MEDIA RELEASE

CEDAR WOODS PROPERTIES LIMITED

RECORD FIRST HALF PROFIT, ON TRACK FOR FULL YEAR NET PROFIT OF $10M

- Half Year Revenue up 35%
- Record Half Year Profit of $4.5m
- Confirms forecast $10m Net Profit for FY2004, up 40%.

Cedar Woods Properties Limited (CWP) today announced a net profit of $4.5m for the half year to 31 December 2003, an increase of 9% over the profit of $4.1m achieved in the corresponding period in the previous year, and a record for the group in a half year.

Strong revenue growth reflected the contribution from a number of new projects in the company's portfolio and healthy sales have continued into the second half.

The company has delivered earnings per share of 9.1 cents for the half year compared to 8.5 cents in the corresponding period in the previous year.

During the first half the Company continued to experience good demand across its projects, with the newly launched Rivergums estate at Baldivis contributing strongly. The Company recently made its 100th sale in the project which was launched in June 2003.

The Company's canal based projects in Mandurah continued to perform strongly and the company has sold virtually all developed stock which is available, with strong presales made in stages under construction due for completion around the end of the financial year.

The Company recently launched a major new project at Tapping, near Wanneroo known as The Kestrels. In the first stage release of 33 lots the first 28 lots sold off the plan in the first week of the release.

Construction has commenced on the 'Aria Apartments', 32 luxury waterfront units on the Rockingham foreshore. The project is 80% pre-sold 'off the plan' with completion forecast for early 2005.

Marketing of a second apartment project in Rockingham, known as 'Nautilus Apartments', which is planned to comprise 86 apartments and ground floor retail, has commenced and the project has presales or reservations on 50 of the 62 first stage apartments.

Earnings in the second half are expected to be higher than the first half, as the profits are recognised from sales of products which are currently under construction at Mandurah, Baldivis, Tapping and Rockingham. Under Australian Accounting Standards, revenue and profit must be recognised progressively in accordance with the percentage of completion of the products.

The Company has confirmed its net profit forecast for FY2004 of approximately $10 million, representing an increase of 40% over the result achieved in FY2003.

With its expanded project portfolio the Company is well positioned to deliver further growth in earnings for FY2005 and beyond.

For further information please contact:

Paul Sadleir
Managing Director
CEDAR WOODS PROPERTIES LIMITED
08 9480 1500

23 February 2004