

ASX Release

23 June 2015



Cedar Woods Properties Limited

ASX Code: CWP

Cedar Woods Properties Limited is an ASX-listed Australian property development company. Established in 1987, Cedar Woods has a diverse portfolio of assets in Victoria, Queensland and Western Australia and is well regarded for the innovation and success of its developments.

Visit www.cedarwoods.com.au for more information.

For media enquiries please contact:

Paul Sadleir – Cedar Woods’
Managing Director (0417 885 886)

Peter Kermode– MAGNUS
Corporate and Financial
Communication. (0411 209 459)

Melbourne tour presentation and update on Upper Kedron and Masters

CWP is pleased to attach a presentation that is to be provided today to a number of institutional investors and brokers during a tour of some of the company’s Melbourne projects.

In addition, the company has been advised by the Queensland Government, that a Ministerial decision on the outcome of the call in of the Upper Kedron project will be delayed and is now expected to be made in mid - July, and the company anticipates making a further announcement shortly thereafter.

In a submission to the Queensland Government, Cedar Woods outlined that its original proposal for the site represented a very low density outcome of 10 dwellings per hectare compared to 15 dwellings per hectare which is usual around Australia for such sites. The company looks forward to the Minister’s decision and advancing the project which will deliver housing supply, create significant local employment and see 40% of the site set aside for green space.

Further, the company wishes to confirm that the \$36m sale of the Masters Home Improvement store at Williams Landing, announced on 13 April 2015, settled as scheduled on 15 June 2015.

ENDS

Cedar Woods Properties Limited

Melbourne Project Tour

23 June 2015



Agenda

- 1. Company overview**
- 2. WA market conditions**
- 3. WA projects update**
- 4. VIC market conditions**
- 5. VIC projects update**
- 6. QLD market conditions**
- 7. QLD projects update**

Cedar Woods' Strategy

To grow and develop a national portfolio, diversified by geography, product type and price point.

Property Development Expertise

Core competency: industry-leading design, delivery and marketing of development projects

Focus on Project Pipeline

Acquire and develop land holdings offering medium-to-long term development prospects with potential to add value through rezoning and approvals, enabling consistent delivery of earnings growth



Portfolio Diversity

Strategically located and diverse residential portfolio in urban and regional growth areas in VIC and WA, offering a spectrum of dwelling products and price points to consumers

Invest in Strategic Opportunities

Use joint ventures, syndicates and co-development opportunities to leverage CWP's skill base, diversify revenue streams and manage capital

