

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) |
| | <u>(1,874)</u> | <u>(2,343)</u> | <u>(4,088)</u> | <u>752</u> |
| 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) |
| | <u>(68,208)</u> | <u>(70,452)</u> | <u>(135,537)</u> | <u>(142,893)</u> |
| Total other comprehensive income for the period/year, net of tax | <u>(70,082)</u> | <u>(72,795)</u> | <u>(139,625)</u> | <u>(142,141)</u> |
| Total comprehensive income for the period/year | <u>53,535</u> | <u>158,445</u> | <u>72,339</u> | <u>206,665</u> |
| 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 | <u>53,535</u> | <u>158,445</u> | <u>72,339</u> | <u>206,665</u> |

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

| | 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 |
|--|-------------------------|---------------------------|---------------------------|------------------------------|---------------------------|--------------------------|--------------------------------|--|-------------------------------|---|-------------------------------------|------------------------|
| Group | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | |
| <u>Contributions by and distributions to owners</u> | | | | | | | | | | | | |
| 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) |
| <u>Change in ownership interests in subsidiaries</u> | | | | | | | | | | | | |
| 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

| | 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 |
|--|------|-------------------------|---------------------------|------------------------------|---------------------------|--------------------------|--------------------------------|--|-------------------------------|---|-------------------------------------|------------------------|
| Group | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | |
| <u>Contributions by and distributions to owners</u> | | | | | | | | | | | | |
| 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) |
| <u>Changes in ownership interests in subsidiaries</u> | | | | | | | | | | | | |
| 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 | | | | | | | |
| <u>Distribution to owners</u> | | | | | | | |
| 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 | | | | | | | |
| <u>Distribution to owners</u> | | | | | | | |
| 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 |
| | <u>774,775</u> | <u>934,632</u> |
| 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 | <u>1,043,366</u> | <u>1,176,416</u> |
| Tax paid | (113,693) | (226,063) |
| Net cash from operating activities | <u>929,673</u> | <u>950,353</u> |

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

| | | Group | |
|--|-------------|--|--|
| | | 12 months ended 31 December 2024 \$'000 | 12 months ended 31 December 2023 \$'000 |
| | Note | | |
| 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 | | <u>(982,993)</u> | <u>(1,860,144)</u> |
| 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 | | <u>692,399</u> | <u>725,971</u> |
| 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 | | <u><u>2,669,652</u></u> | <u><u>2,044,198</u></u> |

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) |
| | | <u>2,669,652</u> | <u>2,044,198</u> |

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.

City Developments Limited and its subsidiaries
Interim financial statements
For the six months and full year ended 31 December 2024

| | 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 | | | | | | <u>25,606,887</u> |
| 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 | | | | | | <u>16,297,889</u> |
| 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 | | | | | | <u>24,234,022</u> |
| 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 | | | | | | <u>14,694,678</u> |

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 | | | | Others | | Total | |
|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| | Property development | | Hotel operations | | | | | |
| | 12 months ended 31 December 2024 | 12 months ended 31 December 2023 | 12 months ended 31 December 2024 | 12 months ended 31 December 2023 | 12 months ended 31 December 2024 | 12 months ended 31 December 2023 | 12 months ended 31 December 2024 | 12 months ended 31 December 2023 |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'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 |
| | <u>939,438</u> | <u>2,792,570</u> | <u>1,622,115</u> | <u>1,498,515</u> | <u>204,680</u> | <u>194,371</u> | <u>2,766,233</u> | <u>4,485,456</u> |
| 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 |
| | <u>939,438</u> | <u>2,792,570</u> | <u>1,622,115</u> | <u>1,498,515</u> | <u>204,680</u> | <u>194,371</u> | <u>2,766,233</u> | <u>4,485,456</u> |

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 | – |
| Gain on liquidation of subsidiaries | | – | 5 | – |
| Gain on insurance claims | | 1,617 | 327 | 16,555 |
| Negative goodwill on acquisition of a subsidiary | 25 | – | 38,752 | – |
| Profit on sale of property, plant and equipment and investment properties (net) | | 18,646 | 94,309 | 138,573 |
| Others | | 22,519 | 3,517 | 24,993 |
| | | 134,676 | 139,403 | 272,015 |
| | | | | 158,237 |

| | 6 months ended 31 December 2024 \$'000 | 6 months ended 31 December 2023 \$'000 | Group 12 months ended 31 December 2024 \$'000 | 12 months ended 31 December 2023 \$'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.

| | 6 months ended 31 December 2024 \$'000 | 6 months ended 31 December 2023 \$'000 | Group 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.

Pillar Two Income Tax

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).

