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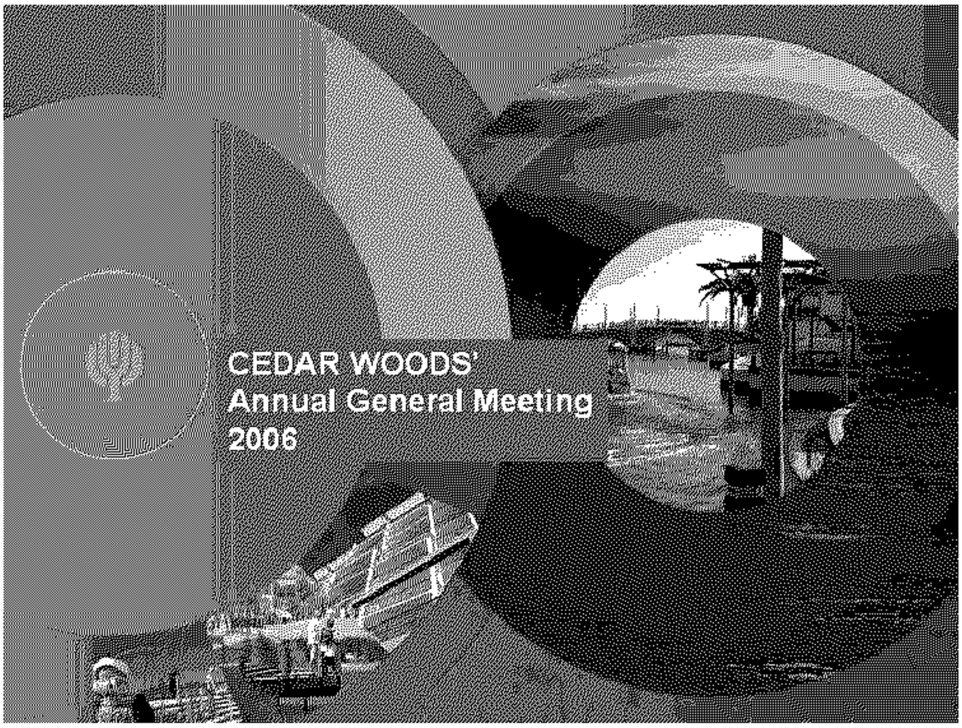