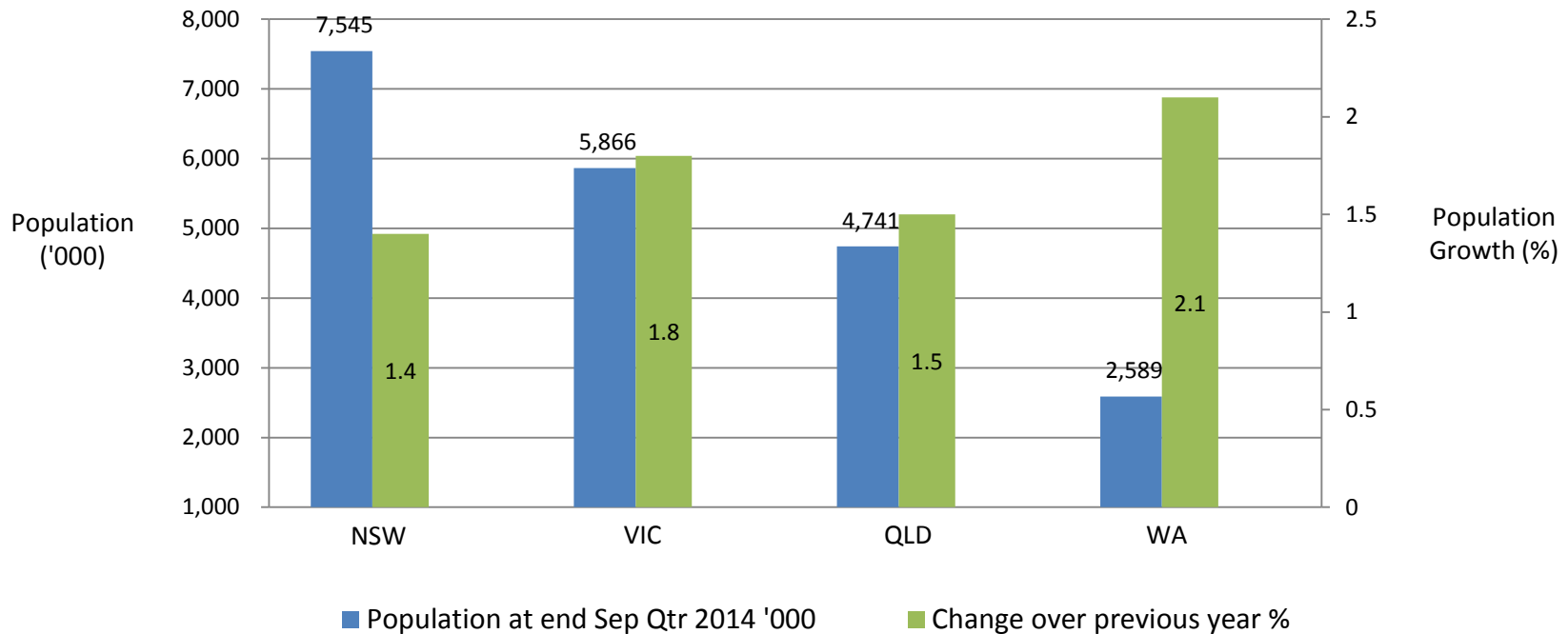
Company Outlook

- Full year earnings guidance for FY2015 a record NPAT of \$41 million, based on the company's strong delivery program for 2H FY2015
- FY2016 presales continue to build
- The company remains well positioned to maintain profit momentum into FY2016
- Gearing at low end of target range provides capacity for portfolio growth and ongoing development program

