



CITY DEVELOPMENTS LIMITED

(REG. NO. 196300316Z)

OPERATIONAL UPDATE FOR THE QUARTER ENDED 30 SEPTEMBER 2025

For the third quarter ended 30 September 2025 (Q3 2025), below are the key highlights of the Group's operating performance.

Property Development

Singapore

In Q3 2025, the Group and its joint venture (JV) associates sold 88 units with a total sales value of \$313.2 million (Q3 2024: 321 units with a total sales value of \$611.1 million). Sales were primarily from existing projects as there were no new launches during this quarter. In contrast, Q3 2024 sales were boosted by the launch of the 276-unit freehold Kassia in July, a JV project located off Upper Changi Road North, which sold 144 units on its launch weekend.

For the first nine months ended 30 September 2025 (9M 2025), the Group and its JV associates sold 990 units totalling \$2.5 billion in sales value (9M 2024: 905 units with sales value of \$1.8 billion). Strong sales were driven by the 777-unit The Orie JV project at Toa Payoh, launched in January, with 730 units (94%) sold to date.

Piccadilly Grand, a fully-sold JV project at Farrer Park, obtained its Temporary Occupation Permit (TOP) in end-September and units are being handed over to purchasers. Directly linked to Farrer Park MRT station, the 407-unit residence is part of an integrated development that includes Piccadilly Galleria, a ground-floor podium offering retail shops, dining options and a childcare centre.

The Group has been active in land replenishment, acquiring the Lakeside Drive Government Land Sales (GLS) site at Jurong in June and two Executive Condominium (EC) GLS sites in August. One of the EC sites is in Woodlands Drive 17, near the Group's Norwood Grand project, which was launched in October 2024 and is now 87% sold. This 271,330 square feet (sq ft) site was won for \$360.9 million (or \$782 psf per plot ratio), a mere 0.17% over the next highest bidder. The second site at Senja Close, spanning 109,354 sq ft, was acquired for \$252.9 million (or \$771 psf per plot ratio). ECs represent an important segment of Singapore's housing market. These two new EC sites will add over 700 units to the Group's pipeline, with all its previously launched EC projects fully sold out.

Buying interests have stayed strong this year. With interest rates moderating, residential sales have picked up after the seasonal lull in September during the Hungry Ghost Festival. October saw a flurry of new launches, particularly well-located projects, which saw strong demand and robust sales.

In October, sales commenced for the 706-unit luxury Zyon Grand, a JV project with Mitsui Fudosan (Asia) Pte. Ltd.. On its launch weekend, 590 units (84%) were sold at an average selling price of \$3,050 psf, including one of the two penthouses sold for over \$10 million. About 84% of the buyers are Singaporeans, while 14% are Permanent Residents (PRs) from China, Malaysia, India, Indonesia, South Korea, Japan and others. Located along Kim Seng Road, the iconic 62-storey twin tower luxury residence, directly linked to Havelock MRT station, is part of a new landmark integrated development that features Zyon Galleria with restaurants (F&B), a supermarket, an

early childhood development centre, and a 36-storey tower that houses Singapore's first long-stay serviced apartment concept.

Australia

At Brickworks Park in Brisbane, Stage 1 (107 units) achieved Practical Completion (PC) in July and is fully sold, while Stage 2 (51 units) is on track for completion in Q1 2026. To date, 92% of the 158 units launched have been sold. Town planning for Stage 3 (18 units) was approved in September.

China

For 9M 2025, the Group's wholly-owned subsidiary, CDL China Limited and its JV associates sold 120 residential, office and retail units, with a total sales value of RMB 263.8 million (\$48.0 million).

Hong Leong Larimar Center, a mixed-use development in Suzhou's High-Speed Railway New Town is targeting to launch Phase 1 of its residential component in Q1 2026.

Construction for the mixed-use JV development site in Shanghai's Xintiandi area is expected to commence in Q4 2025.

Investment Properties

Singapore

As of 30 September 2025, the Group's office portfolio¹ achieved a committed occupancy of 97.3%, outperforming the island-wide rate of 88.8%². This was supported by strong occupancies at Republic Plaza (97.6%) and City House (100%). The Group's wholly-owned office assets continued to achieve healthy rental reversions. By actively securing renewals and staying vigilant of macroeconomic headwinds, the Group's proactive approach has strengthened its office portfolio's lease expiry profile and enhanced its position to manage risks proactively.

