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Miscellaneous
* Asterisks denote mandatory information

Name of Announcer *	CITY DEVELOPMENTS LIMITED
Company Registration No.	196300316Z
Announcement submitted on behalf of	CITY DEVELOPMENTS LIMITED
Announcement is submitted with respect to *	CITY DEVELOPMENTS LIMITED
Announcement is submitted by *	Enid Ling Peek Fong
Designation *	Company Secretary
Date & Time of Broadcast	16-Feb-2009 17:14:11
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>> Announcement Details
The details of the announcement start here ...

Announcement Title *	Announcement by Subsidiary Company, CDL Investments New Zealand Limited on Financial Results for the Year Ended 31 December 2008
Description	Please see attached the above announcement released by CDL Investments New Zealand Limited on 16 February 2009.
Attachments	4-CDLI_Results_Media_Release.pdf 3-CDLI_Directors_Review.pdf 2-Appendix1.pdf 1-CDLI_Audited_Financial_Statements_FY2008.pdf Total size = **1641K** (2048K size limit recommended)

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CDL Investments New Zealand Limited and its Subsidiary

Consolidated Income Statement

For the year ended 31 December 2008

In thousands of dollars	Note	Group 2008	Group 2007	Parent 2008	Parent 2007
Revenue		4,322	38,058	-	-
Cost of sales		(1,089)	(14,491)	-	-
Gross Profit		**3,233**	**23,567**	**-**	**-**
Other income	2	144	100	1	1
Administrative expenses	3, 4	(172)	(162)	(97)	(105)
Property expenses		(417)	(300)	-	-
Selling expenses		(200)	(1,072)	-	-
Other expenses	3, 4	(860)	(1,074)	(651)	(369)
Operating profit/(loss) before net finance income		**1,728**	**21,059**	**(747)**	**(473)**
Finance income	5	621	1,356	1,048	5,959
Finance costs	5	-	(43)	-	-
Net finance income		**621**	**1,313**	**1,048**	**5,959**
Profit before income tax		**2,349**	**22,372**	**301**	**5,486**
Income tax expense	6	(666)	(7,283)	(79)	(130)
Profit for the year		**1,683**	**15,089**	**222**	**5,356**
Basic earnings per share (cents)	15	0.70	6.63		
Diluted earnings per share (cents)	15	0.70	6.63		

Consolidated Statement of Recognised Income and Expense

For the year ended 31 December 2008

In thousands of dollars	Note	Group 2008	Group 2007	Parent 2008	Parent 2007
Profit for the year		1,683	15,089	222	5,356
Total recognised income and expense for the period	14	**1,683**	**15,089**	**222**	**5,356**
Attributable to:					
Equity holders of the parent		**1,683**	**15,089**	**222**	**5,356**

The accompanying notes form part of, and should be read in conjunction with these financial statements.

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CDL Investments New Zealand Limited and its Subsidiary

Consolidated Balance Sheet

As at 31 December 2008

In thousands of dollars	Note	Group 2008	Group 2007	Parent 2008	Parent 2007
SHAREHOLDERS' EQUITY					
Issued capital	14	40,934	35,946	40,934	35,946
Retained earnings	14	49,866	53,489	(14,343)	(9,259)
Total Equity		90,800	89,435	26,591	26,687
Represented by:					
NON CURRENT ASSETS					
Plant, furniture and equipment	9	12	14	5	4
Development property	10	83,016	68,752	-	-
Related party debtors	21, 22	-	-	8,560	6,485
Investments in subsidiary	21, 22	-	-	13,266	13,266
Investment in associate	17	1	-	-	-
Deferred tax assets	11	-	-	33	-
Total Non Current Assets		83,029	68,766	21,864	19,755
CURRENT ASSETS					
Cash and cash equivalents	13	5,165	9,642	5,012	7,053
Trade and other receivables	12	525	651	50	45
Income tax receivable	7	273	-	-	-
Development property	10	2,383	11,413	-	-
Total Current Assets		8,346	21,706	5,062	7,098
Total Assets		91,375	90,472	26,926	26,853
NON CURRENT LIABILITIES					
Deferred tax liabilities	11	351	430	-	-
Total Non Current liabilities		351	430	-	-
CURRENT LIABILITIES					
Trade and other payables	16	205	567	195	138
Employee entitlements		19	27	11	3
Income tax payable	7	-	13	129	25
Total Current Liabilities		224	607	335	166
Total Liabilities		575	1,037	335	166
Net Assets		90,800	89,435	26,591	26,687

For and on behalf of the Board

RL CHALLINOR, DIRECTOR, 16 February 2009

BK CHIU, MANAGING DIRECTOR, 16 February 2009

The accompanying notes form part of, and should be read in conjunction with these financial statements.

