also seen across the Rest of Asia, Rest of UK & Europe and Australasia segments
- **Writeback of impairment losses** of $55MM (FY 2023: $54MM) reflecting the positive outlook of the hospitality industry
- **No divestment** in FY 2024. FY 2023: divestment gains on the disposal of Millennium Harvest Boulder of $80MM

Investment Properties

	FY 2024	FY 2023
Revenue	$500MM	$449MM
PBT	$146MM	($41MM)

- **Revenue increased due to** higher contributions from St Katharine Docks which was acquired in Mar 2023, Jungceylon Shopping Center following its reopening in phases from Dec 2022 and Living Sector for Japan and UK. Additionally, the revenue growth was supported by contribution from Nine Tree Premier Myeongdong and Bespoke Hotel Osaka which were added to the group's portfolio in 2H 2023
- **Increase in PBT** mainly due to higher divestment gains recognised
  - ✓ **Divestment gains** for FY 2024 include:
    - entire equity stake in Cideco Pte Ltd which owns Cideco Industrial Building
    - strata units of Citilink Warehouse Complex
    - strata units of Cititech Industrial Building
    - strata units of Fortune Centre
  - ✓ **Divestment gains** for FY 2023 include
    - a piece of land at Tanglin Shopping Centre
    - strata units of Citilink Warehouse Complex
    - sale of 95 Mina Parade
- Impairment losses for FY 2024 of $20MM (FY 2023: $44MM)

Others

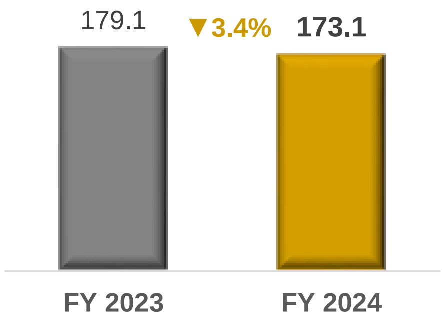
	FY 2024	FY 2023
Revenue	$210MM	$200MM
PBT	$16MM	($15MM)

- **Higher PBT** due to higher share of profit contribution from First Sponsor Group primarily attributable to fair value gains recognised on its outstanding derivatives instruments as well as net gain on those derivatives that matured and settled during the year
- Included in FY 2023 was the fair value loss on remeasurement of an unquoted debt instrument measured at fair value through profit or loss

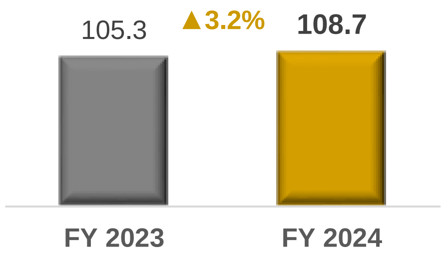
REVPAR BY REGION FOR CDL GROUP

ASIA

Singapore

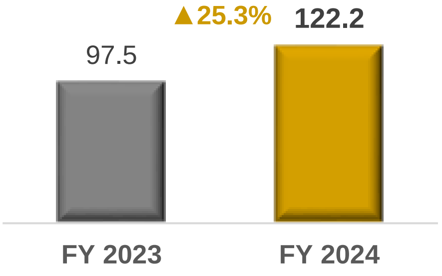


Rest of Asia



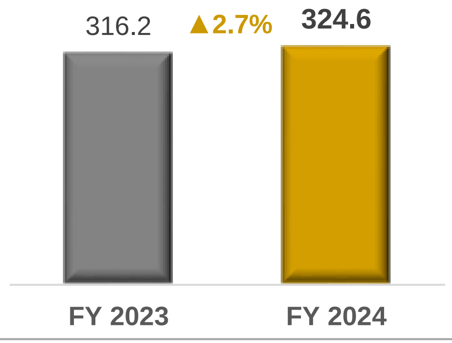
AUSTRALASIA

Australasia

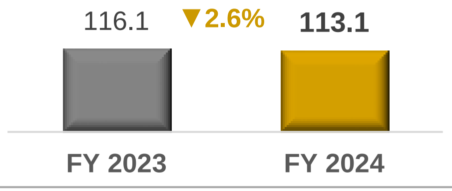


US

New York

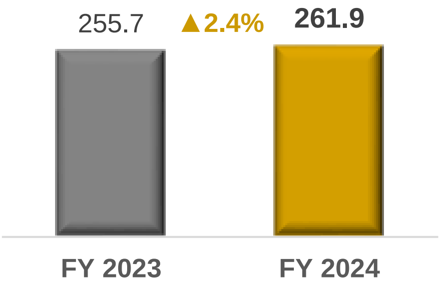


Rest of US

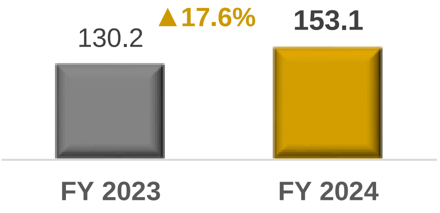


EUROPE

London



Rest of UK and Europe



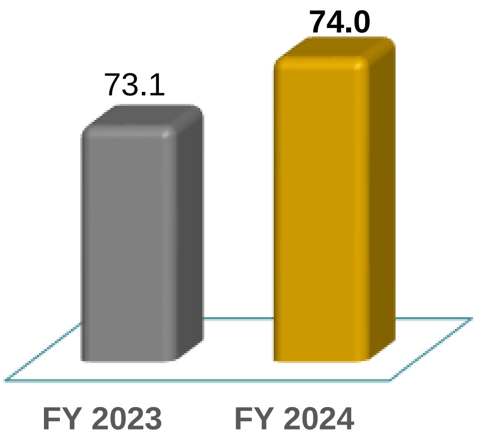
1. Strong RevPAR growth vs FY 2023 for Australasia region following the newly acquired Sofitel Brisbane Central hotel in Dec 2023
2. RevPAR in the Rest of UK and Europe markets increased by 17.6% due to newly acquired Hilton Paris Opéra (acquired in May 2024)

RevPAR values in S$. For comparability, FY 2023 RevPAR had been translated at constant exchange rates (31 Dec 2024).

KEY METRICS IN HOTEL OPERATIONS

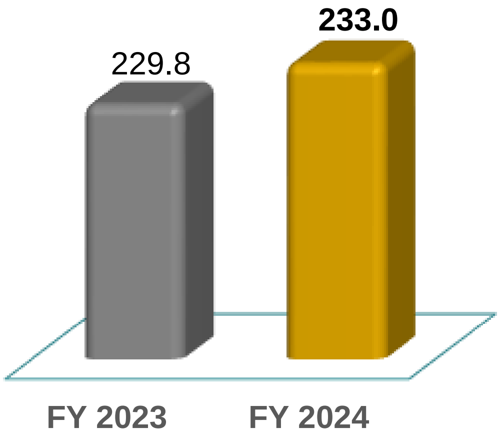
Room Occupancy

% ▲ 0.9% pts



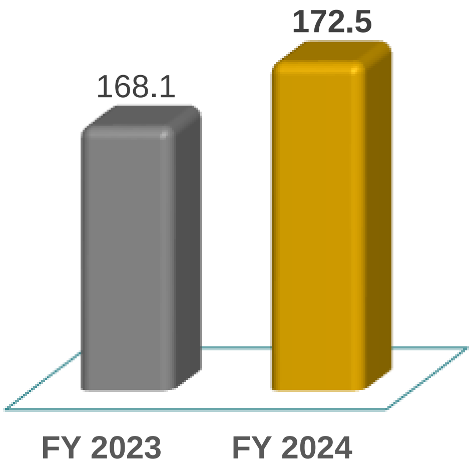
Average Room Rate

$ ▲ 1.4%



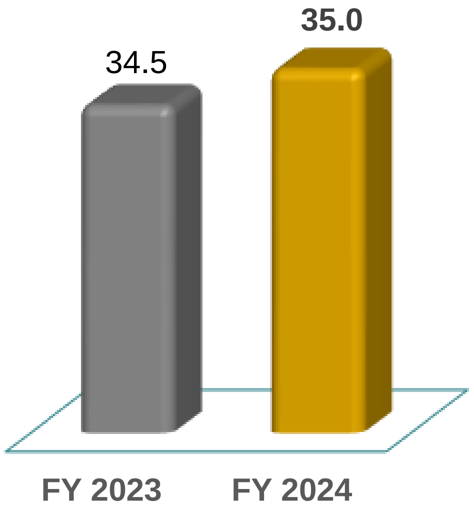
Revenue Per Available Room (RevPAR)

$ ▲ 2.6%



GOP Margin

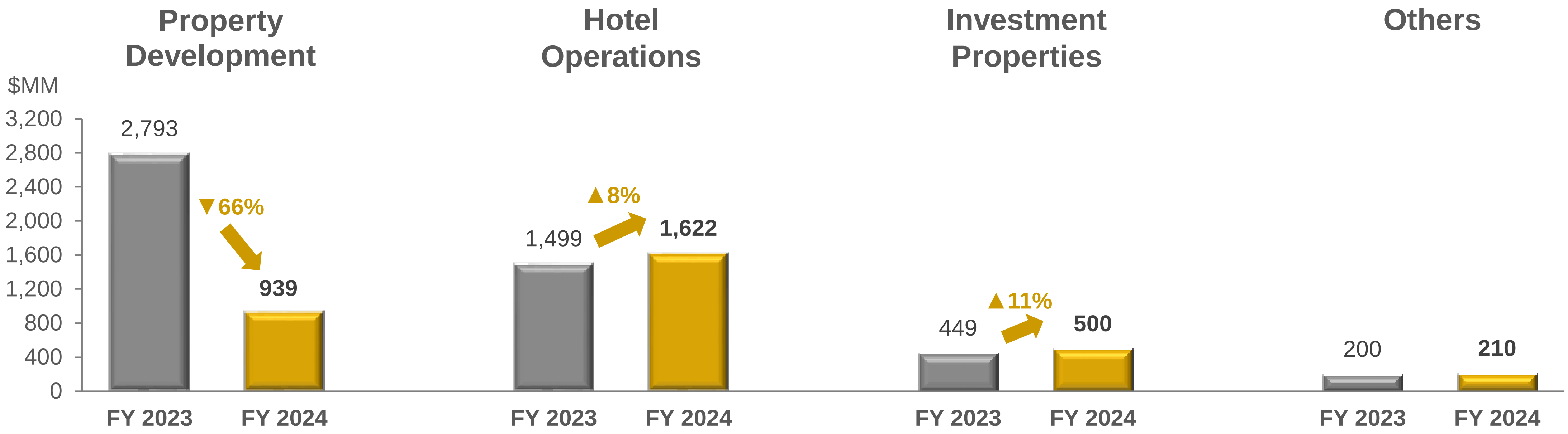
% ▲ 0.5% pts



1. Room occupancy and average room rate continued to grow marginally
2. RevPAR rose by 2.6%, driven by acquisition growth in Australasia and Europe markets. This reflects stabilisation after 25.3% increase in RevPAR in FY 2023
3. GOP margin increased by 0.5% pts, primarily led by the UK and Europe markets