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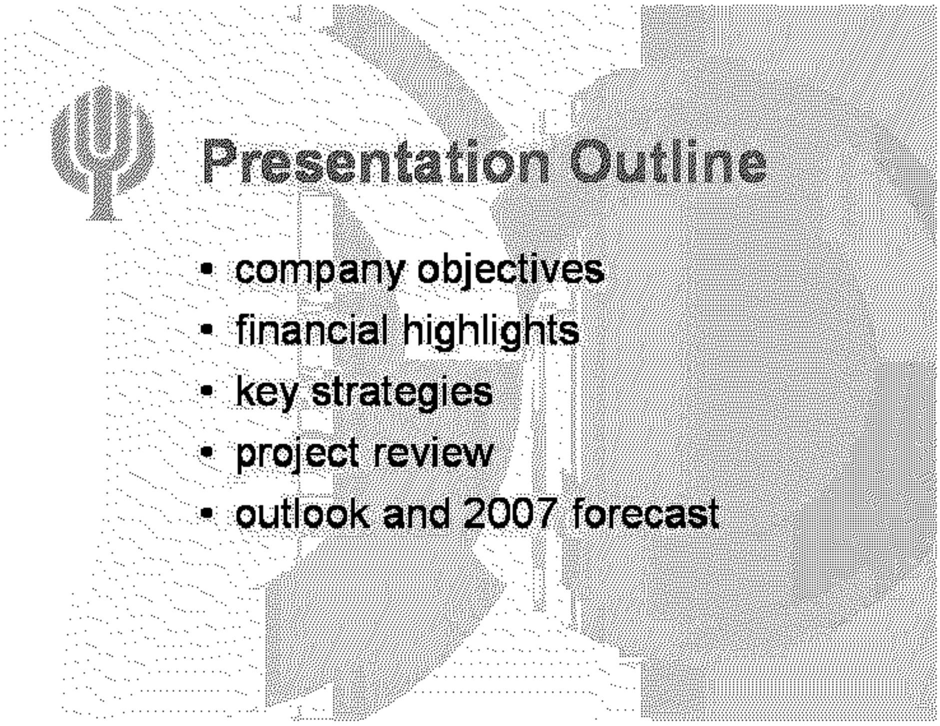
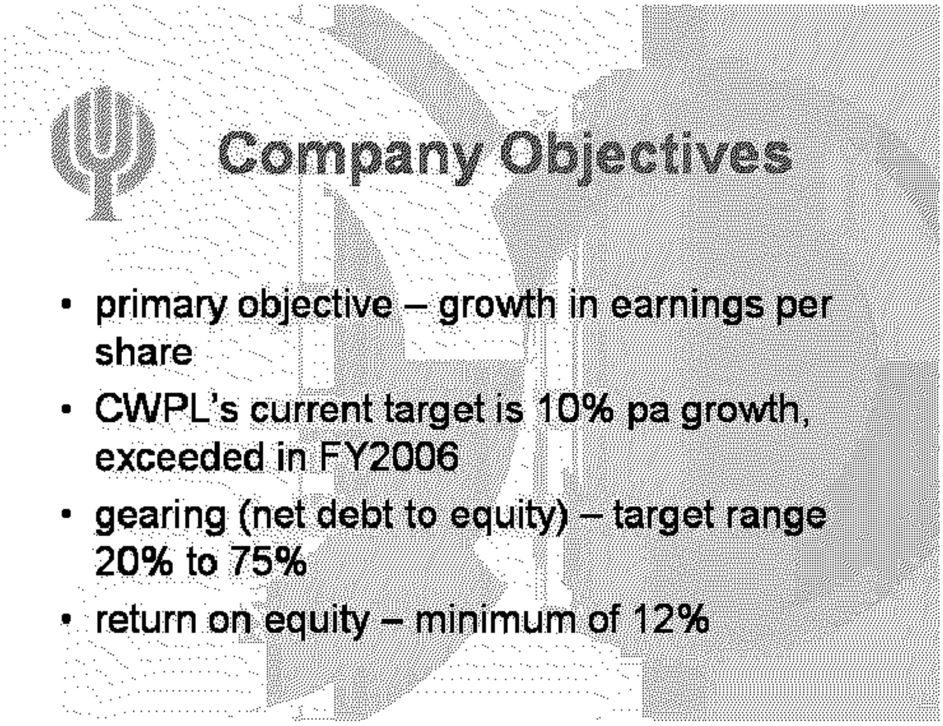


I now turn to our corporate presentation.

Consistent with presentations given at previous Annual General Meetings, today we will briefly review the company's objectives, its recent financial performance and progress.

We will then focus on the company's future strategies and the outlook for 2007 and beyond.

[3]



About five years ago the company set out on a strategy and that strategy was focused on one primary objective – to create value for shareholders through growth in earnings.

To set our benchmark for a satisfactory return we looked at the performance of other Australian listed companies, and our conclusion was that to be consistently in the top half of Australian listed companies, we need to achieve at least 10% per annum growth in earnings per share.

In pursuing our primary objective, we also have some other key benchmarks.

We seek to maintain prudent gearing with a long term target range of 20% to 75%, and we also seek to maintain a high level of return on equity, with a minimum return of 12%.

[4]