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CDL Investments New Zealand Limited and its Subsidiary

Consolidated Statement of Cash Flows

For the year ended 31 December 2008

In thousands of dollars	Note	Group 2008	Group 2007	Parent 2008	Parent 2007
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash was provided from:					
Receipts from customers		4,582	38,515	1	-
Intercompany receipts		-	-	-	1,996
Interest received		631	1,374	1,043	828
Dividends received		-	-	-	5,100
Cash was applied to:					
Payment to suppliers and employees		(8,337)	(12,832)	(681)	(441)
Purchase of development land		-	(25,574)	-	-
Intercompany payments		-	-	(2,075)	-
Interest paid		-	(43)	-	-
Income tax paid	8	(314)	(6,423)	(8)	(96)
Net Cash Inflow/(Outflow) from Operating Activities		(3,438)	(4,983)	(1,720)	7,387
CASH FLOWS FROM INVESTING ACTIVITIES					
Cash was provided from:					
Advances from subsidiary		-	-	717	677
Cash was applied to:					
Advances to associate		(1)	-	-	-
Purchase of fixed assets		(3)	(2)	(3)	-
Net Cash Inflow/(Outflow) From Investing Activities		(4)	(2)	714	677
CASH FLOWS FROM FINANCING ACTIVITIES					
Cash was applied to:					
Dividends paid		(318)	(335)	(318)	(335)
Supplementary dividend paid		(717)	(677)	(717)	(677)
Net Cash Inflow/(Outflow) from Financing Activities		(1,035)	(1,012)	(1,035)	(1,012)
Net Increase / (Decrease) in Cash and Cash Equivalents		(4,477)	(5,997)	(2,041)	7,052
Add Opening Cash and Cash Equivalents Brought Forward		9,642	15,639	7,053	1
Closing Cash and Cash Equivalents	13	5,165	9,642	5,012	7,053

The accompanying notes form part of, and should be read in conjunction with these financial statements.

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Consolidated Statement of Cash Flows - continued

For the year ended 31 December 2008

		Group		Parent	
In thousands of dollars	Note	2008	2007	2008	2007
RECONCILIATION OF NET PROFIT TO CASHFLOWS FROM OPERATING ACTIVITIES					
Net Profit after Taxation		1,683	15,089	222	5,356
Adjusted for non cash items:					
Depreciation	9	5	7	2	3
Income Tax Expense		666	7,283	79	130
Adjustments for movements in working capital:					
(Increase)/Decrease in Receivables		126	375	(5)	(33)
(Increase)/Decrease in Development Properties		(5,234)	(20,855)	-	-
Increase/(Decrease) in Payables		(370)	(459)	65	31
(Increase)/Decrease in Related Parties		-	-	(2,075)	1,996
Cash generated from operating activities		(3,124)	1,440	(1,712)	7,483
Income Tax Paid	8	(314)	(6,423)	(8)	(96)
Cash Inflows/(Outflow) from Operating Activities		(3,438)	(4,983)	(1,720)	7,387

The accompanying notes form part of, and should be read in conjunction with these financial statements.

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SIGNIFICANT ACCOUNTING POLICIES

REPORTING ENTITY

CDL Investments New Zealand Limited (the "Company") is a company domiciled in New Zealand, registered under the Companies Act 1993 and listed on the New Zealand Stock Exchange. The Company is an issuer in terms of the Financial Reporting Act 1993.

The consolidated financial statements of CDL Investments New Zealand Limited as at and for the year ended 31 December 2008 comprise the Company and its subsidiary (together referred to as the "Group").

The principal activities of the Group is the development and sale of land and development properties.

(a) Statement of compliance

The consolidated financial statements have been prepared in accordance with the requirements of the Companies Act 1993, Financial Reporting Act 1993 and New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). They comply with New Zealand equivalents to International Financial Reporting Standards ("NZ IFRS") and other applicable Financial Reporting Standards, as appropriate for profit-oriented entities. The consolidated financial statements also comply with International Financial Reporting Standards ("IFRS").

The consolidated financial statements were authorised for issuance on 16 February 2009.

(b) Basis of preparation

The financial statements are presented in New Zealand Dollars ($), which is the Company's functional currency. All financial information presented in New Zealand dollars has been rounded to the nearest thousand.

The financial statements have been prepared on the historical cost basis.

The preparation of financial statements in conformity with NZ IFRS requires management to make judgements, estimates and assumptions that affect the application of company policies and reported amounts of assets and liabilities, income and expenses. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements are described in Note 23 - Accounting Estimates and Judgements.

The accounting policies set out below have been applied consistently by Group entities, and to all periods presented in these consolidated financial statements.

(c) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Company. Control exists when the Company has the power, directly or indirectly, to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable or convertible are taken into account. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

(ii) Transactions eliminated on consolidation

Intragroup balances and any unrealised gains and losses or income and expenses arising from intragroup transactions, are eliminated in preparing these consolidated financial statements.

(d) Financial instruments

Non-derivative financial instruments

Non-derivative financial instruments comprise, trade and other receivables, cash and cash equivalents, and trade and other payables.

Non-derivative financial instruments are recognised initially at fair value plus, for instruments not at fair value through the income statement, any directly attributable transaction costs. Subsequent to initial recognition non-derivative financial instruments are measured as described below.

Significant accounting policies - continued

(d) **Financial Instruments** - continued

Financial assets are derecognised if the Group's contractual rights to the cash flows from the financial assets expire or if the Group transfer the financial asset to another party without retaining control or substantially all risks and rewards of the asset. Financial liabilities are derecognised if the Group's obligations specified in the contract expire or are discharged or cancelled.

Accounting for finance income and expense is discussed in accounting policy I(ii).