Valuation of property, plant and equipment

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 | 1,174,618 | 1,134,475 | 37,360 | 37,360 |
| Impairment loss | (12,164) | (12,105) | — | — |
| | <u>1,162,454</u> | <u>1,122,370</u> | <u>37,360</u> | <u>37,360</u> |

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 | — | — |
| | <u>934,357</u> | <u>422,790</u> | <u>8,660,230</u> | <u>7,641,397</u> |
| Prepayments | 31,609 | 28,128 | — | — |
| Intangible assets | 2,073 | 1,609 | — | — |
| Deferred tax assets | 35,414 | 28,804 | — | — |
| | <u>1,003,453</u> | <u>481,331</u> | <u>8,660,230</u> | <u>7,641,397</u> |

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 | 31 December 2023 | 31 December 2024 | 31 December 2023 |
| | \$'000 | \$'000 | \$'000 | \$'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 | 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 | 31 December 2023 |
| | \$'000 | \$'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 | | 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 |
| | | <u>1,942,362</u> | | <u>1,965,589</u> |

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 | 31 December 2023 | 31 December 2024 | 31 December 2023 |
| | \$'000 | \$'000 | \$'000 | \$'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 | — | — |
| | <u>13,313,149</u> | <u>11,625,933</u> | <u>10,332,927</u> | <u>9,229,439</u> |
| 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 |
| | <u>13,313,149</u> | <u>11,625,933</u> | <u>10,332,927</u> | <u>9,229,439</u> |

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 |
| <u>Unsecured</u> | | | | |
| - 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 |
| | <u>12,214,220</u> | <u>10,998,980</u> | <u>10,366,373</u> | <u>9,269,854</u> |
| <u>Secured</u> | | | | |
| - repayable within one year | 263,921 | 567,451 | — | — |
| - repayable after one year | 1,518,956 | 747,076 | — | — |
| | <u>1,782,877</u> | <u>1,314,527</u> | <u>—</u> | <u>—</u> |
| Gross borrowings | <u>13,997,097</u> | <u>12,313,507</u> | <u>10,366,373</u> | <u>9,269,854</u> |

| | 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 | <u>10,911,551</u> | <u>9,802,274</u> |

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 | 31 December | 31 December | 31 December |
| | 2024 | 2023 | 2024 | 2023 |
| | \$'000 | \$'000 | \$'000 | \$'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 | — | — |
| | <u>206,583</u> | <u>230,304</u> | <u>645,358</u> | <u>1,618</u> |

22. Trade and other payables

| | Group | | Company | |
|-----------------------------|--------------------|--------------------|--------------------|--------------------|
| | 31 December | 31 December | 31 December | 31 December |
| | 2024 | 2023 | 2024 | 2023 |
| | \$'000 | \$'000 | \$'000 | \$'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 | — | — |
| | <u>1,112,233</u> | <u>1,323,613</u> | <u>1,048,624</u> | <u>1,350,156</u> |

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.

| Group | 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 |
|--|-----------------------------------|--|--|-----------------------------|---------------------------------------|-------------------|-------------------|-------------------|-------------------------------|
| 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 |
| | <u>253,106</u> | <u>531,784</u> | <u>26,609</u> | <u>–</u> | <u>811,499</u> | | | | |
| 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 | | | | |
| | <u>–</u> | <u>–</u> | <u>–</u> | <u>5,451,636</u> | <u>5,451,636</u> | | | | |

[^] 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 |
| | <u>207,279</u> | <u>453,556</u> | <u>54,318</u> | <u>–</u> | <u>715,153</u> | | | | |
| 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 | | | | |
| | <u>–</u> | <u>–</u> | <u>–</u> | <u>4,500,062</u> | <u>4,500,062</u> | | | | |

^ 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 |
| | <u>1,430</u> | <u>416,733</u> | <u>25,154</u> | <u>–</u> | <u>–</u> | <u>443,317</u> | | | | |
| 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 | | | | |
| | <u>–</u> | <u>–</u> | <u>–</u> | <u>16,532,652</u> | <u>–</u> | <u>16,532,652</u> | | | | |
| 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 | | | | |
| | <u>–</u> | <u>–</u> | <u>–</u> | <u>–</u> | <u>12,026,909</u> | <u>12,026,909</u> | | | | |

[#] 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 |
| | <u>1,894</u> | <u>426,963</u> | <u>54,318</u> | <u>–</u> | <u>–</u> | <u>483,175</u> | | | | |
| 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 | | | | |
| | <u>–</u> | <u>–</u> | <u>–</u> | <u>14,875,399</u> | <u>–</u> | <u>14,875,399</u> | | | | |
| 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 | | | | |
| | <u>–</u> | <u>–</u> | <u>–</u> | <u>–</u> | <u>10,581,213</u> | <u>10,581,213</u> | | | | |

