

MEDIA RELEASE

1 NOVEMBER 2011



Cedar Woods Properties Limited

ASX Code: CWP

- On-track to deliver record net profit after tax of approximately \$34 million in FY2012, up 21 per cent on pcp
- \$140 million in presales in place to underpin strong profit growth in FY2012
- New projects, including: Realm Camberwell, Piara Waters and South Hedland contributing FY2013 onwards
- Construction of Williams Landing train station and freeway interchange commenced.

Registered Office

Ground Floor
50 Colin Street
West Perth WA 6005

PO Box 788
West Perth WA 6872

Tel: 08 9480 1500
Fax: 08 9480 1599
email@cedarwoods.com.au

FY2012 – FIRST QUARTER UPDATE

Cedar Woods Properties Limited (ASX: CWP) remains on-track to deliver a record net profit after tax of approximately \$34 million in FY2012, a 21 per cent increase on the previous corresponding period. Guidance is underpinned by \$140 million in sales either settled or under contract for settlement in FY2012, which already exceeds the \$132m in revenue recorded in the full 2011 financial year.

Operational update

Cedar Woods has continued to experience solid sales at the company's projects in Victoria and Western Australia during the first quarter.

As previously advised, the net profit for FY2012 will be substantially weighted to the second half, with a number of significant stages at the company's projects expected to settle in the third and fourth quarters of the financial year.

Victorian projects

With almost all of the company's FY2012 presales requirements achieved for its Victorian projects, management's focus during the first quarter has been on the delivery of presold stages, with construction programmed to allow settlements over the balance of FY2012.

Sales rates were satisfactory during the quarter although some softening in prices is being experienced.

Stage 1 of the Williams Landing Town Centre is progressing well, with design documentation for the shopping centre well advanced and planning approvals imminent.

The State Government has commenced construction of the Williams Landing train station and freeway interchange with completion expected in late 2012. Progress on the construction of the station, freeway interchange and Town Centre is expected to generate additional interest in Williams Landing from prospective homebuyers.

Sales at Banbury Village in Footscray have been strong with most stages selling within weeks of their release. All but four of the sales required for FY2012 have been achieved and the company is now focused on their delivery. Stages under construction remain on schedule for settlement, with new releases currently being presold for FY2013 delivery.

Construction and civil works tenders have been received for the Realm Camberwell project and civil works are expected to commence in the second quarter of FY2012, with completion anticipated in the fourth quarter, enabling home construction to commence. The first release of homes at Camberwell is now being marketed.



Western Australian projects

During the first quarter, sales continued steadily at Cedar Woods' residential land estates in Western Australia and price levels were maintained despite soft market conditions.

At 'The Rivergums' in Baldivis, construction of stage 8 is on schedule for completion in the second quarter of FY2012, and the settlement of presales is expected in the second half.

At nearby Wellard, the company's syndicated Emerald Park development continues to sell well. With the first three stages largely sold, stage 4 is now under construction with settlements scheduled for the end of the second half of FY2012.

The second release of Harrisdale Green, a joint venture for the development and sale of land owned by the Western Australian Department of Housing, was well received and is now sold out. The third release, comprising stages 2A and 3B was released in September 2011 and has experienced steady presales. Construction of this release has commenced and settlements are expected in the second half.

Construction of 'The Jetty' Apartments, a boutique, luxury waterfront project in Rockingham comprising 15 apartments, is now complete with presales settled. The company continues to receive very positive feedback on the development from buyers and the broader community, with only three apartments remaining for sale.

In the second half of FY2012 the company will be launching the first sales releases for new projects at Piara Waters and South Hedland.

Piara Waters, located in Perth's south-eastern growth corridor, comprises approximately 150 lots for which authority approvals are nearing completion. The area is currently experiencing solid demand with presales expected to commence in the New Year for settlement in FY2013.

The company's South Hedland project is being acquired through a Western Australian Government land release process managed by the Department of Regional Development and Lands. Planning approvals are well advanced with the Town of Port Hedland. Strong demand is expected for these lots, given the limited supply of land in Port Hedland and South Hedland. A total of 170 lots are expected to settle, commencing in FY2013.

As part of its regional growth strategy, in June 2011, the company announced a joint venture with local investors in the Batavia Coast Marina Apartments in Geraldton. Cedar Woods is currently in the process of finalising the joint venture arrangements and seeking sufficient presales to underwrite the project. The project represents an opportunity to diversify the company's revenue streams and efficiently manage its capital.



Outlook

With a diverse and strategically located portfolio of projects, approvals in place and a solid project pipeline, the company is well positioned for continued growth.

The company anticipates another record net profit of approximately \$34 million in FY2012 underpinned by \$140 million of sales (settled or under contract) already in place.

In the medium term, new projects in WA and Victoria will contribute to earnings, positioning the company to comfortably exceed its 10 per cent per annum profit growth target.

For further information please contact:

Paul Sadleir
Managing Director
Cedar Woods Properties Limited
08 9480 1500

Media:

John Gardner / Meredith Hemsley
MAGNUS Investor Relations + Corporate Communication
02 8999 1010