(e) **Plant, furniture and equipment**

Items of plant, furniture and equipment are stated at cost less accumulated depreciation. The cost of purchased plant, furniture and equipment is the value of the consideration given to acquire the assets and the value of other directly attributable costs, which have been incurred in bringing the assets to the location and condition necessary for their intended service. Where parts of an item of plant, furniture and equipment have different useful lives, they are accounted for as separate items of plant, furniture and equipment.

Depreciation on assets is calculated using the straight-line method to allocate cost to their residual values over their estimated useful lives, as follows:

Plant, furniture and equipment	3 - 10 years

Gains or losses arising from the retirement or disposal of plant, furniture and equipment are determined as the difference between the estimated net disposal proceeds and the carrying amount of the asset and are recognised in the profit and loss account on the date of retirement or disposal.

(f) **Development property**

Property held for future development is stated at the lower of cost and net realisable value. The net realisable value is determined by independent valuers. Cost includes the cost of acquisition, development, and holding costs such as interest. Interest and other holding costs incurred after completion of development are expensed as incurred. All holding costs are written off through the income statement in the year incurred with the exception of interest holding costs which are capitalised during the period when active development is taking place. Revenue and profit are not recognised on development properties until the legal title passes to the buyer when the full settlement of the purchase consideration of the properties occurs.

(g) **Trade and other receivables**

Trade and other receivables are stated at their cost less impairment losses.

(h) **Cash and cash equivalents**

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

(i) **Impairment**

The carrying amounts of the Group's assets other than income tax receivable and deferred tax assets are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated (see accounting policy i(i)).

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the income statement.

(i) **Calculation of recoverable amount**

The recoverable amount of assets is the greater of their net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. The recoverable amount of the Group's receivables with short duration is not discounted.

Significant accounting policies - continued

(i) **Impairment** - continued

(ii) **Reversals of impairment**

An impairment loss in respect of a receivable carried at amortised cost is reversed if the subsequent increase in recoverable amount can be related objectively to an event occurring after the impairment loss was recognised.

An impairment loss in respect of other assets is reversed if there has been a change in the estimates used to determine the recoverable amount.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(j) **Employee long-term service benefits**

The Group's net obligation in respect of long-term service benefits, is the amount of future benefit that employees have earned in return for their service in the current and prior periods. The obligation is calculated using their expected remunerations as an assessment of likelihood the liability will arise.

(k) **Trade and other payables**

Trade and other payables are stated at cost.

(l) **Expenses**

(i) **Operating lease payments**

Payments made under operating leases are recognised in the income statement on a straight-line basis over the term of the lease. Lease incentives received are recognised in the income statement as an integral part of the total lease expense.

(ii) **Finance income and expense**

Finance income and expense comprise interest payable on borrowings calculated using the effective interest rate method, interest receivable on funds invested and dividend income that are recognised in the profit or loss.

Finance income is recognised in profit or loss as it accrues, using the effective interest method. Dividend income is recognised in profit or loss on the date the entity's right to receive payments is established.

Interest attributable to funds used to finance the acquisition, development or construction of property held for sale is capitalised gross of tax relief and added to the cost of the property during the period when active development takes place.

(m) **Income tax**

Income tax for the year comprises current and deferred tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the balance sheet method of providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The temporary differences relating to investments in subsidiaries are not provided for to the extent that they will probably not reverse in the foreseeable future. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

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Significant accounting policies - continued

(n) **Revenue**

Revenue represents amounts derived from:

- Land and property sales: recognised on the transfer of the related significant risk and rewards of ownership.

(o) **Segment reporting**

A segment is a distinguishable component of the Group that is engaged either in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

(p) **Investments in subsidiaries**

Investment in subsidiaries are stated at cost less any provision for permanent diminution in value, which is recorded through the income statement.

(q) **Investments in associates**

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. They are accounted for using the equity method. The consolidated financial statements include the Group's share of the income and expenses of the associate from the date that significant influence commences until the date that significant influence ceases. When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the associate.

(r) **New standards adopted and interpretations not yet adopted**

The following standards and interpretations are not yet effective for the year ended 31 December 2008, and have not been applied in preparing these consolidated financial statements:

- *NZ IFRS 1 First-time Adoption of New Zealand Equivalents to IFRSs*
- *NZ IFRS 2 Share Based Payment*
- *NZ IFRS 3 Business Combinations*
- *NZ IFRS 4 Insurance Contracts*
- *NZ IFRS 8 Operating Segments*
- *NZ IAS 23 Borrowing Costs*
- *NZ IAS 27 Consolidated and Separate Financial Statements*
- *NZ IAS 32 Financial Instruments: Presentation*
- *NZ IAS 39 Financial Instruments: Recognition and Measurement*
- *NZ IFRIC 13 Customer Loyalty Programmes*
- *NZ IFRIC 15 Agreements for the Construction of Real Estate*
- *NZ IFRIC 16 Hedges of a Net Investment in a Foreign Operation*
- *NZ IFRIC 17 Distribution of Non-Cash Assets to Owners*

The adoption of these standards and interpretations are not expected to have a material impact, on the Group's financial statements. *NZ IAS 1 Presentation of Financial Statements* has been revised, this will impact disclosures only.