REVENUE BY SEGMENT

Revenue	FY 2024	FY 2023	Y-o-Y
	$3,271MM	$4,941MM	▼ **34%**



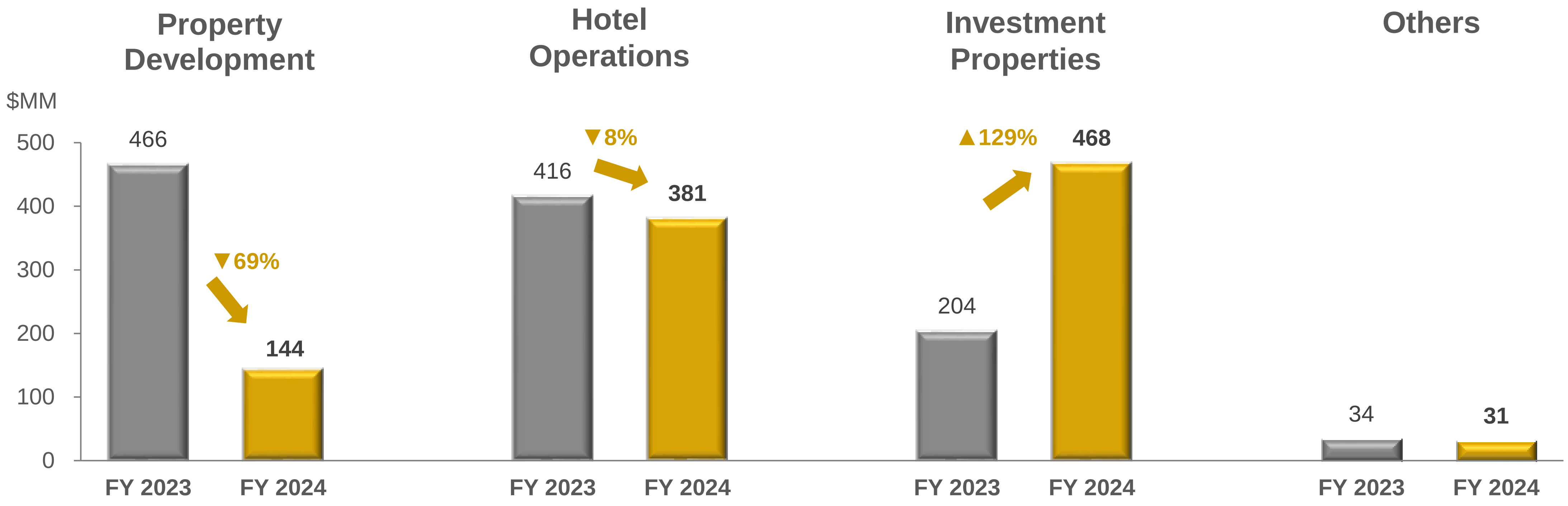
1. The decline in the property development segment is primarily due to the absence of the substantial $1.0B contribution from its Piermont Grand EC project (which obtained TOP in Jan 2023) and sale of the Shirokane land site in Q3 2023, which accounted for 57% of FY 2023 revenue for this segment

2. Hotel operations continued to improve by 8%, driven by contributions from newly acquired the Sofitel Brisbane Central and the Hilton Paris Opéra hotels, as well as reopening of M Social Phuket

3. Investment properties increased 11% bolstered by full year contribution from St Katharine Docks, PBSA portfolio in UK, and the PRS portfolio in UK and Japan. Additionally, the reopening of Jungceylon Shopping Center and the addition of new properties such as Nine Three Premier Myeongdong and Bespoke Hotel Osaka contributed to this growth

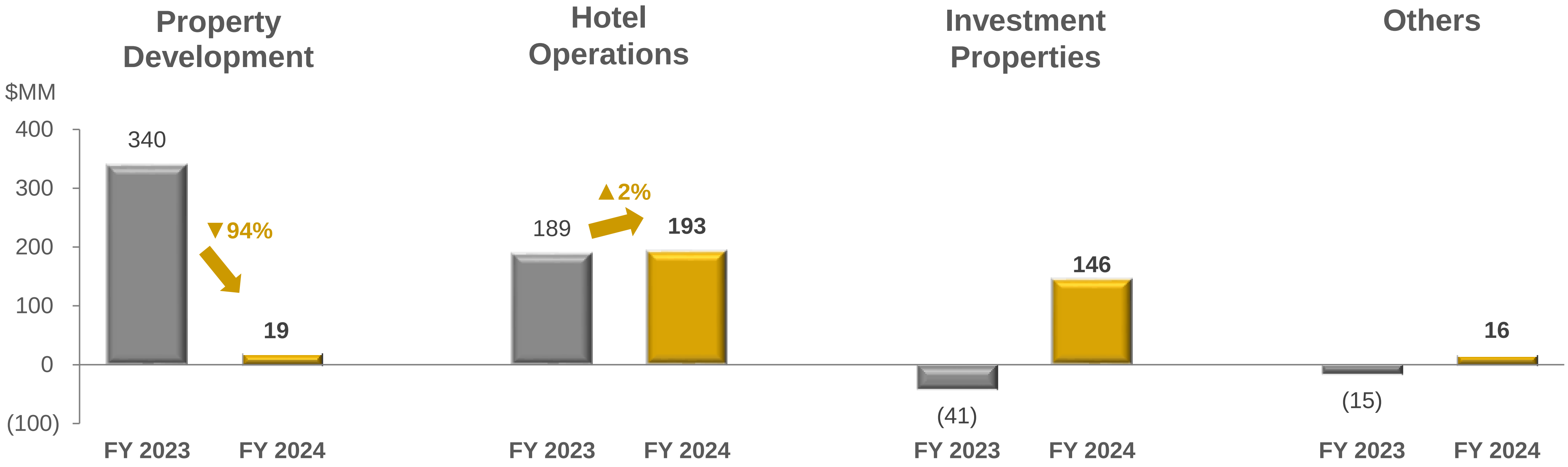
EBITDA BY SEGMENT

EBITDA	FY 2024	FY 2023	Y-o-Y
	$1,024MM	$1,120MM	▼ **9%**



PBT BY SEGMENT

PBT	FY 2024	FY 2023	Y-o-Y
	$374MM	$473MM	▼ **21%**



1. Hotel operations was the main contributor for PBT for FY 2024 with results boosted by reversals of impairment losses and exchange gain for FY 2024
2. PBT in other segments increased mainly due to higher share of profit contribution from First Sponsor Group

CAPITAL MANAGEMENT

Strong Balance Sheet & Liquidity Position for FY 2024

Gearing	Sufficient Liquidity	Financing Flexibility	Balanced Debt Profile
Net Gearing	**Total Cash [1]**	**Interest Cover Ratio**	**% of Fixed Rate Debt**
117%	**\$2.8B**	**2.1x**	**38%**
FY 2023: 103%	FY 2023: \$2.2B	FY 2023: 2.8x	FY 2023: 45%
Net Gearing [2] (include fair value on investment properties)	**Cash and Available Committed Credit Facilities**	**Average Borrowing Cost**	**Average Debt Maturity**
69%	**\$4.5B**	**4.4%**	**2.3 years**
FY 2023: 61%	FY 2023: \$3.6B	FY 2023: 4.3%	FY 2023: 2.2 years