Union Square Central, the premium Grade A office component of the Group's large-scale mixed-use redevelopment project in the Central area, remains on track for completion in 2028. Located along Havelock Road and served by three MRT stations, the office tower has secured a pre-commitment level of about 52% to date, reflecting steady leasing momentum well ahead of its completion. It continues to attract strong interest from established multinational corporations seeking high-quality, future-ready workplaces in the prime CBD fringe.

The Group's retail portfolio³ maintained a strong committed occupancy of 96.9% as of 30 September 2025, surpassing the island-wide rate of 93.1%². This continued outperformance underscores the resilience and quality of the Group's retail assets, which continue to attract steady tenant demand and deliver stable income streams. City Square Mall achieved a healthy 98% committed occupancy, supported by sustained footfall recovery and positive leasing momentum since its asset enhancement initiative (AEI) completion in 1H 2025. Palais Renaissance remained stable at 97.6%, attracting luxury retail and beauty brands, with high tenant retention and favourable lease renewals.

¹ Excludes South Beach Tower (divested 1 September 2025) and assets planned for redevelopment/divestment (ceased leasing activities).

² Based on URA real estate statistics for Q3 2025.

³ Includes Sengkang Grand Mall (in accordance with CDL's proportionate ownership). Excludes South Beach and assets planned for redevelopment/divestment (ceased leasing activities).

UK

Despite economic uncertainties, the Group's UK commercial portfolio maintained strong momentum during the quarter, with leasing and demand outpacing long-term averages in the Central London office market. As of 30 September 2025, committed occupancy at 125 Old Broad Street rose to 91.1% from 87.9% in June. At Aldgate House, around 52,000 sq ft is under offer, with occupancy expected to rise to 98.2% from 75.8% (as of June 2025). Occupancy at St Katharine Docks remained stable at 87%. The Group's UK commercial portfolio is expected to remain resilient, supported by the prime locations of its assets, uptick in demand for Grade A offices, ongoing AEs and strong tenant relationships.

Thailand

As of 30 September 2025, the committed occupancy at Jungceylon Shopping Center in Phuket remains resilient at 92%, with a positive rental reversion of 21%. Phuket's tourism stabilised in 2025, recording a modest 0.7% year-on-year (y-o-y) increase for 9M 2025, led by travellers from India, Russia and China, although Chinese tourist arrivals have yet to return to pre-pandemic levels.

China

As of 30 September 2025, the Group's China office portfolio recorded a committed occupancy of 58%, reflecting continued softness in the office market.

The Living Sector

Private Rented Sector (PRS)

UK: The Octagon, the Group's 370-unit project in Birmingham, obtained full PC in end-August and leasing efforts are in full swing. The Junction in Leeds, with 665 units, achieved about 90% committed occupancy in Q3 2025. PC for The Joinery (261 units) and The Yardhouse (209 units) are expected in 2H 2026.

Japan: Japan's rental housing market remained resilient in Q3 2025, supported by limited new supply and sustained tenant demand. The Group's PRS portfolio in Japan – comprising 40 operational assets with a total of 2,246 units – maintained a strong occupancy rate of over 95%. Rental growth remained robust, particularly in major cities such as Tokyo and Osaka, reflecting the enduring attractiveness of high-quality, well-located rental housing in Japan's key urban markets.

Australia: The Archive, a 237-unit PRS development in Southbank, Melbourne, obtained PC on 31 October 2025. Leasing activities are actively underway, with the first residents expected to move in by end-November.

Purpose-Built Student Accommodation (PBSA)

UK: The Group's PBSA portfolio remains resilient with an occupancy of 82% for the 2025/2026 academic year, reflecting a moderation in foreign student demand across the UK. The team is collaborating with operators to drive leasing initiatives and improve occupancy levels.

Hotel Operations

For 9M 2025, the Group's hotels recorded a slight drop in global Revenue Per Available Room (RevPAR) of 0.3% to \$165.8 (9M 2024: \$166.3), mainly due to weaker performance in Asia. This was offset by a 10.7% RevPAR growth in the rest of UK and Europe, driven by the acquisition of the Hilton Paris Opéra hotel in May 2024.