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1. SEGMENT REPORTING

The Group operates in a single market, i.e. property operations, comprising the development and sale of land and development properties, in a single business segment i.e. New Zealand.

2. OTHER INCOME

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Rental income	139	99	-	-
Other	5	1	1	1
	144	100	1	1

3. ADMINISTRATIVE AND OTHER EXPENSES

The following items of expenditure are included in administrative and other expenses:

In thousands of dollars	Note	Group		Parent	
		2008	2007	2008	2007
Auditors' remuneration					
- Audit fees		45	53	45	26
- Tax compliance		11	28	11	28
Depreciation	9	5	7	2	3
Directors' remuneration					
- Fees		125	125	125	125
- Other		4	2	4	2
Operating lease and rental payments		75	50	-	17
Other		384	399	294	193
Total excluding personnel expenses		649	664	481	394

4. PERSONNEL EXPENSES

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Wages and salaries	381	554	288	78
Employee related expenses and benefits	10	10	(21)	2
Increase/(decrease) in liability for long-service leave	(8)	8	-	-
	383	572	267	80

5. NET FINANCE INCOME

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Interest income	621	1,356	1,048	859
Dividend income	-	-	-	5,100
Finance income	621	1,356	1,048	5,959
Interest expenses	-	(43)	-	-
Interest costs	-	(43)	-	-
Net finance income	621	1,313	1,048	5,959

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6. INCOME TAX EXPENSE

Recognised in the income statement

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Current tax expense				
Current year	783	7,393	123	121
Adjustments for prior years	-	(61)	-	-
	783	7,332	123	121
Deferred tax expense				
Origination and reversal of temporary differences	(79)	(8)	(33)	8
Reduction in tax rate	-	(41)	-	1
Adjustments for prior years	(38)	-	(11)	-
	(117)	(49)	(44)	9
Total income tax expense in income statement	666	7,283	79	130

Reconciliation of effective tax rate

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Profit before tax	2,349	22,372	301	5,486
Income tax using the company tax rate of 30% (2007: 33%)	704	7,385	90	1,812
Reduction in tax rate	-	(41)	-	1
Tax exempt revenues	-	-	-	(1,683)
Under / (over) provided in prior years	(38)	(61)	(11)	-
	666	7,283	79	130

7. CURRENT TAX ASSETS AND LIABILITIES

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Income tax receivable	273	-	-	-
Income tax payable	-	13	129	25

The current tax asset (2007: tax liability) represents the amount of income taxes receivable.

8. IMPUTATION CREDITS

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Balance at beginning of year	23,161	18,541	3,261	2,456
Imputation credits attached to dividends received	-	-	-	2,512
Taxation paid	314	6,423	8	96
Imputation credits attached to dividends paid	(1,896)	(1,803)	(1,896)	(1,803)
	21,579	23,161	1,373	3,261
The imputation credits are available to shareholders of the parent company as follows:				
Through the parent company	1,373	3,261	1,373	3,261
Through subsidiary	20,206	19,900	-	-
	21,579	23,161	1,373	3,261

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9. PLANT, FURNITURE AND EQUIPMENT

In thousands of dollars	Group	Parent
Cost		
Balance at 1 January 2007	164	123
Acquisitions	2	-
Balance at 31 December 2007	166	123
Balance at 1 January 2008	166	123
Acquisitions	3	3
Balance at 31 December 2008	169	126
Depreciation and impairment losses		
Balance at 1 January 2007	(145)	(116)
Depreciation charge for the year	(7)	(3)
Balance at 31 December 2007	(152)	(119)
Balance at 1 January 2008	(152)	(119)
Depreciation charge for the year	(5)	(2)
Balance at 31 December 2008	(157)	(121)
Carrying amounts		
At 1 January 2007	19	7
At 31 December 2007	**14**	**4**
At 1 January 2008	14	4
At 31 December 2008	**12**	**5**

10. DEVELOPMENT PROPERTY

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Development property	85,399	80,165	-	-
Less expected to settle within one year	2,383	11,413	-	-
	83,016	68,752	-	-

Development property is carried at the lower of cost and net realisable value. No interest (2007: $nil) has been capitalised during the year. The value of development property held at 31 December 2008 was determined, on an open market existing use basis, by an independent registered valuer, DM Koomen SPINZ of DTZ New Zealand Limited as $169.7 million (2007: $202.7 million).

The fair value of development property is determined by the independent valuer. The basis of the valuation is the hypothetical subdivision approach and/or block land sales comparisons to derive the residual block land values. The major inputs and assumptions that are used in the valuation model that require judgement include the individual section prices, allowances for profit and risk, projected completion and sell down periods and interest rate during the holding period.