1 Net of overdraft
2 Net gearing is computed using total borrowings less cash, over total equity (including FV of IP)

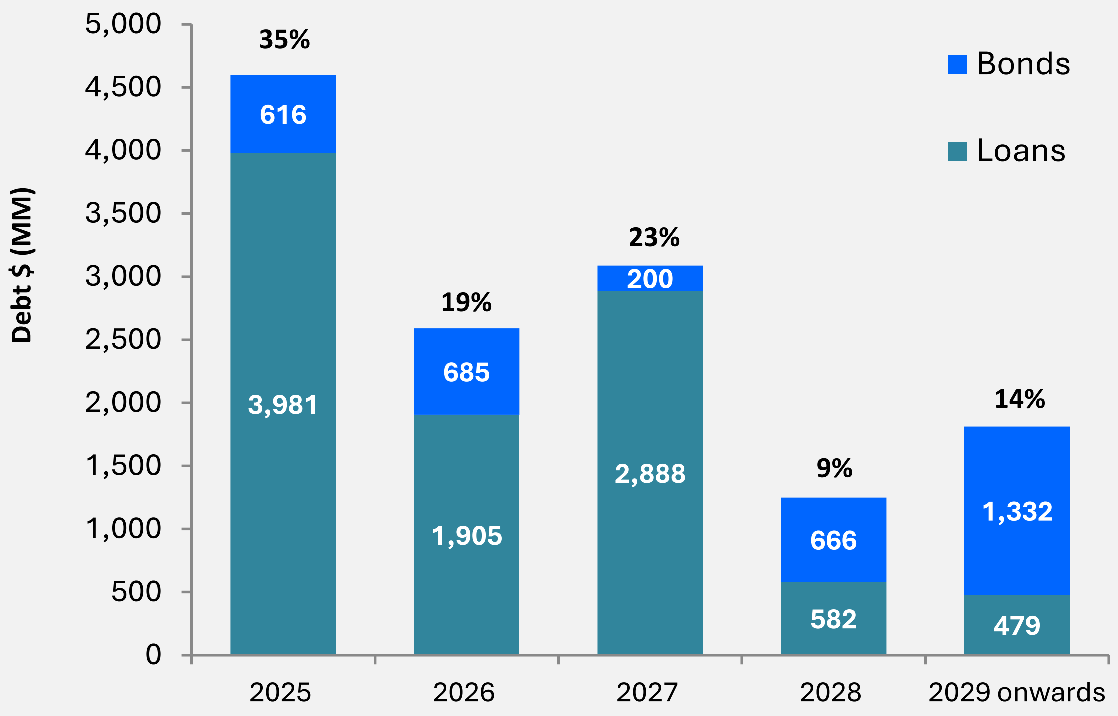
PRUDENT CAPITAL MANAGEMENT

Balanced debt expiry profile

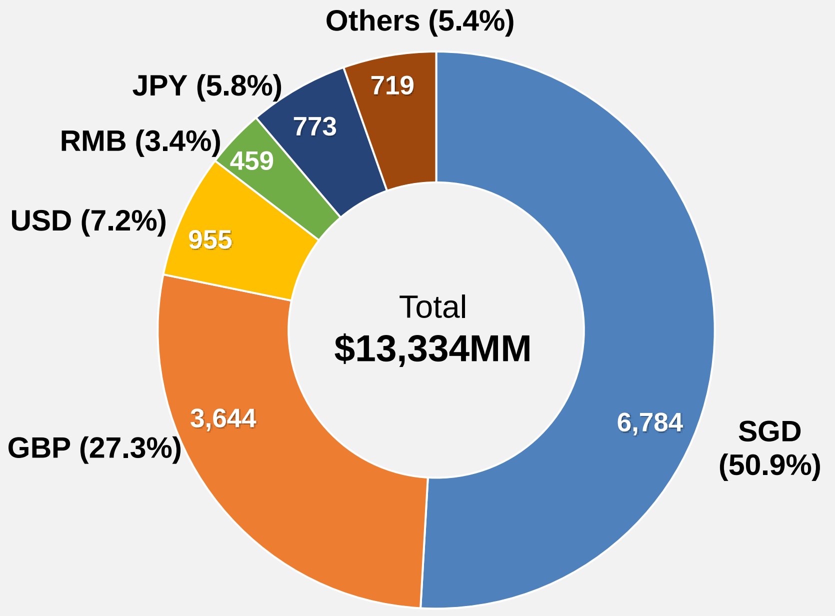
Balanced debt currency mix

High Level of Natural Hedge

Well-Spread Debt Maturity Profile



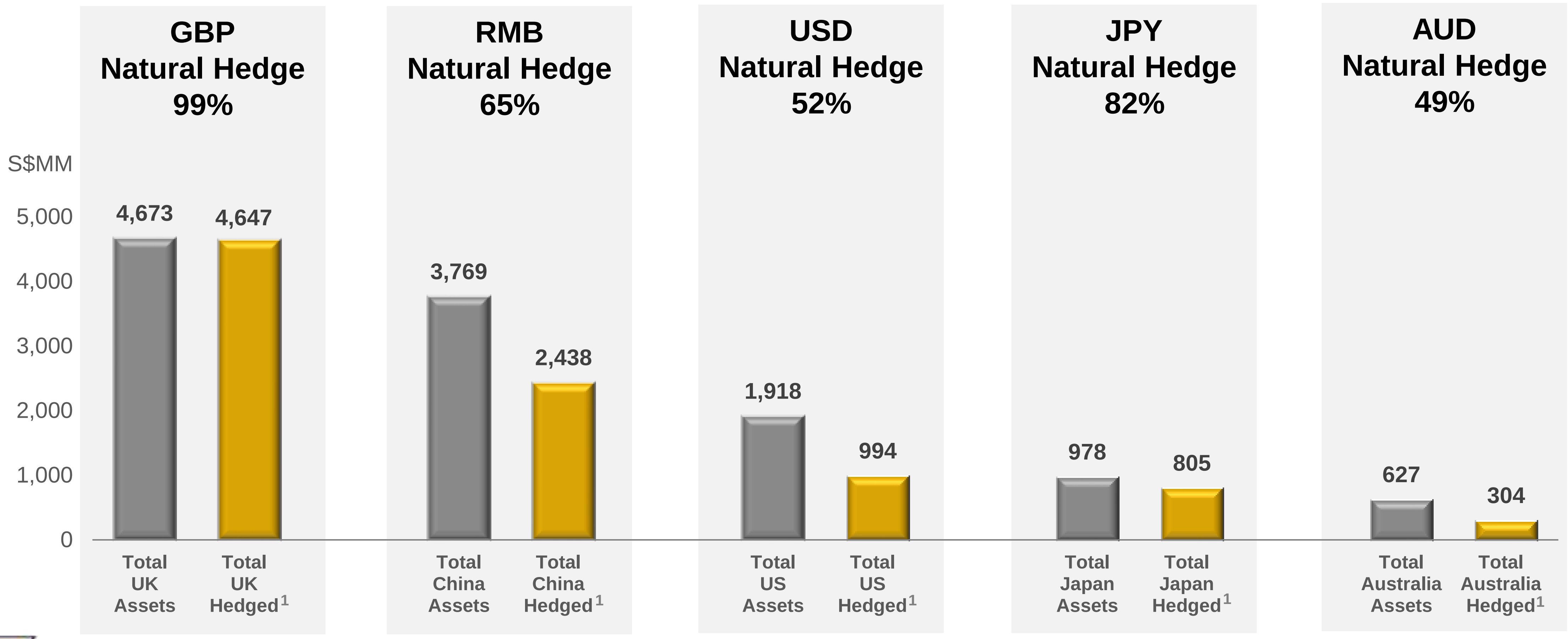
CDL Property Group



31 Dec 2024

CDL GROUP – NATURAL HEDGE 2024

Substantially 77% natural hedge for the key geographical markets in which the Group operates



1 Hedge includes financing with loans and cash in the same currency, and currency and FX swaps

OPERATIONS REVIEW

Norwood Grand I Singapore
Artist's impression

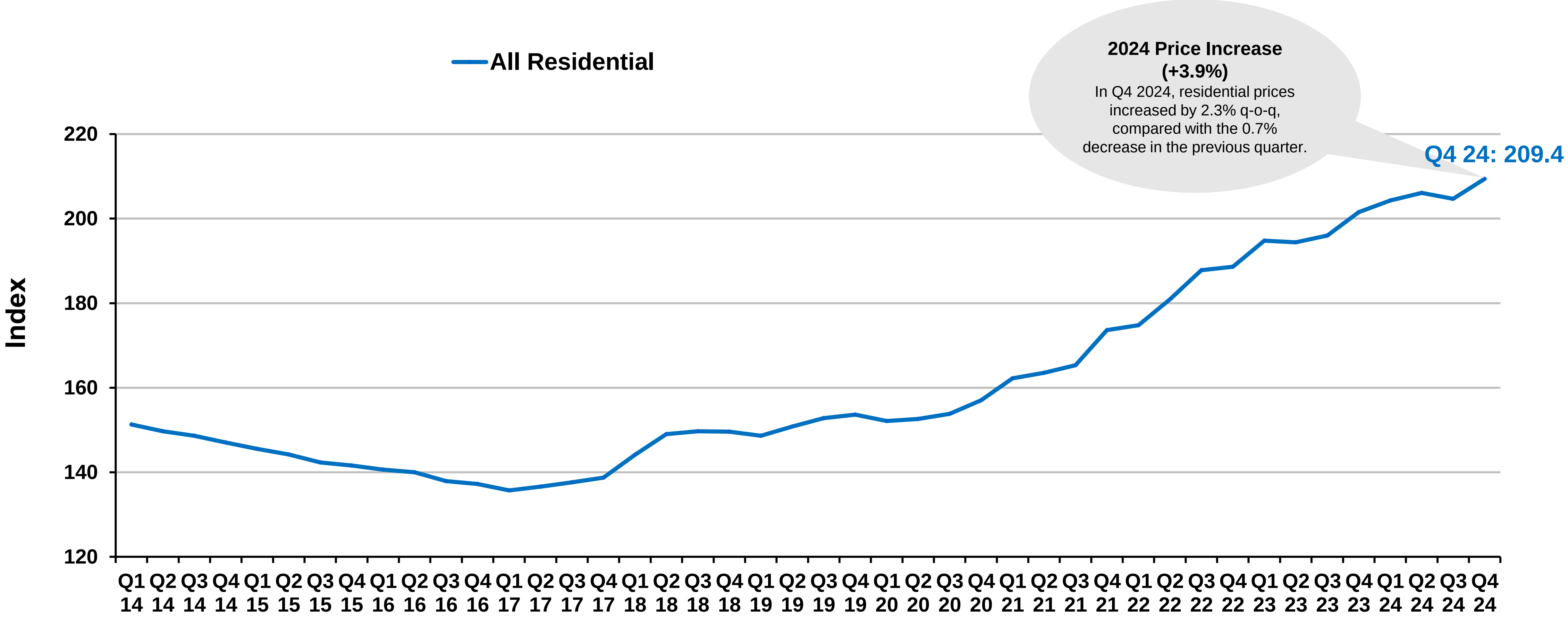
Norwood Grand | Singapore
Artist's impression

SINGAPORE OPERATIONS

PROPERTY DEVELOPMENT

SINGAPORE PROPERTY DEVELOPMENT

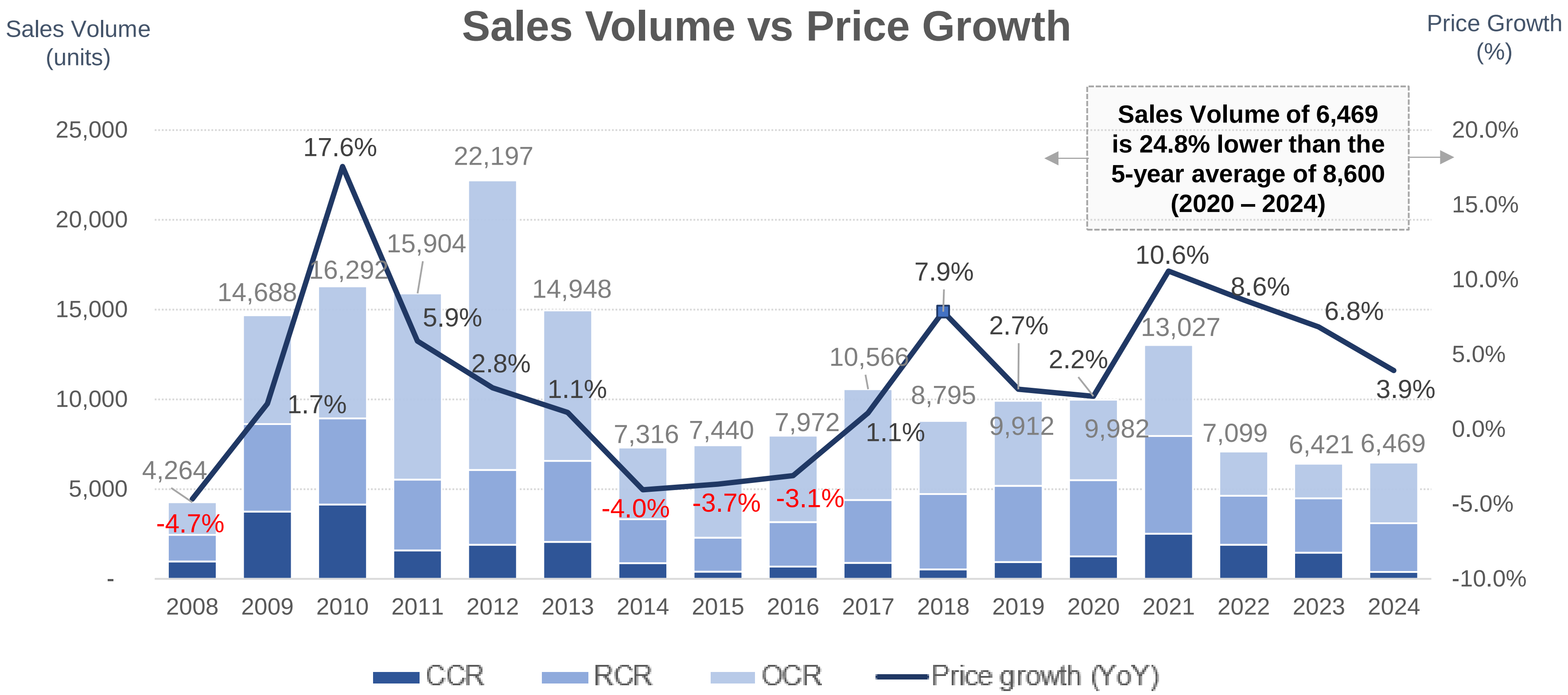
Property Price Index – Residential (2014 – 2024)