Strong Property Portfolio & Mature Land Bank



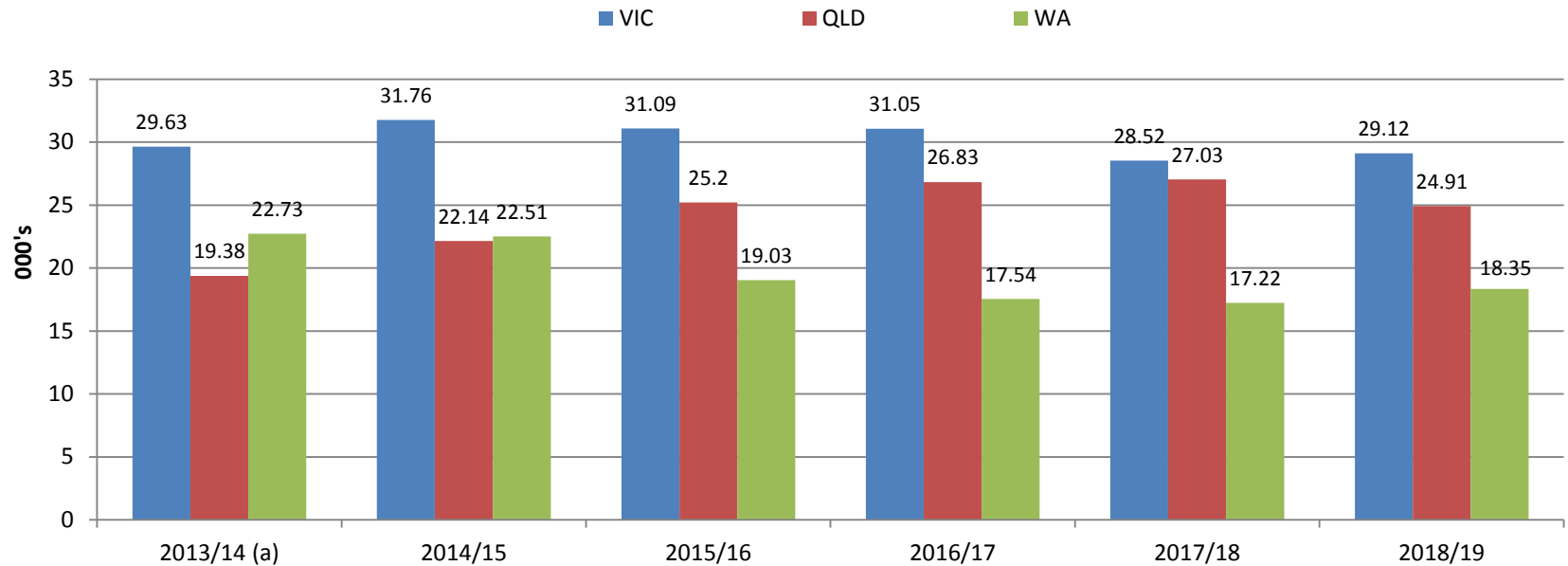
Population Growth – Year to Sept 2014



Source: ABS 3101.0

- Population growth in states with Cedar Woods projects (WA, VIC and QLD) remains close to or above national average (1.5%)
- Population growth in corridors containing Cedar Woods' projects much higher than national average
- WA remains the fastest growing State/Territory

Forecast Housing Starts

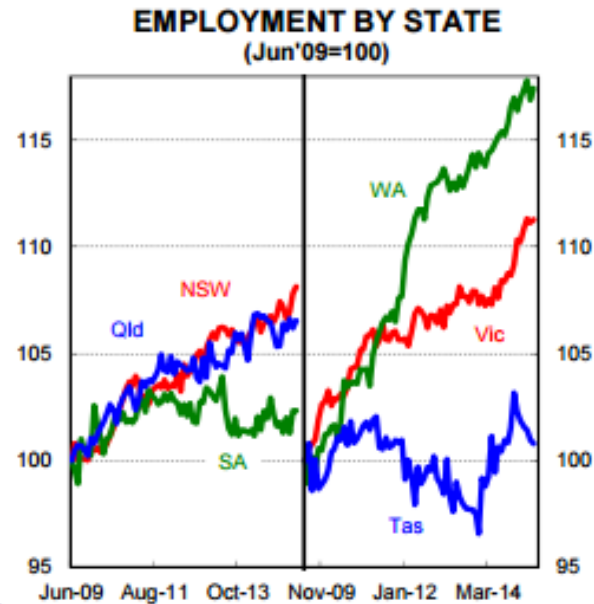


Source: HIA (May 2015)

- Forecast housing starts in states with Cedar Woods' projects reflect variability in national housing market
- Figures show weakening of WA market and strengthening of QLD market over time
- Cedar Woods' geographic diversification means it is benefiting from VIC, QLD and WA housing starts on different cycles