EPS Growth Rates

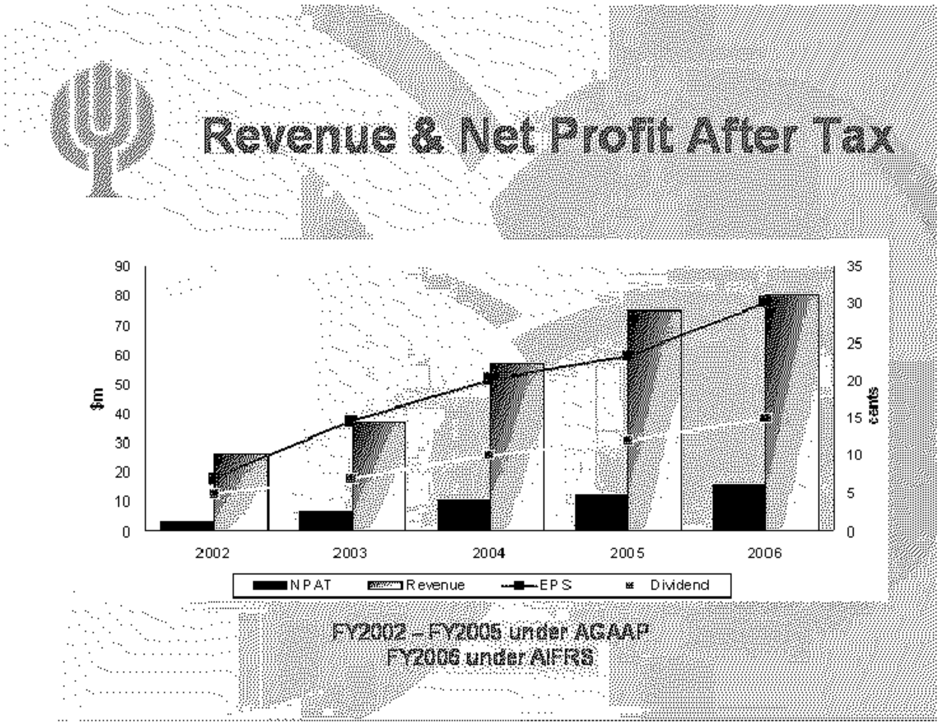
	ASX 300 Industrials	CWPL
1996-2004	5.4% (actual)	29%
2005	10.9% (actual)	15%
2006	8.5% (actual)	30%
2007	7.8% (forecast)	>10%

Over recent years the ASX 300 Industrials has achieved earnings growth somewhat less than 10% per annum, while your company has performed above this level. We believe that as a long term objective our 10% target is still appropriate.

Page 87 of the annual report contains a summary of the company's performance, including our key financial measures over the last 5 years, and this shows that we have consistently out-performed our earnings objectives, and operated within our preferred gearing range.

Our 2006 earnings growth compared favourably to other listed developers, some of which experienced low or negative earnings growth due to the flat eastern states markets.

[5]



This graph shows what has been achieved over the last 5 financial years.

Revenue has increased from $26.2m to $80.2m, an average growth rate of 32%

Net Profit has increased from $3.4m to $16.2m, an average growth rate of 48%

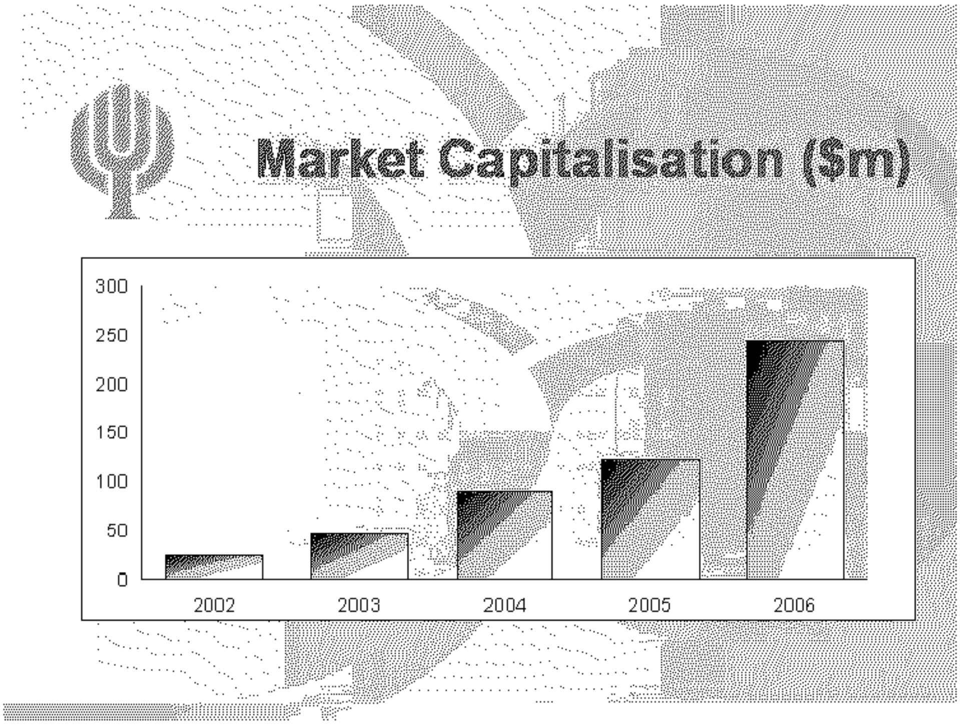
Earnings per share has increased from 7.1 cents to 30.3 cents, an average growth rate of 44%.