Source: URA Statistics, Q4 2024

SINGAPORE PROPERTY DEVELOPMENT

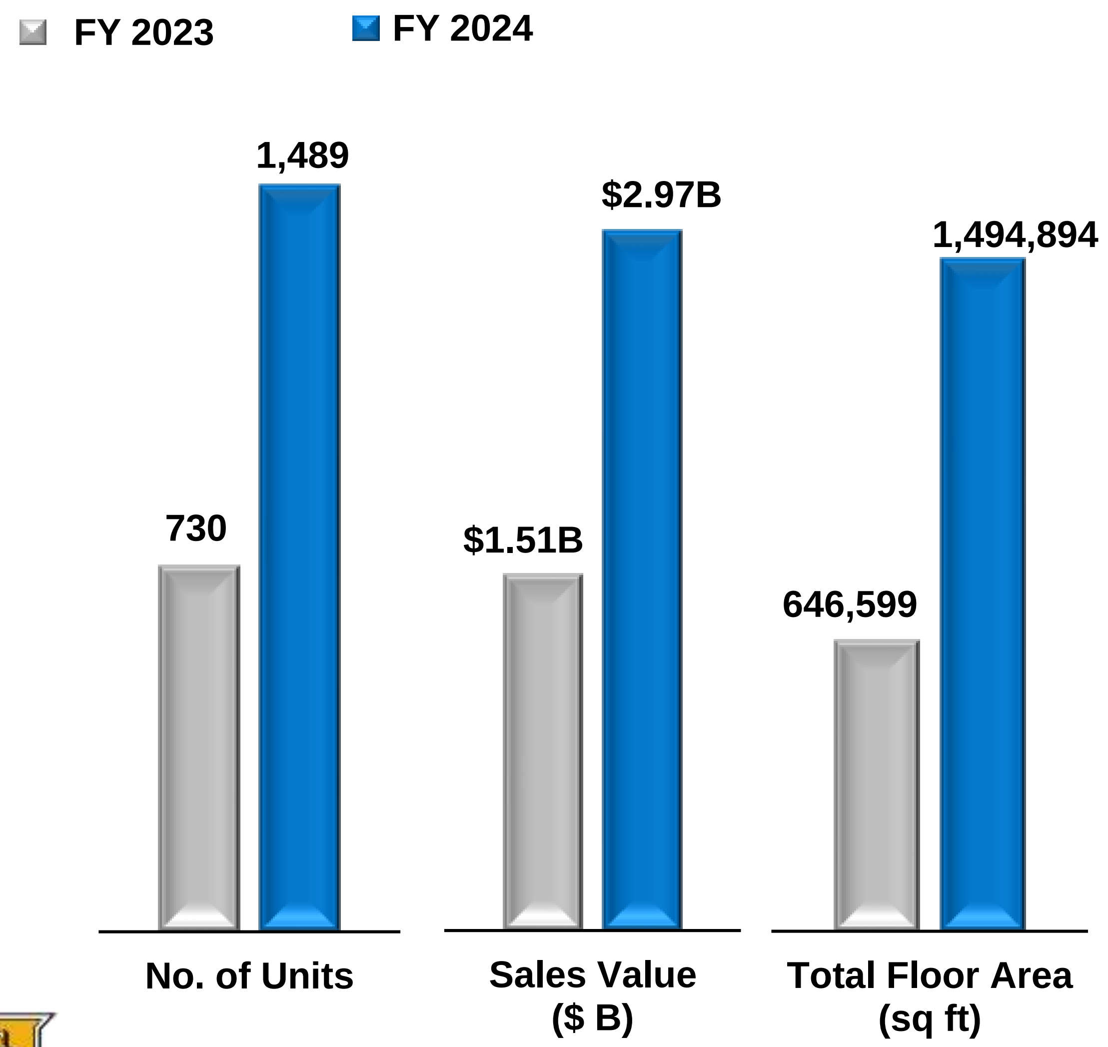
- The private residential Property Price Index (PPI) registered a 2.3% expansion in Q4 2024, recovering from a 0.7% contraction in the previous quarter and increasing 3.9% Y-o-Y.
- Developers sold 3,420 units (excl. ECs) in Q4 2024, a substantial increase from the 1,160 units sold in the preceding quarter, driven by pent-up demand following a period of subdued activity in the first three quarters of 2024, declining interest rates and competitively priced new launches.
- The residential market is expected to remain resilient, underpinned by robust underlying demand from homeowners, supported by a steady economy and population growth.



Source: URA Statistics, Q4 2024

SINGAPORE PROPERTY DEVELOPMENT

Residential Units Sold[1]



Sales Value
↑ 96.3% Y-o-Y

Units Sold
↑ 104.0% Y-o-Y

FY 2024 Highlights

- Performance was driven by 4 new launches:
  - Jan: Lumina Grand
  - Jul: Kassia (JV)
  - Oct: Norwood Grand
  - Nov: Union Square Residences

And relaunch of The Residences at W Singapore Sentosa Cove (Apr)

[1] Includes Executive Condominiums (ECs) and share of JV partners

SINGAPORE PROPERTY DEVELOPMENT

Resilient Sales for 2024 Launched Projects and Existing Inventory

- Sold 1,489 units with total sales value of $2.97B for 2024[1]
- Sales were mainly driven by Lumina Grand, Tembusu Grand, Kassia and Norwood Grand

Steady Sales for Launches from 2019

Launch Year	Project	Location	Tenure	Total Units	Total Units Sold[2]	% Sold[2]
2025	The Orie	Lorong 1 Toa Payoh	99 years	777	683	88%
2024	Union Square Residences	Havelock Road	99 years	366	114	31%
	Norwood Grand	Champions Way	99 years	348	292	84%
	Kassia	Flora Drive	Estate in perpetuity	276	196	71%
	Lumina Grand	Bukit Batok West Ave 5	99 years	512	455	89%
2023	The Myst	Upper Bukit Timah Road	99 years	408	325	80%
	Tembusu Grand	Jalan Tembusu	99 years	638	587	92%
2022	Copen Grand	Tengah Garden Walk	99 years	639	639	Fully Sold
	Piccadilly Grand	Northumberland Road	99 years	407	407	Fully Sold
2021	CanningHill Piers	River Valley Road / Tan Tye Place / Clarke Quay	99 years	696	684	98%
	Irwell Hill Residences	Irwell Bank Road	99 years	540	538	99%
2020	Penrose	Sims Drive	99 years	566	566	Fully sold
2019	Boulevard 88	Orchard Boulevard	Freehold	154	145	94%
	Amber Park	Amber Road	Freehold	592	592	Fully Sold
	Haus on Handy	Handy Road	99 years	188	188	Fully Sold
	Piermont Grand	Sumang Walk	99 years	820	820	Fully Sold
	Sengkang Grand Residences	Sengkang Central	99 years	680	680	Fully Sold
	Nouvel 18[3]	Anderson Road	Freehold	156	156	Fully Sold

Norwood Grand

Union Square Residences

Lumina Grand

[1] Includes Executive Condominiums (ECs) and share of JV partners
[2] As of 23 Feb 2025
[3] Divested project marketed by CDL

SINGAPORE PROPERTY DEVELOPMENT

Inventory of Launched Residential Projects – As of 31 Dec 2024

Project	Equity Stake	Total Units	Units Sold	Total Unsold Inventory	CDL's Share of Unsold Inventory
St. Regis Residences Singapore	33%	173	168	5	2
One Shenton	100%	341	333	8	8
Cliveden at Grange	100%	110	48	62	62
UP@Robertson Quay	100%	70	62	8	8
Boulevard 88	40%	154	144	10	4
Irwell Hill Residences	100%	540	538	2	2
CanningHill Piers	50%	696	684	12	6
Tembusu Grand	51%	638	583	55	28
The Myst	100%	408	316	92	92
Lumina Grand	100%	512	447	65	65
The Residences at W Singapore Sentosa Cove	20%	203	92	111	22
Norwood Grand	100%	348	292	56	56
Union Square Residences	100%	366	100	266	266
Kassia	33.3%	276	184	92	31
TOTAL:		**4,835**	**3,991**	**844**	**652**

Excludes Cuscaden Residences – 1 unit unsold, The Oceanfront @ Sentosa Cove – 1 unit unsold

RESIDENTIAL LAUNCH IN JAN 2025

The Orie – First Residential Launch in Toa Payoh since 2016

Location	Tenure	Equity Stake	Total Units	Total Units Sold[1]	Site Area (sq ft)	Total Saleable Area (sq ft)
Lorong 1 Toa Payoh	99-year	50%	777	683	169,458	694,075

777-unit luxury residence in the established Toa Payoh neighbourhood

- Robust response on launch weekend – 86% (668) of units sold
  - ➢ Achieved average selling price of $2,704 psf
  - ➢ Attractively priced from $1.28MM for a one-bedroom plus study (517 sq ft), $1.48MM for a two-bedroom (592 sq ft), $2.09MM for a three-bedroom (850 sq ft), $2.92MM for a four-bedroom (1,216 sq ft) and $3.48MM for a five-bedroom with private lift (1,453 sq ft)
  - ➢ 93% of homebuyers are Singaporeans, while the 7% comprise of PRs/foreigner

- Excellent connectivity, within a five-minute walk to Braddell MRT station and well-connected to other parts of Singapore via the Pan Island Expressway (PIE), Central Expressway (CTE) and the upcoming North-South Corridor.

- Seamlessly integrating layered greenery and spatial zones across different tiers, The Orie offers over 40 lifestyle facilities such as Club Orie, 50-metre lap pool, relaxation pool, spa coves, tennis court, pets corner, three gourmet pavilions and a Dragon Playland.