Key Operating Statistics for Hotels Owned by the Group:

	Room Occupancy			Average Room Rate			RevPAR			GOP Margin		
	9M 2025 %	9M 2024 %	Incr/ (Decr) %pts	9M 2025 \$	9M 2024* \$	Incr/ (Decr) %	9M 2025 \$	9M 2024* \$	Incr/ (Decr) %	9M 2025 %	9M 2024 %	Incr/ (Decr) %pts
Singapore	78.5	81.4	(2.9)	201.9	217.7	(7.3)	158.5	177.2	(10.6)	38.9	41.7	(2.8)
Rest of Asia	66.7	67.8	(1.1)	150.5	153.7	(2.1)	100.4	104.2	(3.6)	35.8	39.1	(3.3)
Total Asia	71.3	73.2	(1.9)	172.6	182.0	(5.2)	123.1	133.3	(7.7)	37.3	40.5	(3.2)
Australasia	70.5	68.0	2.5	174.6	162.9	7.2	123.1	110.7	11.2	31.3	30.7	0.6
London	80.0	79.8	0.2	312.2	314.5	(0.7)	249.9	250.9	(0.4)	48.0	47.7	0.3
Rest of UK and Europe	80.7	80.8	(0.1)	210.6	190.0	10.8	169.9	153.5	10.7	29.4	29.4	-
Total Europe	80.4	80.3	0.1	262.2	254.0	3.2	210.7	203.9	3.3	40.2	40.4	(0.2)
New York	86.9	89.0	(2.1)	346.3	331.9	4.3	300.8	295.3	1.9	18.3	20.6	(2.3)
Regional US	54.1	56.2	(2.1)	214.5	208.2	3.0	116.1	117.0	(0.8)	17.5	20.2	(2.7)
Total US	69.0	71.1	(2.1)	290.1	278.8	4.1	200.3	198.3	1.0	18.1	20.5	(2.4)
Total Group	72.9	73.8	(0.9)	227.4	225.2	1.0	165.8	166.3	(0.3)	32.1	33.9	(1.8)

**For comparability, 9M 2024 Average Room Rate and RevPAR have been translated at constant exchange rates (30 Sep 2025).*

Asia

Singapore hotels registered a 10.6% y-o-y decline in RevPAR, attributed to lower Average Room Rate (ARR) and occupancy. The decline was influenced by a high base effect from last year's popular events, including Taylor Swift concerts, as well as the shift of the Formula 1 Singapore Grand Prix from September (Q3) last year to October (Q4) this year. The Singapore Tourism Board reported a 0.4% decline in overnight visitors for 9M 2025 and a 1.6% drop in average length of stay, while hotel room availability increased by 2.0% for YTD August 2025, contributing to a competitive environment.

The rest of Asia saw a 3.6% y-o-y decrease in RevPAR, driven mainly by the weaker performance of Grand Millennium Beijing and Grand Millennium Kuala Lumpur. The inclusion of the newly opened M Social Resort Penang, which is still in the stabilisation phase, also affected the region's performance.

The GOP margin for Asia decreased by 3.2 percentage points to 37.3% due to lower RevPAR in Singapore, inflationary pressure and an operating loss incurred by M Social Resort Penang during the stabilisation period. Excluding M Social Resort Penang, Rest of Asia's GOP margin improved from 35.8% to 37.1%.

Australasia

Australasia hotels showed strong performance with RevPAR of \$123.1, up 11.2% y-o-y. Occupancy and ARR increased by 2.5 percentage points and 7.2% y-o-y, respectively. Excluding The Mayfair Hotel Christchurch, acquired in January 2025, RevPAR improved by 9.9% y-o-y on a like-for-like basis.

Europe

Europe hotels recorded y-o-y RevPAR growth of 3.3%, achieving \$210.7 (9M 2024: \$203.9). London experienced a marginal RevPAR decline of 0.4% due to softer room rates, while the Rest of UK and Europe saw a substantial 10.7% increase, mainly boosted by the acquisition of Hilton Paris Opéra in May 2024. Excluding this acquisition, Europe's RevPAR would be 0.2% higher than last year.