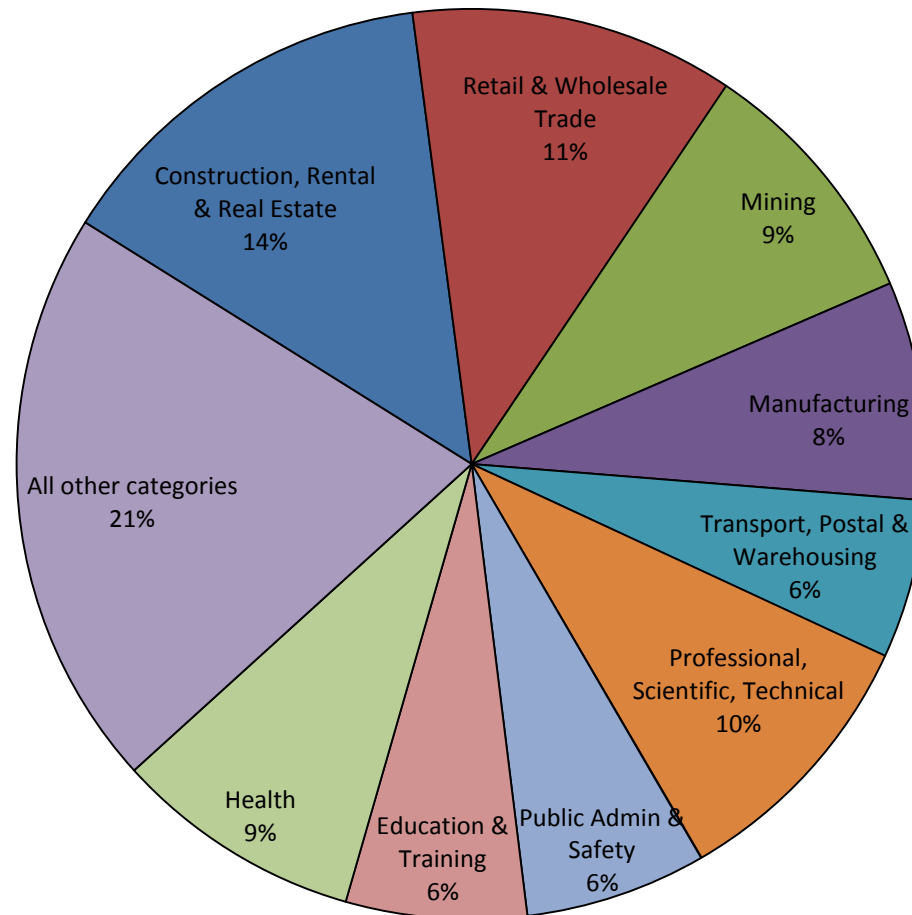
Labour Force May 2015

	NSW	VIC	QLD	WA
Employment ('000)	3,690.2	2,958.1	2,351.7	1,375.6
Annual % change	2.4	2.9	0.6	2.2
Unemployment rate (%)	5.7	6.0	6.3	5.1



Source: CBA

WA Employment Analysis



Peak mining employment was 120,400 in August 2012 now 89,600
40,000 jobs added since then to WA employment.

WA Market Conditions

- Land sales easing in line with population growth
- Perth average lot price \$256,000, up 4.4% qtr, down 2.5% last 12 months
- Sales results depending on location, attributes, competition
- Building approvals easing from highs of C13 & C14
- New home sales continue at healthy levels

WA Projects Update

- Cedar Woods' experience in WA shows that well-located projects, close to transport infrastructure and in growth corridors, continue to generate strong buyer demand.
- Sales activity continued at:
 - Mariners Cove, Piara Central, Rivergums, Elements, Byford on the Scarp and the Brook at Byford
 - A number of stages at these projects settled in 2H FY2015
- Mangles Bay Marina Project granted Federal Department of Environment approval
 - Project now moves to planning phase
- Significant planning milestones achieved during the half year, building the pipeline for future earnings

Brabham – Project Update

- Master-planned community 22km from Perth's CBD to include 480 lots, sites for a primary school, 3ha neighbourhood park and conservation land
- Popular location
- Construction commenced May 2015
- First sales release well received
- First settlements expected in FY2016



Bushmead – Project Update

- 273ha site expected to deliver approximately 750 homes in Hazlemere, 16km from Perth's CBD
- The Local Structure Plan (LSP) lodged with the City of Swan in October 2014
- LSP anticipated to be approved in late CY2015
- Subdivision plan / application to be lodged in the second half of CY2015 and approved by the end of CY2015



WA Portfolio Highlights – Mangles Bay



- Completion of statutory planning in FY16
- Commence construction in FY17

VIC Market Conditions

- Economic conditions are soft despite strong population growth.
- Gross State Product growth is forecast to be 2.5% (FY16), 2.75% (FY17), 2.75% (FY18)
- The housing sector is experiencing good conditions with strong sales volumes, clearance rates and continued price growth.
- Population growth (1.8%) and low interest rates are key drivers.
- Median house price is \$620,200 up 9.8% in past 12 months.
(Source: Core Logic).

Carlingford – Project Update

- 648 lot estate in Lalor with 487 lots completed and settled.
- ‘Triangle site’ (100 lots) requires rezoning which is to be undertaken on completion of the Wholesale Markets to the north in mid to late 2015.

Figure 11: Proposed Development Plan



Banbury Village – Project Update

- 430 dwellings on a 9ha site in Footscray
- Award received from UDIA for Best Medium Density Project.
- Townhouses (21) under construction and settling in 2016
- Arbour Apartments (38) just completed.



Banbury Village – Masterplan



Banbury Village – Botanica Apartments

- 101 Apartments
- 92 unconditional sales.
- Construction started in June 2015.
- Settlements in FY17