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11. DEFERRED TAX ASSETS AND LIABILITIES

Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

In thousands of dollars	Group					
	Assets		Liabilities		Net	
	2008	2007	2008	2007	2008	2007
Plant, furniture and equipment	1	2	-	-	1	2
Development property	-	-	(395)	(432)	(395)	(432)
Employee benefits	37	-	-	-	37	-
Trade and other payables	6	-	-	-	6	-
Net tax assets / (liabilities)	44	2	(395)	(432)	(351)	(430)

Recognised deferred tax assets and liabilities

In thousands of dollars	Parent					
	Assets		Liabilities		Net	
	2008	2007	2008	2007	2008	2007
Plant, furniture and equipment	-	-	-	-	-	-
Employee benefits	29	-	-	-	29	-
Trade and other payables	4	-	-	-	4	-
Net tax assets / (liabilities)	33	-	-	-	33	-

Movement in temporary differences during the year

In thousands of dollars	Group		
	Balance 1 Jan 2007	Recognised in income	Balance 31 Dec 2007
Plant, furniture and equipment	1	1	2
Development property	(500)	68	(432)
Employee benefits	17	(17)	-
Trade and other payables	3	(3)	-
	(479)	49	(430)

In thousands of dollars	Group		
	Balance 1 Jan 2008	Recognised in income	Balance 31 Dec 2008
Plant, furniture and equipment	2	(1)	1
Development property	(432)	37	(395)
Employee benefits	-	37	37
Trade and other payables	-	6	6
	(430)	79	(351)

Movement in temporary differences during the year

In thousands of dollars	Parent		
	Balance 1 Jan 2007	Recognised in income	Balance 31 Dec 2007
Plant, furniture and equipment	(1)	1	-
Employee benefits	9	(9)	-
Trade and other payables	1	(1)	-
	9	(9)	-

In thousands of dollars	Parent		
	Balance 1 Jan 2008	Recognised in income	Balance 31 Dec 2008
Plant, furniture and equipment	-	-	-
Employee benefits	-	29	29
Trade and other payables	-	4	4
	-	33	33

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12. TRADE AND OTHER RECEIVABLES

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Trade receivables	233	179	-	-
Other receivables and pre-payments	292	472	50	45
	525	651	50	45

13. CASH AND CASH EQUIVALENTS

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Bank balances	165	142	12	53
Call deposits	5,000	9,500	5,000	7,000
Cash and cash equivalents	5,165	9,642	5,012	7,053

14. CAPITAL AND RESERVES

Reconciliation of movement in capital and reserves - Group

In thousands of dollars	Attributable to equity holders of the Group		
	Share Capital	Retained Earnings	Total Equity
Balance at 1 January 2007	31,246	43,435	74,681
Total recognised income and expense	-	15,089	15,089
Shares issued under dividend reinvestment plan	4,700	-	4,700
Dividends to shareholders	-	(5,035)	(5,035)
Supplementary dividends	-	(677)	(677)
Foreign investment tax credits	-	677	677
Balance at 31 December 2007	**35,946**	**53,489**	**89,435**
Balance at 1 January 2008	35,946	53,489	89,435
Total recognised income and expense	-	1,683	1,683
Shares issued under dividend reinvestment plan	4,988	-	4,988
Dividends to shareholders	-	(5,306)	(5,306)
Supplementary dividends	-	(717)	(717)
Foreign investment tax credits	-	717	717
Balance at 31 December 2008	**40,934**	**49,866**	**90,800**

Reconciliation of movement in capital and reserves - Parent

In thousands of dollars	Share Capital	Retained Earnings	Total Equity
Balance at 1 January 2007	31,246	(9,580)	21,666
Total recognised income and expense	-	5,356	5,356
Shares issued under dividend reinvestment plan	4,700	-	4,700
Dividends to shareholders	-	(5,035)	(5,035)
Supplementary dividends	-	(677)	(677)
Foreign investment tax credits	-	677	677
Balance at 31 December 2007	**35,946**	**(9,259)**	**26,687**
Balance at 1 January 2008	35,946	(9,259)	26,687
Total recognised income and expense	-	222	222
Shares issued under dividend reinvestment plan	4,988	-	4,988
Dividends to shareholders	-	(5,306)	(5,306)
Supplementary dividends	-	(717)	(717)
Foreign investment tax credits	-	717	717
Balance at 31 December 2008	**40,934**	**(14,343)**	**26,591**

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14. CAPITAL AND RESERVES - continued

Share capital

	Group and Parent			
	2008	2008	2007	2007
	Shares '000s	$000's	Shares '000s	$000's
Shares issued 1 January	230,694	35,946	218,901	31,246
Issued under dividend reinvestment plan	12,670	4,988	11,793	4,700
Total shares issued and outstanding	**243,364**	**40,934**	**230,694**	**35,946**

All shares carry equal rights and rank pari passu with regard to residual assets of the Company and do not have a par value.

At 31 December 2008, the authorised share capital consisted of 243,364,299 fully paid ordinary shares (2007: 230,693,988).

Dividend Reinvestment Plan
In 1998, the Company adopted a Dividend Reinvestment plan pursuant to which shareholders may elect to receive ordinary dividends in the form of either cash or additional shares in the Company. The additional shares are issued at the market price on the dividend payment date.