This growth in earnings has allowed the Board to pay increasing dividends and introduce, in 2006, interim dividends.

Dividends have increased by 200% since 2002 when the Board introduced the current dividend policy.

It should be noted that the above graph is based on reported results in the relevant years. Past year's results have not been restated for the change in accounting standards brought about by the introduction of international financial reporting standards. This matter is explained in the annual report.

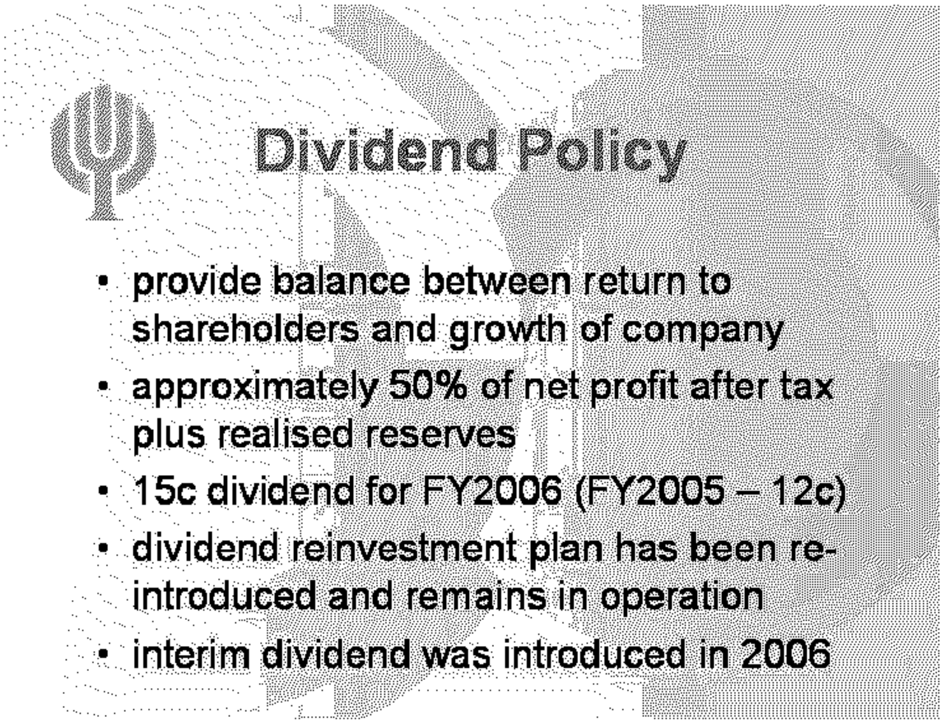
[6]



We are pleased that our share price has followed our profit growth and that shareholders enjoyed strong returns during the year.

Our market capitalization is now approximately $250m.

[7]



Our dividend policy is to provide a balance between generating a return to our shareholders and retaining sufficient funds to grow the Company.