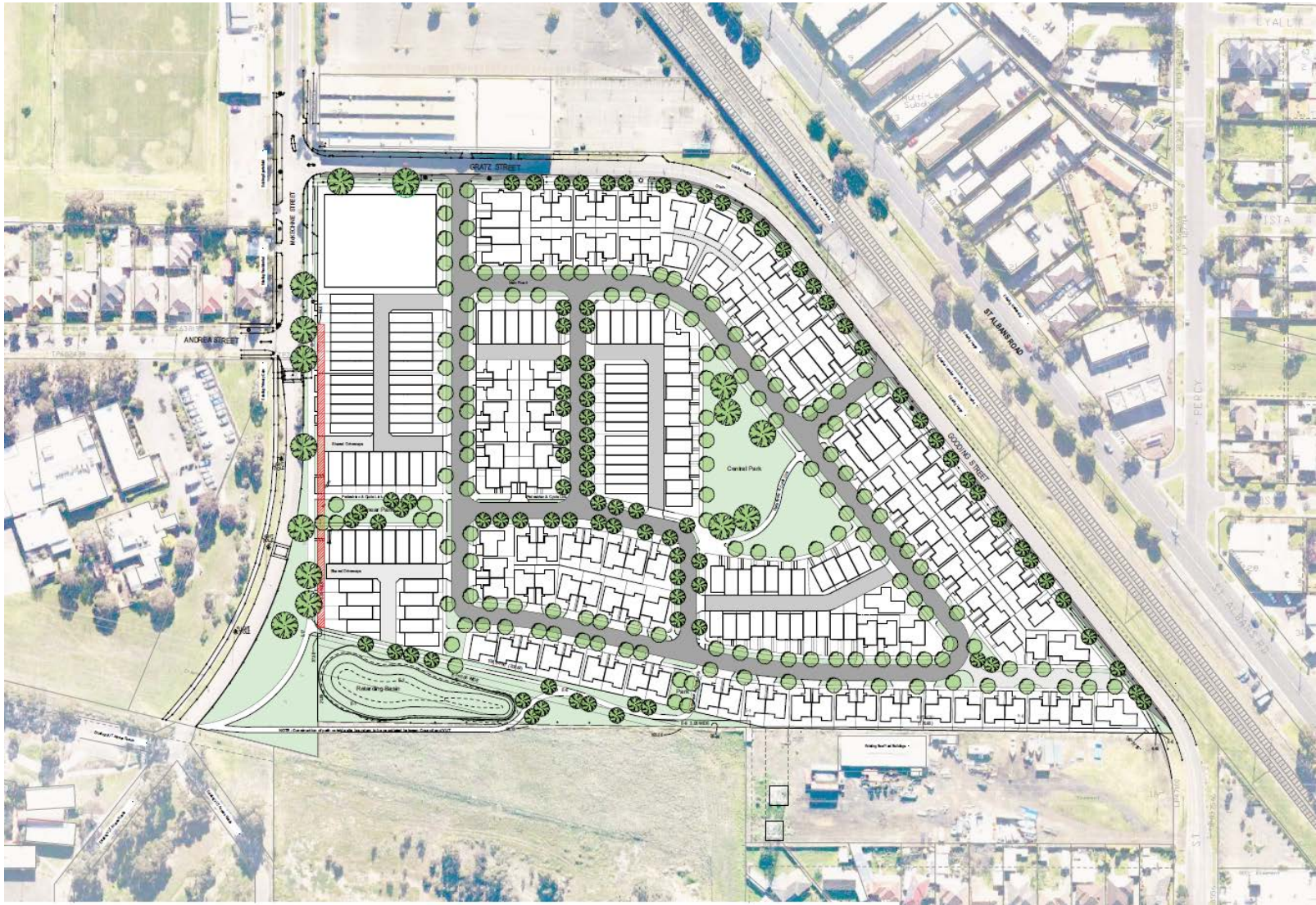


St A. – Project Update

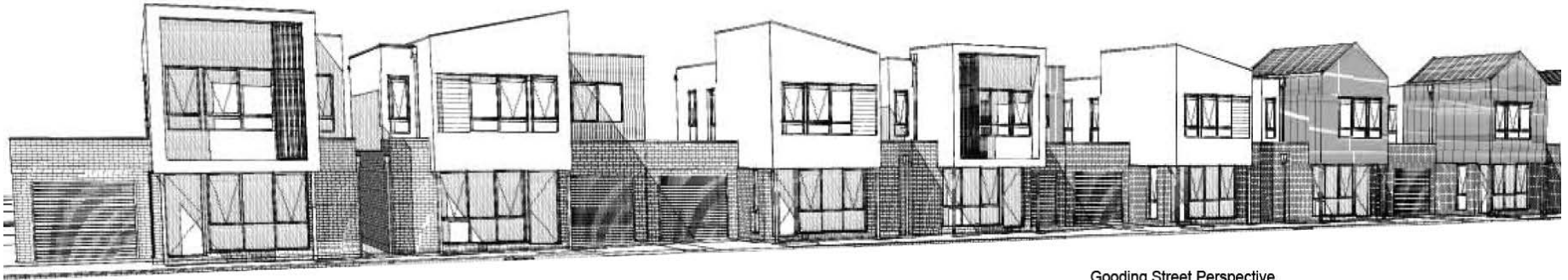
- 250 dwellings on 6.8 ha in St. Albans in Melbourne's North West
- Mix of houses, duplexes, townhouses and apartments
- Rezoning complete. Demolition complete.
- Environmental audit process nearing completion.
- \$200m new station / level crossing removal - expected to commence within 6-12 months.
- Development Plan approval expected by end of 2015.
- Stage 1 approval expected - end CY15.
- Sales launch expected - mid FY16
- Construction Commencement - end FY16