[#] 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. 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. | NAV 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 NAV was higher/(lower). 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 | <u>7,222</u> |
| Sale consideration, net of disposal costs | 99,116 |
| Carrying amount of net assets disposed | <u>(7,222)</u> |
| Gain on disposal of subsidiary | <u>91,894</u> |
| Sale consideration, net of disposal costs | 99,116 |
| Less: Cash and cash equivalents of subsidiary disposed | <u>(1,949)</u> |
| Net cash inflow on disposal of subsidiary | <u><u>97,167</u></u> |

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 | <u>48,870</u> |

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 | <u>163,716</u> |
| Total consideration | 366,013 |
| Add: Acquisition-related costs | 4,176 |
| Less: Consideration not yet paid | (633) |
| Less: Cash and cash equivalents acquired | <u>(23,973)</u> |
| Total net cash outflow | <u>345,583</u> |

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 | Acquisition of assets | Total |
| | \$'000 | \$'000 | \$'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 | <u>22,378</u> |
| Represented by: | |
| Increase in capital reserve | <u>22,378</u> |

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 |
| | <u>21,386</u> | <u>14,161</u> | <u>36,007</u> | <u>25,726</u> |
| 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 |
| | <u>949</u> | <u>1,770</u> | <u>1,883</u> | <u>3,257</u> |
| 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 |
| | <u>51</u> | <u>3,700</u> | <u>1,386</u> | <u>7,013</u> |
| Management services fee paid and payable to: | | | | |
| - a fellow subsidiary | (92) | – | (92) | (33) |
| - joint ventures | – | – | – | (18) |
| | <u>(92)</u> | <u>–</u> | <u>(92)</u> | <u>(51)</u> |
| 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) |
| | <u>(39,435)</u> | <u>(42,615)</u> | <u>(76,503)</u> | <u>(74,344)</u> |

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 billion¹ 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 portfolio² 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 portfolio⁴ 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.

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).

Asia

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.

Australasia

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.

Europe

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.

US

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 Jiu hao 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 | | | The Group Full year ended 31 December | | |
|---|---|------------------|-----------------|---|------------------|-----------------|
| | 2024 | 2023 | Incr/ (Decr) | 2024 | 2023 | Incr/ (Decr) |
| | 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 (FSG) due to negative goodwill it had recognised from its investment in its associate company. In addition, FSG 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 FSGI 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.

Investment Properties

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.

Hotel Operations

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.

Fund Management

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.

Outlook

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. | <u>Property-Related Transactions</u> | 2,427,542.40 |
| | | (a) Provision to Interested Persons of: | |
| | | (i) cleaning and housekeeping services; and | |
| | | (ii) carpet maintenance services. | |
| | | (b) Lease of premises to Interested Persons | |
| | | <u>Management and Support Services</u> | 794,908.00 |
| | | (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 | |
| | | 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 | 2023 | Incr/(Decr) |
|---|------------------|------------------|--------------------|
| | S\$'000 | S\$'000 | % |
| a) Revenue | | | |
| - First half | 1,562,501 | 2,703,697 | (42.2) |
| - Second half | 1,708,696 | 2,237,424 | (23.6) |
| | <u>3,271,197</u> | <u>4,941,121</u> | <u>(33.8)</u> |
| 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) |
| | <u>211,964</u> | <u>348,806</u> | <u>(39.2)</u> |

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. | <p><u>CDL</u></p> <p>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.</p> <p><u>M&C</u></p> <p>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.</p> | 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. | <p><u>CDL</u></p> <p>Appointed Group Chief Executive Officer of the Group in 2018 and Executive Director of CDL on 15 May 2019.</p> <p>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.</p> <p><u>CDL China</u></p> <p>Appointed Executive Chairman of CDL China in 2016, with overall executive responsibility for CDL China's investments and operations.</p> | 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 | <p>Nephew of Mr Kwek Leng Beng, Executive Chairman of CDL.</p> <p>Cousin of Mr Sherman Kwek Eik Tse, Executive Director and Group Chief Executive Officer of CDL.</p> | <p><u>CDL</u></p> <p>Appointed Group Chief Operating Officer (“Group COO”) on 1 January 2022.</p> <p>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.</p> <p><u>M&C</u></p> <p>Appointed Executive Director of M&C on 18 November 2019, with executive responsibilities including oversight on:</p> <ul style="list-style-type: none"> (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 | <p>Nephew of Mr Kwek Leng Beng, Executive Chairman of CDL.</p> <p>Cousin of Mr Sherman Kwek Eik Tse, Executive Director and Group Chief Executive Officer of CDL.</p> | <p><u>M&CREIT/M&CBTM</u></p> <p>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.</p> | No Change |

BY ORDER OF THE BOARD

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