- All apartments come with quality fittings by Hansgrohe, bathroom wares by Duravit, as well as premium home appliances by De Dietrich and Samsung.

- Near the upcoming Toa Payoh Integrated Development which is slated for completion in 2030, and will include a 10,000-seater stadium, indoor sports hall, aquatic centre and other sporting facilities, alongside community amenities such as a town park, public library and polyclinic.

[1] As of 23 Feb 2025

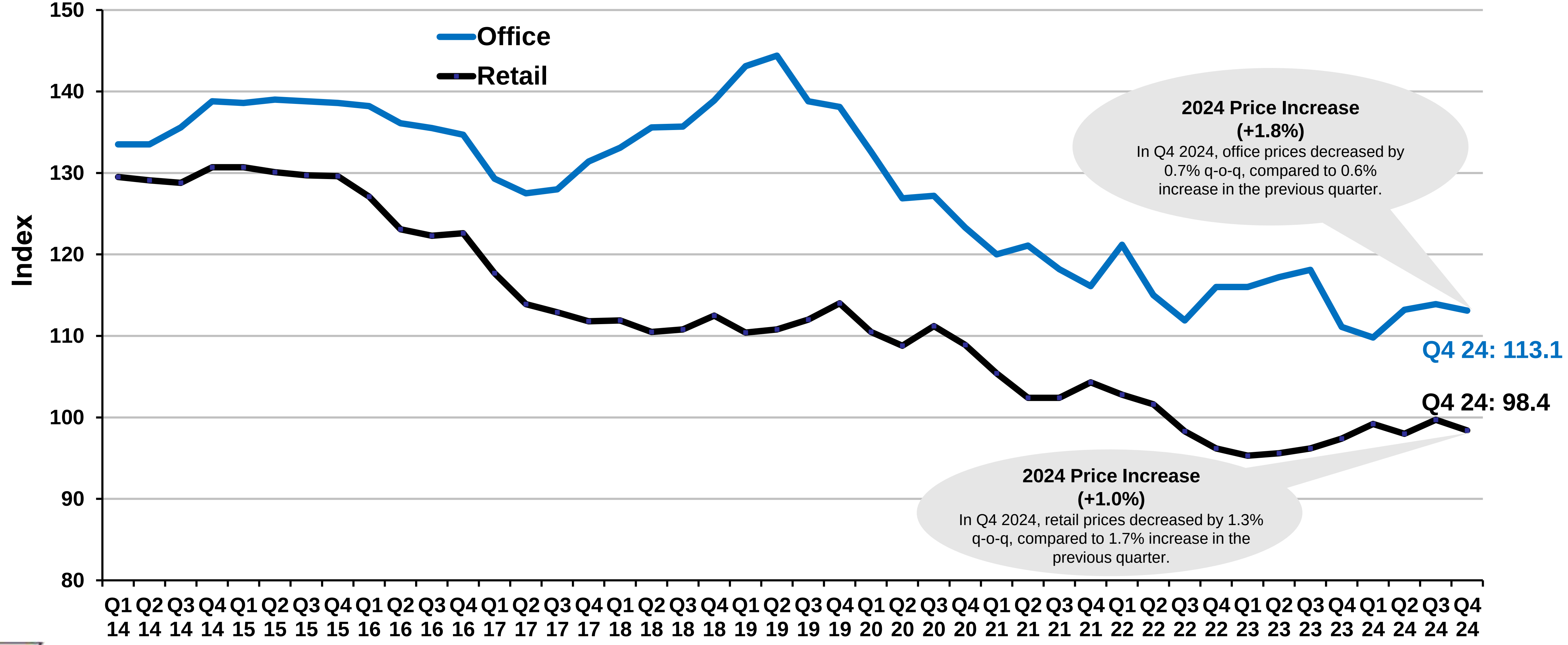
Republic Plaza | Singapore

SINGAPORE OPERATIONS

ASSET MANAGEMENT

SINGAPORE COMMERCIAL MARKET

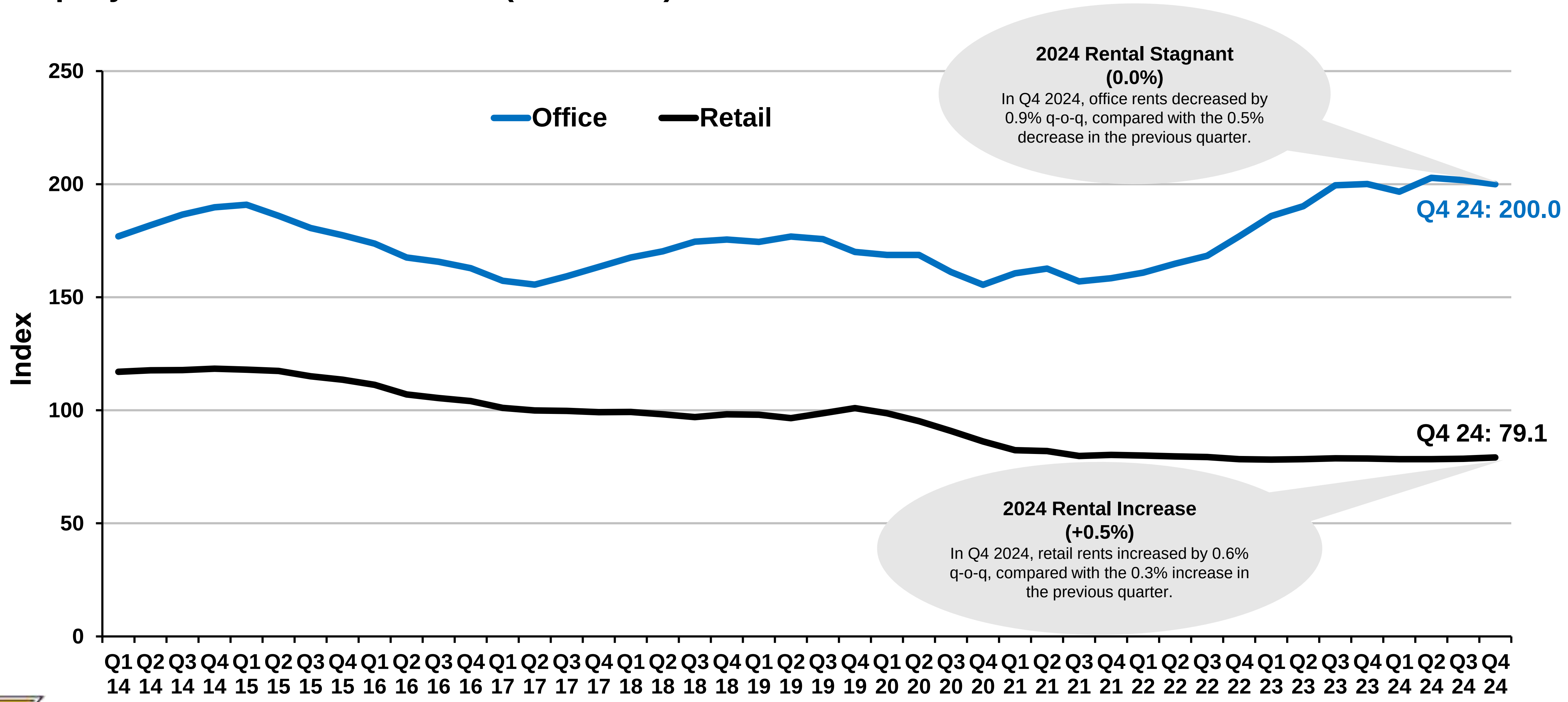
Property Price Index – Commercial (2014 – 2024)



Source: URA Statistics, Q4 2024

SINGAPORE COMMERCIAL MARKET

Property Rental Index – Commercial (2014 –2024)



Source: URA Statistics, Q4 2024

SINGAPORE COMMERCIAL PORTFOLIO OCCUPANCY

As of 31 Dec 2024

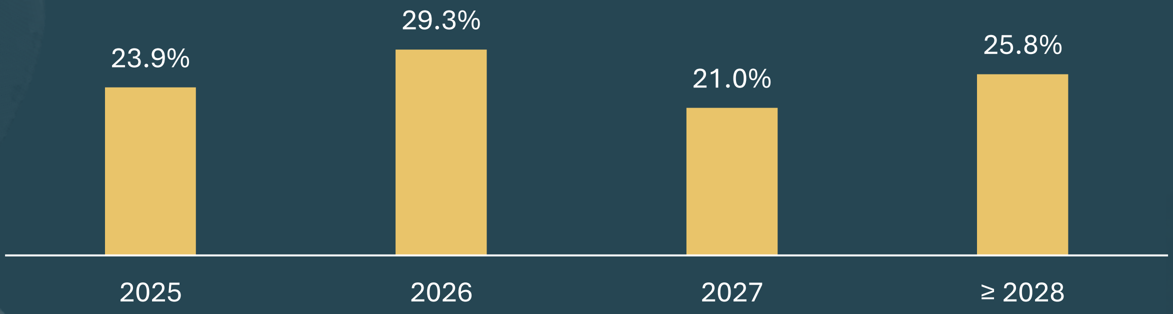
The commercial portfolio[1] consistently maintains stable occupancy, supported by a well-spread lease expiry profile that ensures a healthy income stream while mitigating significant vacancy risks.

Office[2]

97.7%
Committed Occupancy

1.4MM sq ft
Net Lettable Area

Office Space Lease Expiry Profile (by % GR)

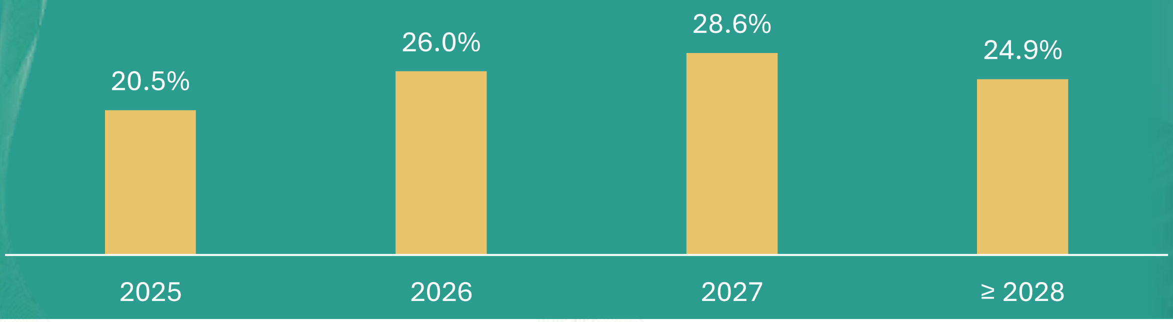


Retail[3]

98.0%
Committed Occupancy

0.7MM sq ft
Net Lettable Area

Retail Space Lease Expiry Profile (by % GR)



[1] Includes South Beach and Sengkang Grand Mall (in accordance with CDL's proportionate ownership). Excludes assets planned for redevelopment and divestment (ceased leasing activities), and City Square Mall units affected by AEI.
[2] Comprises office only properties and the office component within integrated developments.
[3] Comprises retail only properties and the retail component within integrated developments.