St. A – Masterplan



St Albans – Early Project Perspectives



Gooding Street Perspective



Jackson Green – Masterplan

- Lot yield of 300+ dwellings on 6.5ha.
- Demolition & remediation complete (awaiting environmental auditor report).
- Stage 1 approval received June 2015.
- State Govt. plans to upgrade nearby trains stations whilst removing level crossings.
- Tender for housing construction is underway.



Jackson Green – Product Images



Clara – Project Update

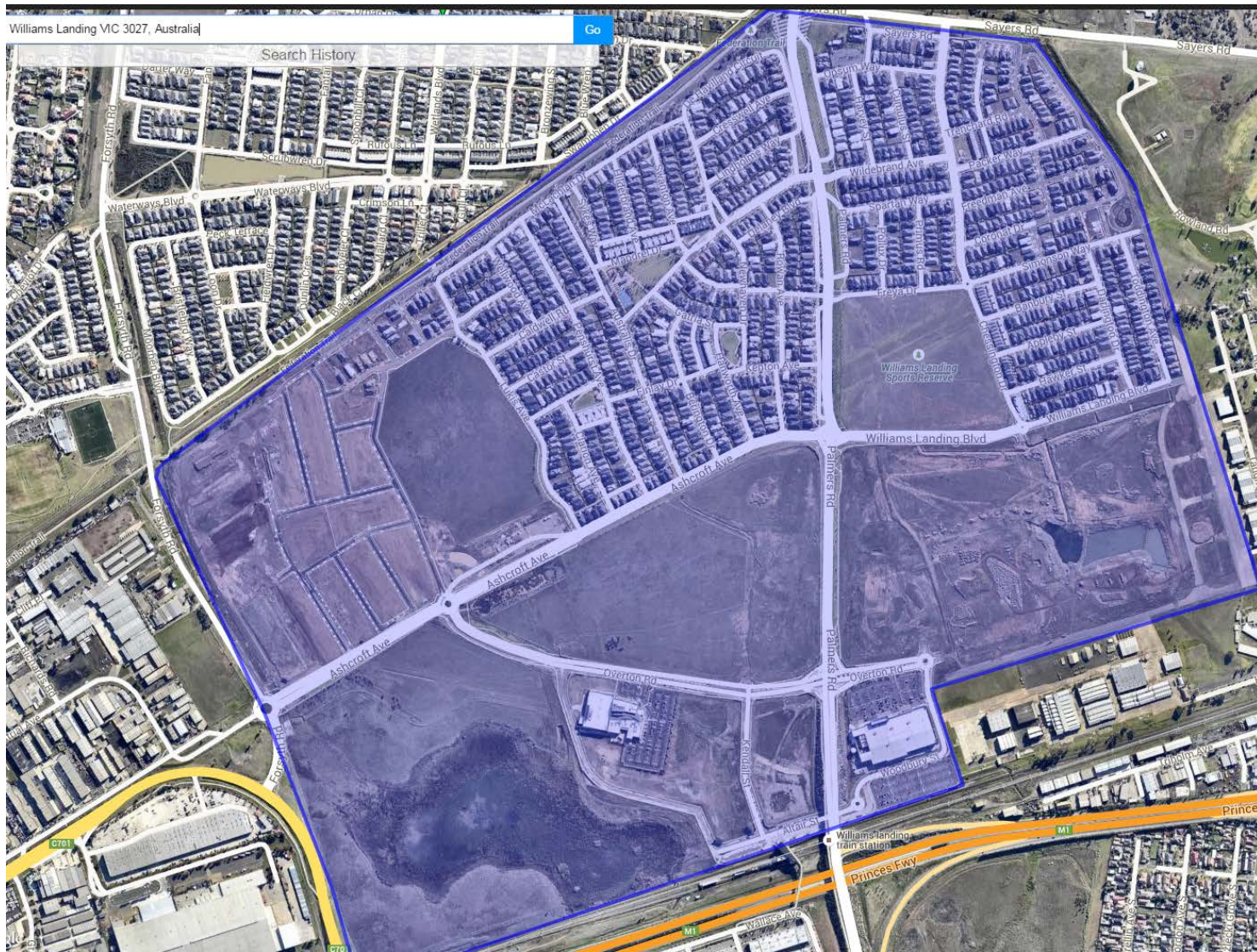
- 40 lot project near our Williams Landing development.
- All lots sold and settling in July 2015.