Dividends
The following dividends were declared and paid during the year 31 December:

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
2.3 cents per qualifying ordinary share (2007: 2.3 cents)	5,306	5,035	5,306	5,035
	5,306	5,035	5,306	5,035

15. EARNINGS PER SHARE

Basic and diluted earnings per share
The calculation of basic and diluted earnings per share at 31 December 2008 was based on the profit attributable to ordinary shareholders of $1,683,000 (2007: $15,089,000); and weighted average number of ordinary shares outstanding during the year ended 31 December 2008 of 239,141,000 (2007: 227,746,000), calculated as follows:

Profit attributable to ordinary shareholders (basic & diluted)

In thousands of dollars	Group	
	2008	2007
Profit for the period	1,683	15,089
Profit attributable to ordinary shareholders	1,683	15,089

Weighted average number of ordinary shares

	Group	
	2008	2007
	Shares '000s	Shares '000s
Issued ordinary shares at 1 January	230,694	218,901
Effect of 12,670,311 shares issued in May 2008	8,447	-
Effect of 11,793,222 shares issued in March 2007	-	8,845
Weighted average number of ordinary shares at 31 December	239,141	227,746

16. TRADE AND OTHER PAYABLES

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Trade payables	-	219	-	-
Non-trade payables and accrued expenses	205	348	195	138
	205	567	195	138

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17. INVESTMENT IN ASSOCIATE

During the year, the Group's subsidiary, CDL Land New Zealand Limited, acquired a 33% investment in Prestons Road Limited. The principal activities of Prestons Road Limited are as service provider and in this regard, it is charged with engaging suitably qualified consultants in fields such as geotechnical engineering, resource management compliance, subdivision of land, legal and regulatory compliance and related issues.

The associate has no revenue or expenses, therefore the Group's share of profit in its associate for the year was nil (2007: nil).

Summary financial information for associate, not adjusted for the percentage ownership held by the Group:

In thousands of dollars	Ownership	Total Assets	Total Liabilities	Revenues	Expenses	Profit/ (loss)
2008						
Prestons Road Limited	33.33%	1,181	(1,178)	-	-	-

Movements in the carrying value of associate:

In thousands of dollars	Group 2008	Group 2007
Balance at 1 January	-	-
Purchase of investment	1	-
Balance at 31 December	1	-

18. FINANCIAL INSTRUMENTS

Exposure to credit and interest rate risks arises in the normal course of the Group's business.

Credit risk

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Credit evaluations are performed on all customers requiring credit over a certain amount. The Group does not require collateral in respect of financial assets.

The Group's exposure to credit risk is mainly influenced by its customer base. As such it is concentrated to the default risk of its industry. However, geographically there is no credit risk concentration.

Investments are allowed only in liquid securities and only with counterparties that have a credit rating equal to or better than the Group. Given their high credit ratings, management does not expect any counterparty to fail to meet its obligations.

At the balance sheet date there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset, in the balance sheet as shown below:

In thousands of dollars	Note	Group 2008	Group 2007	Parent 2008	Parent 2007
Bank and short term deposits	13	5,165	9,642	5,012	7,053
Trade and other receivables	12	525	651	50	45
		5,690	10,293	5,062	7,098

Interest rate risk

The Group has minimal exposure to interest rate risk as there are no funding facilities (2007: nil). Interest income is earned on the cash and cash equivalent balance.

Effective interest and repricing analysis

In respect of income - earning financial assets and interest bearing financial liabilities, the following tables indicates the effective interest rates at the balance sheet date and the periods in which they reprice.

Group	2008					2007		
In thousands of dollars	Note	Effective interest rate	Total	6 months or less	6 - 12 months	Effective interest rate	Total	6 months or less
Cash and cash equivalents	13	4.50% to 7.00%	5,165	4,165	1,000	7.75% to 8.78%	9,642	9,642
				4,165	1,000		9,642	9,642

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18. FINANCIAL INSTRUMENTS - **Effective interest and repricing analysis** - continued

Parent *In thousands of dollars*		2008				2007		
	Note	Effective interest rate	Total	6 months or less	6 - 12 months	Effective interest rate	Total	6 months or less
Cash and cash equivalents	13	5.00% to 7.00%	5,012	4,012	1,000	8.25% to 8.78%	7,053	7,053
				4,012	1,000		7,053	7,053

Liquidity risk
Liquidity risk represents the Group's ability to meet its contractual obligations. The Group evaluates its liquidity requirements on an ongoing basis. In general, the Group generates sufficient cash flows from its operating activities to meet its obligations arising from its financial liabilities. It is the Group's policy to provide credit and liquidity enhancement only to wholly owned subsidiaries.

The following table sets out the contractual cash flows for all financial liabilities that are settled on a gross cash flow basis:

Group *In thousands of dollars*		2008		2007	
	Note	Balance Sheet	6 months or less	Balance Sheet	6 months or less
Trade and other payables	16	205	205	567	567
		205	205	567	567

Parent *In thousands of dollars*		2008		2007	
	Note	Balance Sheet	6 months or less	Balance Sheet	6 months or less
Trade and other payables	16	195	195	138	138
		195	195	138	138

Estimation of fair values
The following summarises the major methods and assumptions used in estimating the fair values of financial instruments reflected in the above tables.

(a) Cash, accounts receivable, accounts payable and related party receivables:- The carrying amount for these balances approximate their fair value because of the short maturities of these items.

Capital management
The Group's capital includes share capital and retained earnings.

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The impact of the level of capital on shareholders' return is also recognised and the Group recognises the need to maintain a balance between the higher returns that might be possible with greater gearing and the advantages and security afforded by a sound capital position.