The GOP margin for Europe declined by 0.2 percentage points y-o-y, mainly due to operating losses at Copthorne Hotel Cardiff, which has been undergoing renovation and operating with reduced inventory since exiting the government contract business in April 2025.

US

US hotels achieved RevPAR of \$200.3, up 1.0% y-o-y. New York hotels recorded a 1.9% increase in RevPAR while Regional US hotels registered a decrease of 0.8%, primarily due to a 2.1 percentage points decline in occupancy.

GOP margin for US hotels dropped by 2.4 percentage points, with New York hotels decreasing by 2.3 percentage points due to renovations at M Social Downtown New York and rising operating costs. Excluding M Social Downtown New York, New York's GOP margin would have been 1.4 percentage points lower than last year.

Hotel Refurbishments and Developments

To enhance guest experience and maintain the Group's competitive edge, the Group continues to invest in strategic refurbishments and new developments.

Asia:

- M Social Resort Penang (317 rooms) completed renovations in June and officially opened on 9 July 2025.

Europe:

- Millennium Hotel London Knightsbridge (222 rooms) will undergo a major AEI in Q4 2025, with completion expected in 2026.

US:

- Millennium Downtown New York (569 rooms) completed the renovation in Q3 2025 and reopened as M Social New York Downtown on 15 October 2025.
- M Social Hotel Sunnyvale (263 rooms) is currently under construction and is expected to be completed in 2H 2026, developed at a cost of US\$118 million (\$152.1 million).

Capital Position

As of 30 September 2025, the Group's net gearing ratio (after factoring in fair value on investment properties) stands at 69%, following the full payment for the acquisition of the Group's 51% stake in a mixed-development site in Xintiandi area in Shanghai's Huangpu District and the GLS acquisition at Lakeside Drive. This was partially offset by divestment proceeds from the disposal of 50.1% in Scottsdale (which owns the South Beach integrated project), completed on 1 September 2025. Its interest cover stands at 4.0 times and its debt expiry profile remains healthy. The Group maintains strong cash reserves of \$2.5 billion and a robust liquidity position, supported by \$4.3 billion in cash and available undrawn committed bank facilities.

The Group maintains a substantial level of natural hedge for its overseas investments and a proactive and disciplined approach to capital management. There are no material concerns over the Group's ability to fulfil its near-term debt obligations.

Fund Management

The impact of shifting global trade policies has moderated, leading to improved returns in the real estate market. Capital flows are returning to favoured markets like the UK, Japan and Australia, particularly in the living sectors such as PRS and PBSA, which remain attractive due to demographic trends. The Group has been exploring opportunities with strategic partners for portfolio diversification and rebalancing to unlock value and grow its assets under management (AUM).

Capital Recycling

Capital recycling remains a key strategic focus for the Group. In September 2025, the Group launched the sale of Piccadilly Galleria and completed the divestment on 7 November for \$65.46 million, translating to about \$3,250 psf.

The Group also launched Quayside Isle for sale through an exclusive Expression of Interest (EOI) exercise in September. This trophy waterfront asset, the only retail property within the prestigious Sentosa Cove enclave, has attracted encouraging market interest. Following the close of the EOI on 15 October, the Group is now in advanced stages of discussion and negotiation with shortlisted parties.

These divestments are in line with the Group's ongoing strategy to prioritise capital recycling by unlocking value and redeploying the sales proceeds into new opportunities, debt reduction and enhanced shareholder returns.

Outlook and Prospects

Property Development: The Group's core operations remain resilient. In Singapore and China, the Group has built a strong pipeline of well-located projects via its ongoing land replenishment efforts.

Investment Properties: The Group's Singapore office and retail portfolios continue to sustain high occupancies and steady tenant demand.

Hotel Operations: Hotel performance across the Group's key markets remains stable. Major events in Singapore in Q4 2025, including the Formula 1 Singapore Grand Prix and the Blackpink concert, are anticipated to support continued domestic inflows.

With interest rates easing and market conditions gradually stabilising, the Group will continue to execute with financial discipline and focus on delivering sustainable long-term value.

BY ORDER OF THE BOARD

Enid Ling Peek Fong
Company Secretary

17 November 2025