Williams Landing – Project Update

- Master planned community of around 2400 lots / units with approximately 1350 settled by end FY15.
- 50% of FY16 presales have been achieved.
- Pricing has increased significantly over the past 12 months - from \$340,000 to \$400,000 for 448sqm.
- Planning approvals being sought for Addison neighbourhood. Addison is of a higher density given its location.

Williams Landing – Recent Photo



Williams Landing – Masterplan



Williams Landing Town Centre – Summary

- 45ha area that will be developed over the next 10 years
- Mixed use town centre with office, residential, retail, hardware, medical and other uses.
- Masters store sales settled June 2015

Current planned projects include

- **Retail expansion** - small addition with a child care, gym & eateries
- **Strata Office** – detailed planning underway for state office precinct (Lot 3B) & first strata office building
- **Aged Care** – sale of a site (portion Lot 1) being considered.
- **Apartments** –detailed planning underway for first apartment building (Lot 4A).



Williams Landing Town Centre – Vision



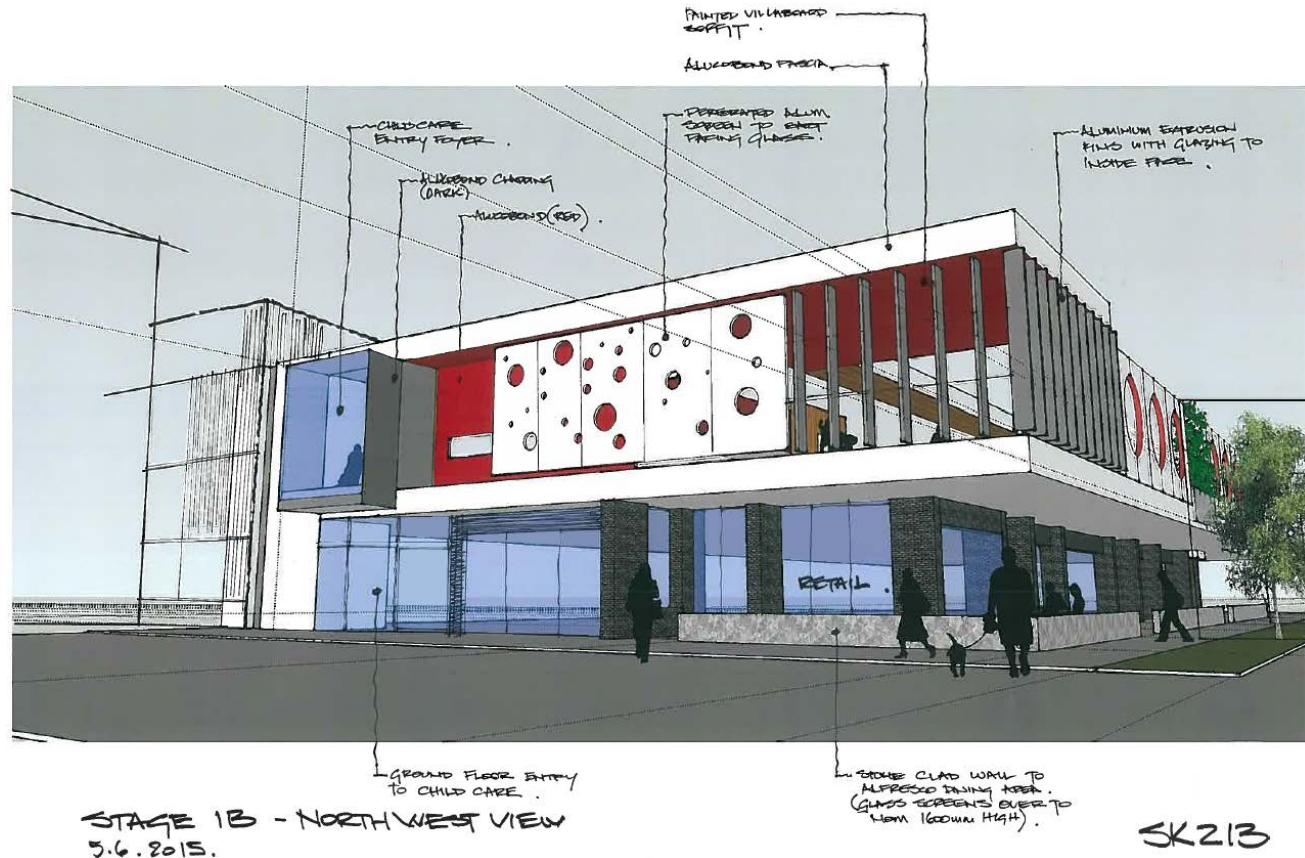
Williams Landing Shopping Centre

- Centre completed in December 2014.
- 2.56ha site, 6767sqm of retail, 1888sqm of office, 437 car bays.
- 21 Specialties, 3 kiosks.
- Two floors of office.
- Fully leased net income of \$3m.



Williams Landing Shopping Centre Expansion

- Minor expansion accommodating approximately 1200sqm of retail.
- Targeting eateries, gymnasium and a 100 place childcare centre.
- Indicative Timing - Permit Approvals: late 2015. Leasing Start: late 2015.



WLTC Strata Offices

- The first of several office developments is being investigated.
- First building designs are for approximately 4600 sqm over 4 levels and divided into approximately 50 units.
- Indicative Timing - Permit Approvals – end 2015. Sales Start – early 2016.



WLTC Apartments

- The first of several apartment developments is being progressed.
- 57 apartments with a mix of 1 and 2 bedroom.
- Permit application being prepared with construction expected to commence in 2016 subject to approvals and presales.



QLD Market Conditions

- The economy remains relatively weak, and business confidence subdued.