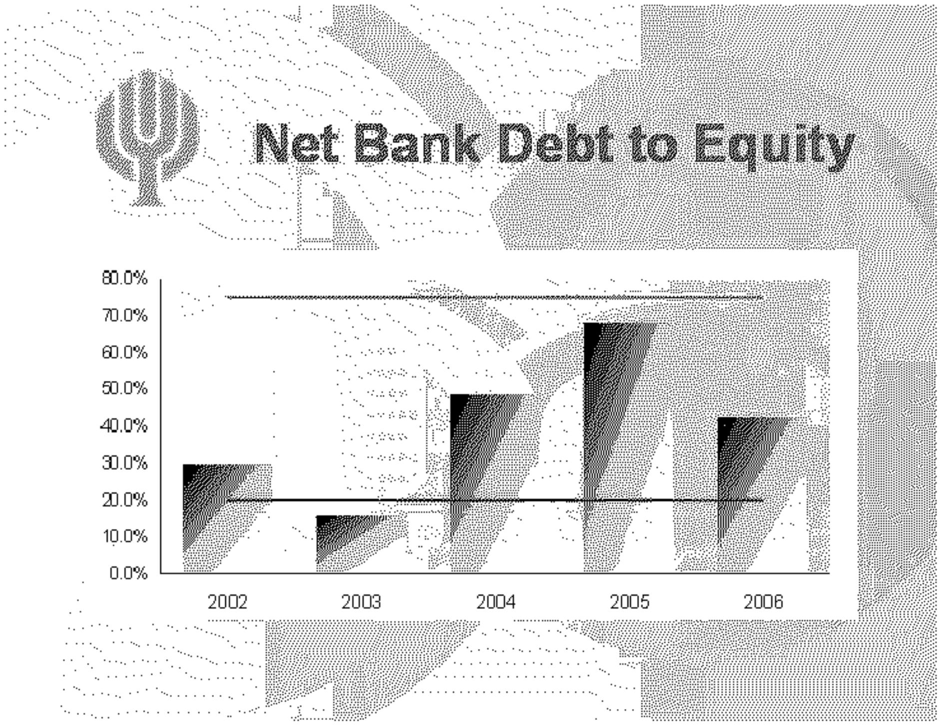
Hence, we pay approximately 50% of the annual net profit and realised reserves as cash dividend to shareholders, and <u>this will continue to be our policy going forward</u>.

Accordingly, the total dividend paid of 15 cents per share represented a 25% increase in dividend over the previous year and shareholders received this on 20 October.

The dividend reinvestment plan will remain in operation to allow shareholders to reinvest their dividend in shares in the company should they so wish. In fact, for the recent dividend, about 250 of our shareholders participated in the plan, indicating that this facility remains popular with our shareholders.

We expect to pay fully franked dividends for the foreseeable future.

[8]



As stated at the start of this presentation, we have a long term target range of 20% to 75% for our net bank debt to equity ratio.

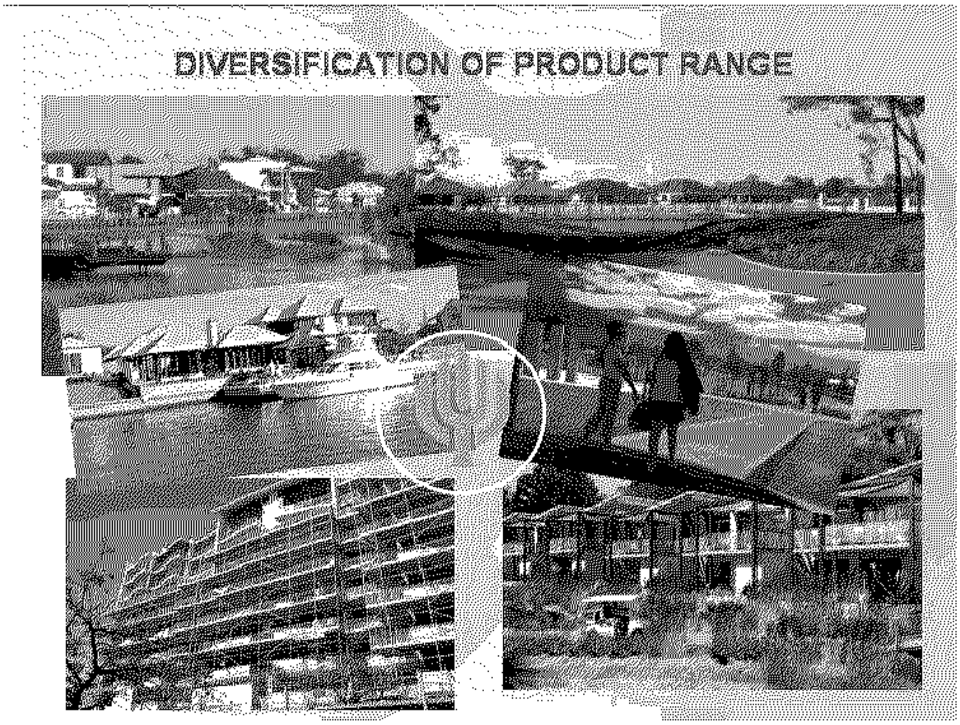
This graph shows the ratio for the last 5 year-ends, compared to the target range.