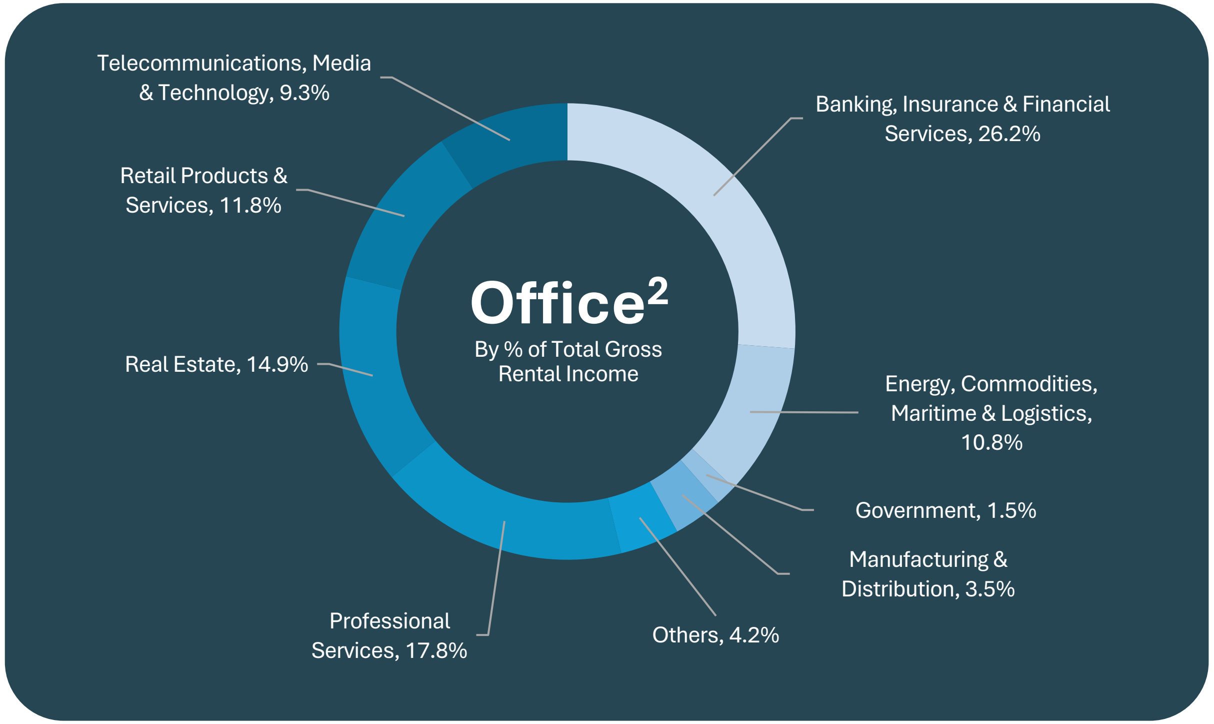
SINGAPORE COMMERCIAL PORTFOLIO TRADE MIX

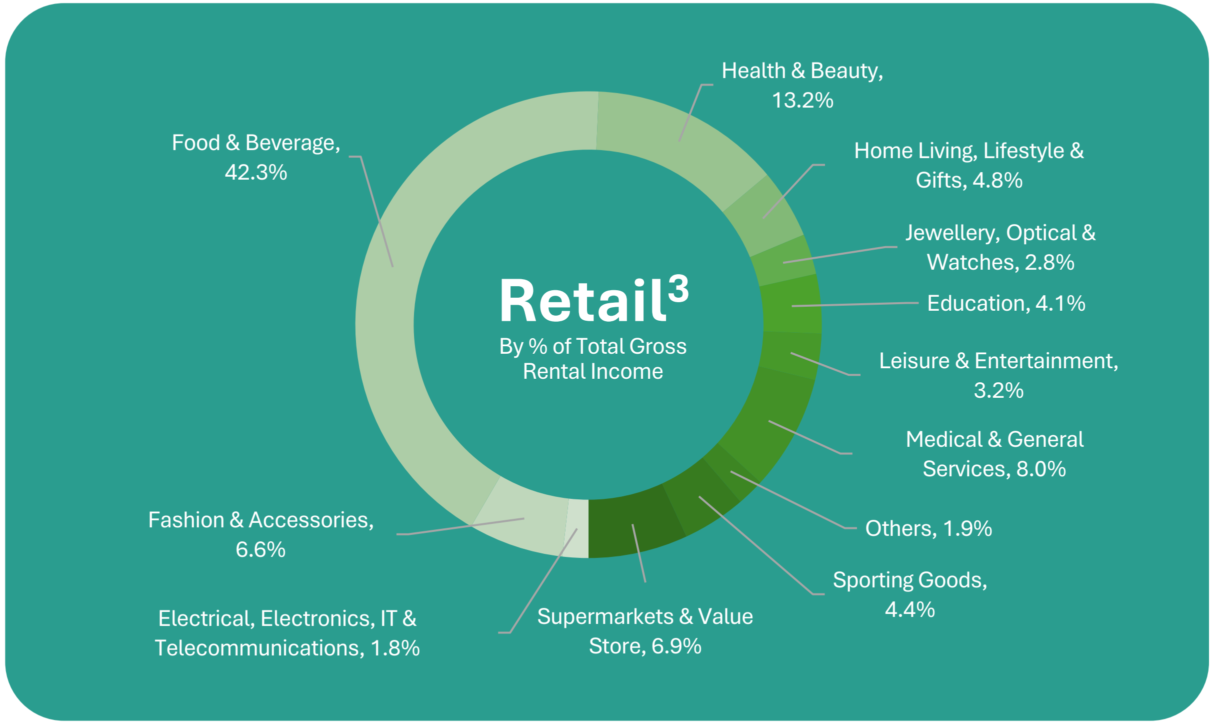
As of 31 Dec 2024

The Group's tenant profile features a well-balanced mix of trades, effectively mitigating potential market volatility and risks.

Office: A well-diversified trade mix anchored by established corporate tenants, ensuring portfolio resilience.

Retail: A tenant composition aligned with prevailing market trends, with F&B emerging as the dominant trade.





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The Yardhouse I London
Artist's Impression

INTERNATIONAL OPERATIONS

INTERNATIONAL OPERATIONS AUSTRALIA

Focus on Developments across Eastern Seaboard of Australia

Queensland

Brickworks Park (Residential)

- Brickworks Park has sold 82% of 176 units. Construction of apartments commenced in Q4 2022.

Treetops at Kenmore (Residential)

- Treetops at Kenmore has sold 95% of 97 units. Construction completed in Q4 2024.

Toowong (Residential)

- A freehold site 4km West of Brisbane CBD to develop 326 PRS apartments and a retail component.
- Demolition has completed but project is on hold due to escalating costs.

New South Wales

Waterbrook Bowral

- Waterbrook Bowral, a 135-unit retirement housing project, has sold 76% of the available villas in the first phase.

Victoria

Fitzroy Fitzroy (Mixed-Use)

- Fitzroy Fitzroy has sold 57% of the total 58[1] units. Construction commenced Q4 2023.

Normanby (Residential)

- A freehold site at Southbank, Melbourne. The PRS project will yield 237 units.
- Construction commenced Q3 2023.

Group's first PRS project in Australia

[1] The approved total number of units reduced from 61 to 58 units due to amalgamation of units

BTS: Build to Sell | PRS: Private Rented Sector

Sales data as of 23 Feb 2025

INTERNATIONAL OPERATIONS CHINA

Focus on Tier 1 and Tier 2 Cities

Shenzhen(深圳)

Hong Leong Technology Park Shenzhen (丰隆深港科技园)

Continue to move the sales in a challenging commercial real estate market:

- Total sales of RMB 1.99B achieved since the Group acquired this project in Mar 2021

Suzhou (苏州)

Artist's Impression

Suzhou High-Speed Railway New Town project

Landmark waterfront mixed-use development site:

- 6 towers of high-end residential apartments
- Grade A office space and 5-star hotel in a 250-metre tall tower
- Construction has commenced with est. completion in 2028 (residential) and 2029 (commercial)
- Residential sales launch by Q3 2025; hotel opening by 2029

Hong Leong City Center (丰隆城市中心)

Stable income from different assets:

Total sales of RMB 4.11B generated for 94% of 1,813 units to date

- HLCC Plaza and HLCC mall divested to a PE fund in Feb 2025

Shanghai (上海)

Shanghai Xintiandi project

Rare mixed-use development site in Xintiandi area:

- Acquired jointly with PRC partner Lianfa Group with 51% equity interest
- Comprises of high-rise residential units, luxury villas, boutique hotel, retail space
- Construction to commence in Q4 2025

Good Uptake:

78 villas sold to date

- Sales value of RMB 1.91B

For Illustration Only

Hongqiao Royal Lake (御湖)

Hong Leong Hongqiao Center (丰隆虹桥中心)

Challenging leasing market:

- Committed occupancy for office and retail units is 56%
- Converted serviced apartment to office space for leasing to strengthen the income stream

Artist's Impression

Hong Leong Plaza Hongqiao (虹桥丰隆广场)

Challenging business environment:

- Comprises 5 office towers with 2 levels of basement carpark with GFA of 32,182 sqm
- 47% of total NLA leased out for hotels, restaurant, confinement centre and corporate office use

Yaojiang International (耀江国际)

Asset Optimisation:

- Exploring strategic options to enhance asset value

Sales data as of 23 Feb 2025

INTERNATIONAL OPERATIONS JAPAN

Continue to Grow our Japan PRS Footprint with New Investments

9 freehold residential properties in Osaka (797 units)


Horie Lux (34 units)


Pregio Joto Chuo (48 units)


B-Proud Tenmabashi (26 units)


Pregio Miyakojima Hondori (56 units)


Gioia Namba (64 units)


City Lux Namba (48 units)


City Lux Namba South (153 units)


Splendide Namba Quartre (104 units)


Splendide VII (264 units)

1 freehold residential property in Saitama (115 units)


Roygent Saitama Shintoshin (115 units)

26 freehold residential properties in Tokyo (866 units)[1]


QUALITAS Hamadayama (38 units)


QUALITAS Kamata (30 units)