The Group is not subject to any external imposed capital requirements.

The allocation of capital is, to a large extent, driven by optimisation of the return achieved on the capital allocated.

The Group's policies in respect of capital management and allocation are reviewed regularly by the Board of Directors.

There have been no material changes in the Group's management of capital during the period.

Sensitivity Analysis
In managing interest rate risk the Group aims to reduce the impact of short-term fluctuations on the Group's earnings. Over the longer-term, however, permanent changes in interest rates will have an impact on profit.

At 31 December 2008 it is estimated that a general decrease of one percentage point in interest rates would decrease the Group's profit before income tax by approximately $52,000 (2007: $96,000).

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19. OPERATING LEASES

Leases as Lessee

Non-cancellable operating lease rentals are payable as follows:

In thousands of dollars	Group		Parent	
	2008	2007	2008	2007
Less than one year	8	11	-	-
Between one and five years	-	2	-	-
	8	13	-	-

During the year ended 31 December 2008, $15,000 was recognised as an expense in the income statement in respect of operating leases (2007: $15,000) and $139,000 (2007: $99,000) was recognised as income in the income statement in respect of subleases.

20. CAPITAL COMMITMENTS

As at 31 December 2008, the Group has entered into contracts for construction on development properties of $1,987,115 (2007: $3,647,000).

21. RELATED PARTIES

Identity of related parties
The Group has a related party relationship with its subsidiary (see Note 22), and with its Directors and executive officers.

Transactions with key management personnel
None of the Directors of the Company and their immediate relatives have control of the voting shares of the Company.

Total remuneration is included in "personnel expenses" (see Note 4). The total remuneration paid is $343,000 (2007: $333,000).

22. GROUP ENTITIES

Control of the Group
CDL Investments New Zealand Limited is a subsidiary of Millennium & Copthorne Hotels New Zealand Limited by virtue of Millennium & Copthorne Hotels New Zealand Limited owning 65.16% (2007: 64.32%) of the Company and having three out of six of the Directors on the Board. Millennium & Copthorne Hotels New Zealand Limited is 70.22% owned by CDL Hotels Holdings New Zealand Limited, which is a wholly owned subsidiary of Millennium & Copthorne Hotels plc in the United Kingdom. The ultimate holding company is Hong Leong Investment Holdings Pte Ltd in Singapore.

During the year CDL Investments New Zealand Limited has reimbursed its parent, Millennium & Copthorne Hotels New Zealand Limited, $241,000 (2007: $215,000) for expenses incurred by the parent on behalf of the Group.

Parent
At balance date, there were advances owing from its subsidiary of $8,560,000 (2007: $6,485,000). There are no set repayment terms. No related party debts have been written off or forgiven during the year.

During the year CDL Investments New Zealand Limited entered into the following transactions with its subsidiary:

- $0 dividends were received from CDL Land New Zealand Limited (2007: $5,100,000).
- $470,000 interest was received from CDL Land New Zealand Limited (2007: $471,000).

Subsidiary	Principal Activity	% Holding by CDL Investments New Zealand Limited	Balance Date
CDL Land New Zealand Limited	Property Investment and Development	100.00	31 December

Associate	Principal Activity	% Holding by CDL Land New Zealand Limited	Balance Date
Prestons Road Limited	Service Provider	33.33	31 March

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23. ACCOUNTING ESTIMATES AND JUDGEMENTS

Management discussed with the Audit Committee the development, selection and disclosure of the Group's critical accounting policies and estimates and the application of these policies and estimates.

Key sources of estimation uncertainty
In Note 18 detailed analysis is given of the interest rate and credit risk exposure of the Group and risks in relation thereto. The Group is also exposed to market fluctuations in the value of development properties. The carrying value of development properties is $85,399,000 (2007: $80,165,000) while the net realisable value determined by independent valuers is $166,461,000 (2007: $198,666,000).

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Audit report

To the shareholders of CDL Investments New Zealand Limited

We have audited the financial statements on pages 1 to 19. The financial statements provide information about the past financial performance and financial position of the company and group as at 31 December 2008. This information is stated in accordance with the accounting policies set out on pages 5 to 8.

Directors' responsibilities

The Directors are responsible for the preparation of financial statements which give a true and fair view of the financial position of the company and group as at 31 December 2008 and the results of their operations and cash flows for the year ended on that date.

Auditors' responsibilities

It is our responsibility to express an independent opinion on the financial statements presented by the Directors and report our opinion to you.

Basis of opinion

An audit includes examining, on a test basis, evidence relevant to the amounts and disclosures in the financial statements. It also includes assessing:

- the significant estimates and judgements made by the Directors in the preparation of the financial statements;
- whether the accounting policies are appropriate to the company's and group's circumstances, consistently applied and adequately disclosed.

We conducted our audit in accordance with New Zealand Auditing Standards. We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to obtain reasonable assurance that the financial statements are free from material misstatements, whether caused by fraud or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Our firm has also provided other services to the company and certain of its subsidiaries in relation to taxation services. Partners and employees of our firm may also deal with the company and group on normal terms within the ordinary course of trading activities of the business of the company and group. These matters have not impaired our independence as auditors of the company and group. The firm has no other relationship with, or interest in, the company or any of its subsidiaries.