- Gross State Product was forecast to grow by 5.75% in FY16. New State budget and forecasts in July.
- Resources sector will continue to decline as 3 major LNG projects near completion.
- The housing market is still in the early stages of an upswing and is leading the recovery of the broader economy.
- New listings are about 5% higher than 12 months ago.
- Median house price is \$490,000, up 3.2% in past 12 months
(Source: Core Logic)
- Land sales volumes are improving; modest price growth occurring at some estates.
- Apartment sector has been relatively strong but more supply is coming on line.

Upper Kedron, QLD – Project Update

- 228 ha situated 13 km west of the Brisbane CBD
- Last remaining large scale, master planned community site in Brisbane.
- Council approval for 980 lots provided in December 2014
- Qld Government called in the project in April 2015 to review the Council approval.
- Minister's decision on the approval is expected in mid July 2015.
- Detailed design for initial stages is underway.
- Strong builder interest in the display village.

Upper Kedron, QLD - Draft Masterplan



Upper Kedron, Qld – Aerial Photo



Disclaimer

Disclaimer of liability

While every effort is made to provide complete and accurate information, Cedar Woods Properties Limited does not warrant or represent that the information in this presentation is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, Cedar Woods Properties Limited accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of any error, omission or misrepresentation in information in this presentation. All information in this presentation is subject to change without notice.

This presentation is not financial advice or a recommendation to acquire Cedar Woods Properties Limited securities and has been prepared without taking into account the objectives, financial situation or needs of individuals.

Cedar Woods

Perth Office

Ground Floor
50 Colin Street
West Perth WA 6005

T: (08) 9480 1500

E: email@cedarwoods.com.au

Melbourne Office

Level 1
476 St Kilda Road
Melbourne VIC 3004

T: (03) 9820 1777

E: melbourne@cedarwoods.com.au

Brisbane Office

Level 6
12 Creek Street
Brisbane QLD 4000

T: (07) 3007 2900

E: brisbane@cedarwoods.com.au