QUALITAS Minami-Oi (81 units)


QUALITAS Nihonbashi Hamacho (55 units)


QUALITAS Tabata (26 units)


Escenario Akasaka (30 units)

4 freehold residential properties in Yokohama (468 units)


City Lux Tobe (118 units)


LOC's Yokohama Bayside (89 units)


City Lux Yokohama (78 units)


City Lux Tsurumi (183 units)

[1] Visuals represent 6 selected out of 26 residential properties

INTERNATIONAL OPERATIONS UK

Residential

The Joinery, Manchester
(261 units)

Acquired a freehold site for a PRS development
Practical completion: Est Q2 2026

The Junction, Leeds
(665 units)

First operational asset in the UK with occupancy above 60%

The Octagon, Birmingham
(370 units)

Construction in progress for a 250-year leasehold site for a PRS development
Practical completion: Est Q3 2025

London

The Yardhouse, White City
(209 units)

Acquired a 250-year leasehold site to develop the Group's first co-living development
Practical completion: Est Q4 2026

Morden Wharf, Greenwich
(1,473 units[1])

Acquired a freehold site for a PRS development with JV partner

Teddington Riverside, Teddington (239 units[2])
31 & 33 Chesham Street, Belgravia (6 units)

Freehold developments in Prime Central London and Teddington

Stag Brewery, Mortlake
(1,075 units)

Planning in progress for a freehold development in Southwest London

[1] Includes 464 affordable housing units
[2] Includes 15 affordable housing apartments

PRS: Private Rented Sector | BTS: Build to Sell | PP: Projects under Planning

INTERNATIONAL OPERATIONS UK

Purpose-Built Student Accommodation (PBSA)

Portfolio comprises 2,368 beds across 6 assets with occupancy of 91% for Academic Year 2024/2025[1]

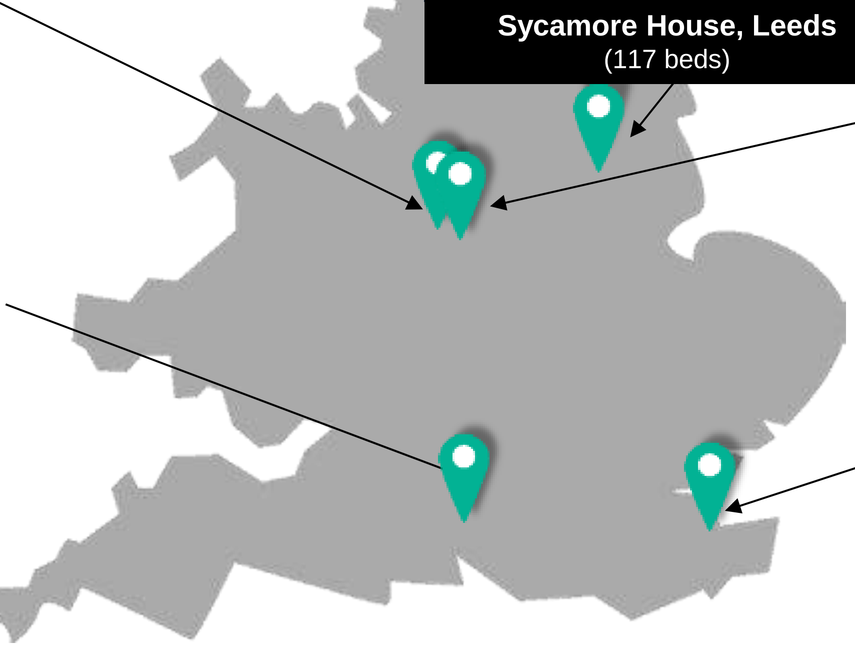
Altura, Birmingham
(435 beds)

Sycamore House, Leeds
(117 beds)

Infinity, Coventry
(505 beds)

Trinity View, Coventry
(614 beds)

Cumberland Place, Southampton
(206 beds)



Riverside, Canterbury
(491 beds)

[1] As of 31 Dec 2024

INTERNATIONAL OPERATIONS UK

Commercial Portfolio Occupancy (as of 31 Dec 2024)

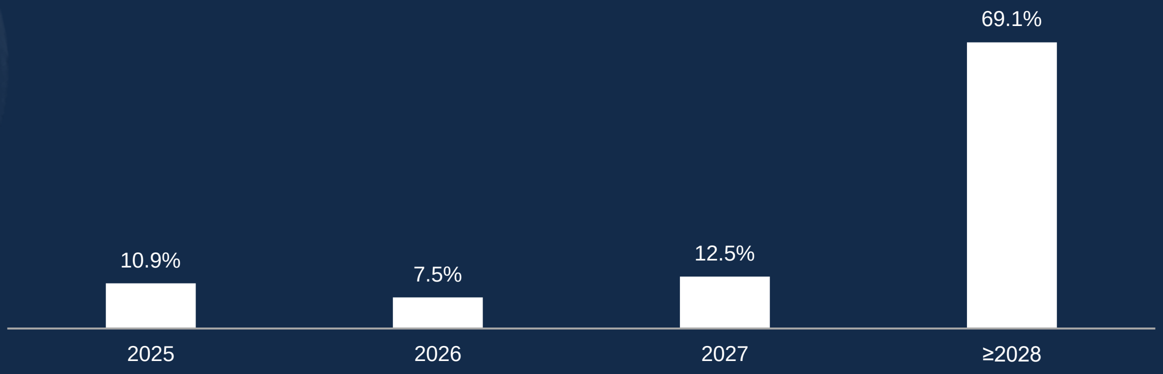
The committed occupancy of the Group’s UK commercial portfolio softened to 79.5% from Q3 2024, primarily due to a pre-termination in the office segment. Leasing activities are actively underway to enhance occupancy levels. The Portfolio’s WALE remained robust at 5.5 years, reflecting resilience across both the office and retail segments of the commercial portfolio.

Office[1]

79.1 %
Committed Occupancy

~1.0MM sq ft
Net Lettable Area

Office Space Lease Expiry Profile (by % Base Rent)

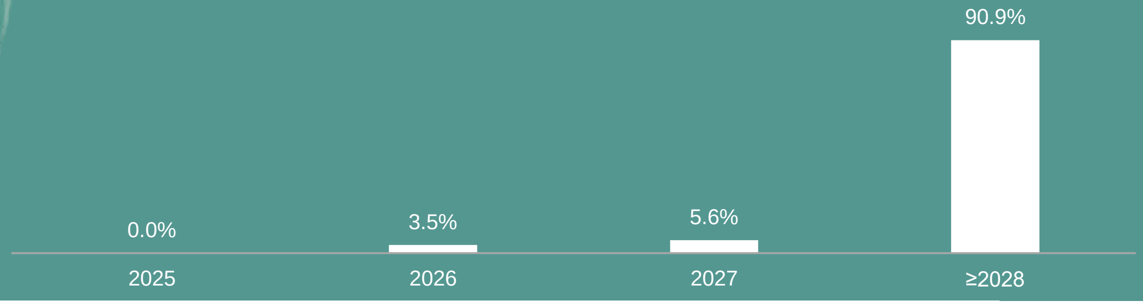


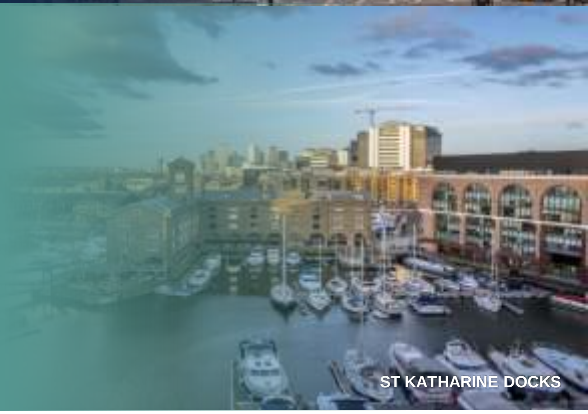
Retail[2]

84.3%
Committed Occupancy

~0.1MM sq ft
Net Lettable Area

Retail Space Lease Expiry Profile (by % Base Rent)





[1] Comprises office only properties and the office component within integrated developments.
[2] Comprises retail component within integrated developments.

INTERNATIONAL OPERATIONS UK

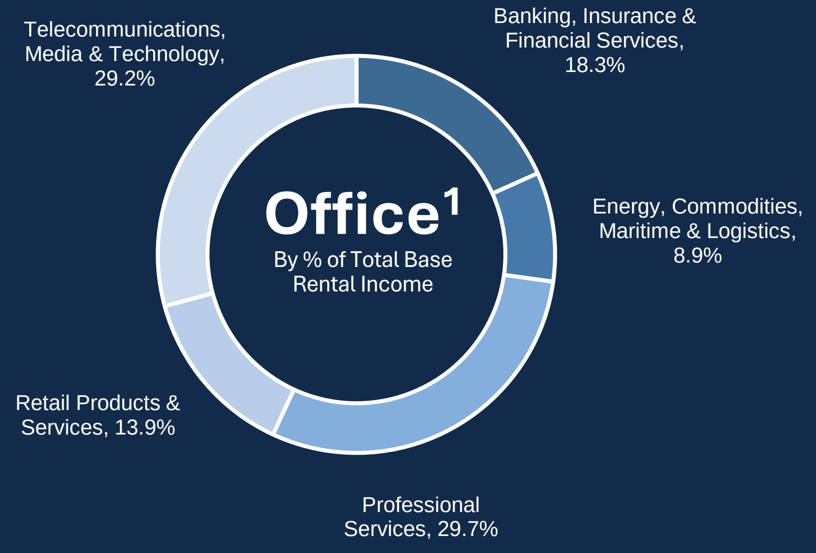
Commercial Portfolio Trade Mix (as of 31 Dec 2024)

Efficient and resilient tenant management is achieved through a focused tenant base across both office and retail commercial portfolios.

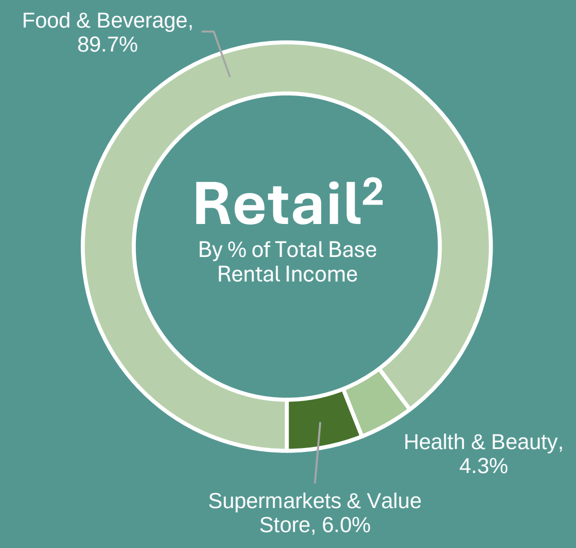
Office: A balanced tenant base consisting of established corporate tenants. The top 3 trade categories include Telecommunications and Media, Financial Services, and Professional Services.