Unqualified opinion

We have obtained all the information and explanations we have required.

In our opinion:

- proper accounting records have been kept by the company as far as appears from our examination of those records;
- the financial statements on pages 1 to 19:
    - comply with New Zealand generally accepted accounting practice;
    - give a true and fair view of the financial position of the company and group as at 31 December 2008 and the results of their operations and cash flows for the year ended on that date.

Our audit was completed on 16 February 2009 and our unqualified opinion is expressed as at that date.

KPMG.

Auckland

Full and Half year Preliminary Announcements and Half Year Results

CDL INVESTMENTS NEW ZEALAND LIMITED

Results for announcement to the market

Reporting Period	12 months to 31 December 2008
Previous Reporting Period	12 months to 31 December 2007

	Amount (000s)	Percentage change
Revenue from ordinary activities	NZ$ 5,087	Down (87.13%)
Profit (loss) from ordinary activities after tax attributable to security holders	NZ$ 1,683	Down (88.85%)
Net profit (loss) attributable to security holders	NZ$ 1,683	Down (88.85%)

Interim/Final Dividend	Amount per security	Imputed amount per security
Final Dividend	None	N/A

Record Date	N/A
Dividend Payment Date	N/A

Comments:	Please refer to the attached Directors' Review.

DIRECTORS' REVIEW

Financial Performance

CDL Investments New Zealand Limited ("CDLI") has reported an operating profit (after tax) of $1.7 million for the year ended 31 December 2008, a decrease of 88.9% from the previous year (2007: $15.1 million). This reflected the dramatically negative residential property market in New Zealand during 2008.

Operating profit before tax and minorities was $2.3 million (2007: $22.4 million). Property sales & other income was $5.1 million. This was a decrease of 87.1% on the previous year (2007: $39.5 million). In the period under review, only 23 sections were sold.

Shareholders' funds as at 31 December 2008 were $90.8 million (2007: $89.4 million) and total assets stood at $91.4 million (2007: $90.5 million). The net tangible asset per share (at book value) was 37.3 cents (2007: 38.8 cents).

Dividend Announcement

Given the level of profitability for 2008 and the outlook for 2009, the Board has determined that the prudent course of action is not to declare a dividend for the 2008 year. The profits will instead be reinvested into the business.

Land portfolio

The value of CDLI's land holdings as at 31 December 2008 was $169.7 million (2007: $202.7 million) as determined by DTZ New Zealand. No new land acquisitions were made during 2008.

Outlook

The dramatically negative market conditions experienced in 2008 are expected to continue into 2009. This may translate into further deterioration in profitability. Only the most optimistic forecasters are predicting an upswing in the market towards the end of this year with more momentum in the first half of 2010. While we believe that some market sectors will improve quicker than others, our own view is that any meaningful recovery is some way off.

That said, CDL Investments New Zealand Limited is able to pace its development programmes according to market conditions. The Company has always taken a medium to long term view and continues to hold a robust and geographically diverse land bank and development portfolio. The Company remains debt-free. While various options are being explored as to how best to deploy the Company's resources, CDL Investments New Zealand Limited is also able to target suitable land for purchase or sale in an extremely challenging market.

Management and staff

On behalf of the Board, I wish to extend our thanks to the Company's management and staff for their work during 2008.

Wong Hong Ren
Chairman
16 February 2009

CDL INVESTMENTS NEW ZEALAND REMAINS ROBUST DESPITE EXTREMELY CHALLENGING MARKET

Property development company CDL Investments New Zealand Limited (**NZX: CDI**) today reported its audited results for the year ended 31 December 2008.

Managing Director Mr. B K Chiu announced that the company had achieved an operating profit after tax of $1.7 million on revenue of $5.1 million. This reflected the dramatically negative market trading conditions experienced in New Zealand during 2008. The Company also announced that the current market value of its land portfolio as determined by DTZ was revalued to $169.7 million from $202.7 million in the previous year.

"While the profit figure is consistent with the state of the residential property market in New Zealand during 2008, CDL Investments New Zealand Limited's portfolio of land remains fundamentally robust and the Company remains debt-free", Mr. Chiu said.

The Company also announced that its Board had resolved not to declare a dividend for the 2008 year, choosing instead to reinvest the profits into the business.

Speaking about the Company's trading prospects for 2009, Mr. Chiu said that the current depressed market conditions were expected to continue throughout the year.

"It is clear that any meaningful recovery is some way off and is also very dependent on a wider, global recovery. This may translate into further deterioration in profitability. But CDL Investments New Zealand has the ability to pace its development programmes according to market conditions and should conditions improve, we will be certainly able to take advantage", he said.

Summary of results:

• Operating profit after tax	$1.7 million (2007: $15.1 million)
• Operating profit before tax and minorities	$2.3 million (2007: $22.4 million)
• Total group revenue	$5.1 million (2007: $39.5 million)
• Shareholders' funds	$90.8 million (2007: $89.4 million)
• Total assets	$91.4 million (2007: $90.5 million)
• Net tangible asset value (at book value)	37.3 cents per share (2007: 38.8 cents)

ENDS
Issued by CDL Investments New Zealand Limited

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