Retail: Consists of essential trades that complement the office tenants, with F&B being the top trade category.

Trade Mix of Office Space
(as a % of Total Passing Base Rental Income)



Trade Mix of Retail Space
(as a % of Total Passing Base Rental Income)



[1] Comprises office only properties and the office component within integrated developments.
[2] Comprises retail component within integrated developments.

M Social Phuket

HOSPITALITY

HOTEL OPERATIONS – TRADING PERFORMANCE

	FY 2024 $MM	FY 2023 $MM	Change %
Revenue	**1,622.1**	1,498.5	8.2
PBT	**193.4**	188.6	2.5
EBITDA	**381.1**	416.2	(8.4)


M Social Phuket

Revenue saw a modest increase mainly due to:

- Market adjusting to new demand normalisation, which led to RevPAR growth across most portfolio markets (except Singapore and New Zealand), similar to the trend observed in 2H 2024

HOTEL OPERATIONS (2H 2024 vs 2H 2023)

Hotel Occupancy, Average Room Rate, and RevPAR and GOP Margin by Region for CDL Group

	Room Occupancy			Average Room Rate			RevPAR			GOP		
	2H 2024 %	2H 2023 %	Incr / (Decr) % pts	2H 2024 S$	2H 2023[1] S$	Incr / (Decr) %	2H 2024 S$	2H 2023[1] S$	Incr / (Decr) %	2H 2024 %	2H 2023 %	Incr / (Decr) % pts
Singapore	80.7	83.6	(2.9)	216.6	227.6	(4.8)	174.8	190.3	(8.1)	42.4	44.4	(2.0)
Rest of Asia	74.6	71.5	3.1	154.5	155.1	(0.4)	115.3	110.8	4.1	40.7	41.2	(0.5)
Total Asia	**77.1**	**76.7**	**0.4**	**180.7**	**188.9**	**(4.3)**	**139.3**	**144.9**	**(3.9)**	**41.5**	**42.9**	**(1.4)**
Australasia	**68.3**	**62.7**	**5.6**	**179.6**	**161.6**	**11.1**	**122.6**	**101.3**	**21.0**	**32.5**	**33.7**	**(1.2)**
London	89.9	87.3	2.6	345.0	335.3	2.9	310.2	292.6	6.0	53.2	50.1	3.1
Rest of UK and Europe	81.6	76.7	4.9	206.2	168.5	22.4	168.4	129.2	30.3	34.3	27.1	7.2
Total Europe	**85.8**	**82.3**	**3.5**	**279.3**	**262.8**	**6.3**	**239.7**	**216.4**	**10.8**	**45.9**	**42.9**	**3.0**
New York	87.7	92.5	(4.8)	420.7	398.4	5.6	369.2	368.5	0.2	29.4	31.6	(2.2)
Regional US	53.5	61.8	(8.3)	219.9	200.2	9.8	117.7	123.7	(4.9)	20.1	19.0	1.1
Total US	**69.1**	**75.3**	**(6.2)**	**336.1**	**307.7**	**9.2**	**232.3**	**231.9**	**0.2**	**26.6**	**27.5**	**(0.9)**
Total Group	**76.2**	**76.3**	**(0.1)**	**247.7**	**241.4**	**2.6**	**188.7**	**184.3**	**2.4**	**37.8**	**37.4**	**0.4**

[1] For comparability, 2H 2023 Average Room Rate and RevPAR have been translated at constant exchange rates (31 Dec 2024).

HOTEL OPERATIONS (FY 2024 vs FY 2023)

Hotel Occupancy, Average Room Rate, and RevPAR and GOP Margin by Region for CDL Group

	Room Occupancy			Average Room Rate			RevPAR			GOP		
	FY 2024 %	FY 2023 %	Incr/(Decr) % pts	FY 2024 S$	FY 2023[1] S$	Incr/(Decr) %	FY 2024 S$	FY 2023[1] S$	Incr/(Decr) %	FY 2024 %	FY 2023 %	Incr/(Decr) % pts
Singapore	79.9	79.5	0.4	216.6	225.4	(3.9)	173.1	179.1	(3.4)	42.0	42.0	-
Rest of Asia	70.0	68.8	1.2	155.2	153.1	1.4	108.7	105.3	3.2	40.3	40.6	(0.3)
Total Asia	**74.0**	**73.3**	**0.7**	**181.7**	**186.4**	**(2.5)**	**134.4**	**136.7**	**(1.7)**	**41.2**	**41.4**	**(0.2)**
Australasia	**69.1**	**61.3**	**7.8**	**176.8**	**159.1**	**11.1**	**122.2**	**97.5**	**25.3**	**32.0**	**33.2**	**(1.2)**
London	82.0	80.4	1.6	319.3	318.1	0.4	261.9	255.7	2.4	48.9	46.6	2.3
Rest of UK and Europe	79.9	76.5	3.4	191.7	170.2	12.6	153.1	130.2	17.6	30.0	27.6	2.4
Total Europe	**81.0**	**78.6**	**2.4**	**258.1**	**250.9**	**2.9**	**209.0**	**197.2**	**6.0**	**41.5**	**40.0**	**1.5**
New York	88.1	89.5	(1.4)	368.6	353.3	4.3	324.6	316.2	2.7	24.0	24.7	(0.7)
Regional US	54.2	59.2	(5.0)	208.7	196.2	6.4	113.1	116.1	(2.6)	17.6	17.7	(0.1)
Total US	**69.6**	**72.2**	**(2.6)**	**300.9**	**280.0**	**7.5**	**209.5**	**202.2**	**3.6**	**21.9**	**22.2**	**(0.3)**
Total Group	**74.0**	**73.1**	**0.9**	**233.0**	**229.8**	**1.4**	**172.5**	**168.1**	**2.6**	**35.0**	**34.5**	**0.5**

[1] For comparability, FY 2023 Average Room Rate and RevPAR have been translated at constant exchange rates (31 Dec 2024).

CDL HOSPITALITY TRUSTS (CDLHT)

Trading Performance

	FY 2024 $MM	FY 2023 $MM	Change %
Gross Revenue	**260.3**	257.6	1.0
Net Property Income (NPI)	**135.2**	138.3	(2.2)

RevPAR growth was recorded across most portfolio markets (except Singapore and New Zealand), similar to the trend observed in the second half of 2024.

Half of the markets reported NPI growth, while the other half experienced a Y-o-Y decline.

While the market is adjusting to new demand normalisation, the competitive landscape in Singapore has also heightened with new hotels emerging. However, further growth potential for Singapore visitor arrivals is anticipated with new tourism attractions on the horizon, and recovery from key source markets such as China, Indonesia and India. CDLHT is also poised to benefit from further rate cuts, albeit at varying velocities (with faster pace expected in Europe). Strategic asset enhancement initiatives for existing assets will continue to be selectively undertaken to invigorate organic growth and fortify the competitive positioning of the portfolio.

CDL HOSPITALITY TRUSTS (CDLHT)

Country	YoY change in RevPAR (%)	Remarks
Singapore	(2.1)	Hotels registered a decline in RevPAR as the post-pandemic pent up demand continued to normalise, but finished 10.1% above 2H 2019's RevPAR. Singapore recorded 16.5MM visitor arrivals for YTD Dec 2024, meeting the upper bound of Singapore Tourism Board's projection of 15MM to 16.5MM arrivals for 2024. The top three markets – China, Indonesia and India have not fully recovered to pre-pandemic levels, suggesting room for potential upside which could support the sector's recovery through 2025 and beyond. Demand drivers such as MICE, events, and new and improved tourism offerings and infrastructure are expected to support the hospitality sector.
Maldives	4.3	Performance for the Maldives Resorts in 2H 2024 was mixed. Angsana Velavaru registered growth in RevPAR, but Raffles Maldives Meradhoo's RevPAR declined because of a two-week closure of a nearby domestic airport in 4Q 2024 and increased luxury product supply. Near-term performance may be challenged by supply growth, the strong currency and the hiking of visitor taxes.
New Zealand	(5.9)	Grand Millennium Auckland recorded a RevPAR decline due to rooms renovation resulting in reduced rooms inventory (20.4% of room nights). There was also an absence of nine FIFA Women's World Cup games which were played in 2023. In addition, higher property charges, as well as the effect of accounting base rent on a straight-line basis accentuated the shortfall. There is potential for growth as China arrivals (second biggest inbound market pre-pandemic) stood at 61.1% of YTD Nov 2019, and the hotel is expected to benefit from the opening of the New Zealand International Convention Centre as it is in close proximity.
Australia	9.4	RevPAR increase was largely driven by ADR growth from both hotels. A healthier sporting and event calendar mitigated the impact of rooms renovation at Ibis Perth. An aircrew contract that commenced in late Oct 2024 will provide a good base in the slower months.
Germany	12.1	The Germany hotel registered an increase in RevPAR for 2H 2024 boosted by a packed sporting and concert calendar. Hotel Cerretani Firenze recorded marginal RevPAR growth. Demand will be sustained at a more normalised level from an exceptional period of growth.
Italy	5.1	
Japan	20.8	RevPAR growth for 2H 2024 was led by the continued upward trajectory of international visitors to Japan. FY 2024 marked the highest full year ADR and RevPAR since acquisition in 2014. Inbound travel is expected to continue to strengthen, supported by the country's popularity and the weak yen. Visitor numbers are set to grow in the medium term as the Japanese government targets 60MM visitors annually by 2030.
United Kingdom	3.9	RevPAR collectively increased, driven by continued recovery in corporate travel at Hilton Cambridge City Centre and uplift from November's MTV European Music Awards for The Lowry Hotel. Despite uncertainties in the UK economy, high-profile events, such as the Women's Rugby World Cup, which will have games in Exeter and Manchester over August and September 2025, could benefit the UK Hotels.

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. Numbers in tables and charts may not add up due to rounding.

CITY DEVELOPMENTS LIMITED

OVER 60 YEARS OF TRUST

OUR VISION:

We aim to be recognised by customers, employees and peers as an innovative creator of quality and sustainable spaces.

OUR MISSION:

- **C**onceptualise spaces and solutions
- **R**espect planet Earth
- **E**ncourage diversity of people and ideas
- **A**dvance the communities we operate in
- **T**ake prudent risk for sustainable returns
- **E**mbrace a forward-looking mindset

OUR VALUES:

- INNOVATION
- COLLABORATION
- INTEGRITY

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