As forecast last year, the ratio will climb this year due to the impact of apartment projects on the company's funding requirements. We anticipate that net bank debt to equity will remain at the upper end of the company's target range throughout the balance of this financial year, as the company will embark on a number of new apartment projects to be constructed over the next few years.

[9]

Having briefly looked at recent financial performance we will now talk about our key strategies and then review the property portfolio that will underpin our earnings going forward.

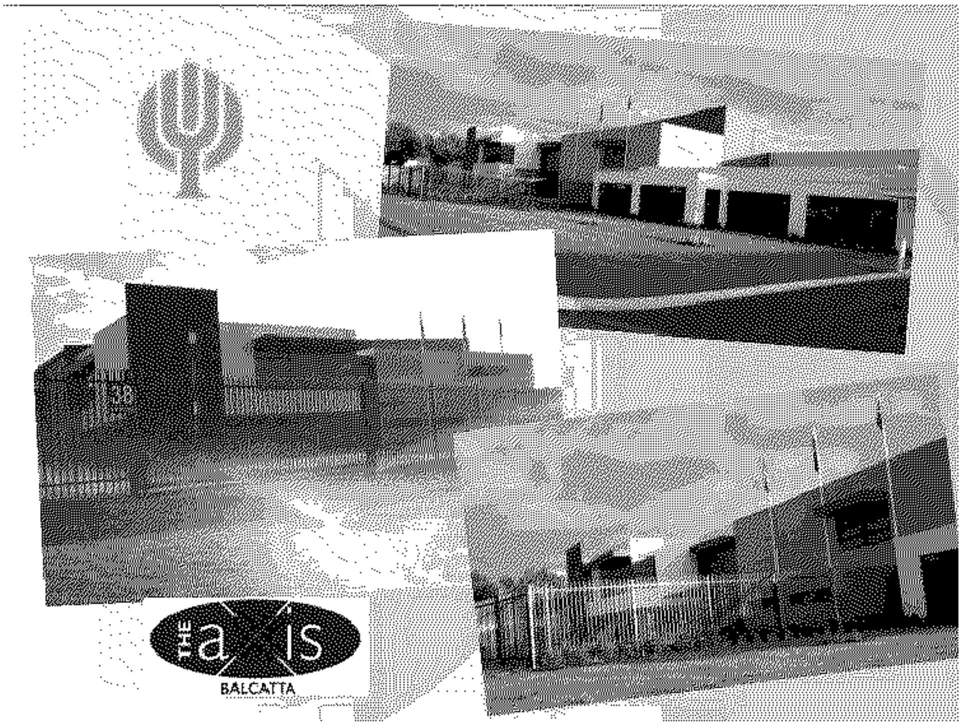
[10]



Much of the company's recent success has been attributable to the diversification of the product range. In our residential estates this range includes canal lots, cottage lots, built form product such as town houses and apartments, and house and land packages. The company will continue to review such opportunities.

The company is continually examining its development plans and during the year received approvals to increase the density of development within certain projects, and also established alliances with several leading builders to market housing product and improve the return the company receives for its land. This activity is part of the ongoing portfolio management and will continue going forward.

[11]



The company's first commercial park at The Axis, Balcatta was very successful and further opportunities for commercial and retail developments exist at a number of the company's projects in Western Australia and Victoria.

The company is not unduly affected by cyclical changes in the level of market activity. As a niche player the company needs to supply only a small fraction of the overall market. With low exposure to the first home buyer market, most of the product is not overly sensitive to minor economic fluctuations and interest rate changes.

The company employs its own team that is focussed on identifying and acquiring new projects for the company and its wholesale funds.

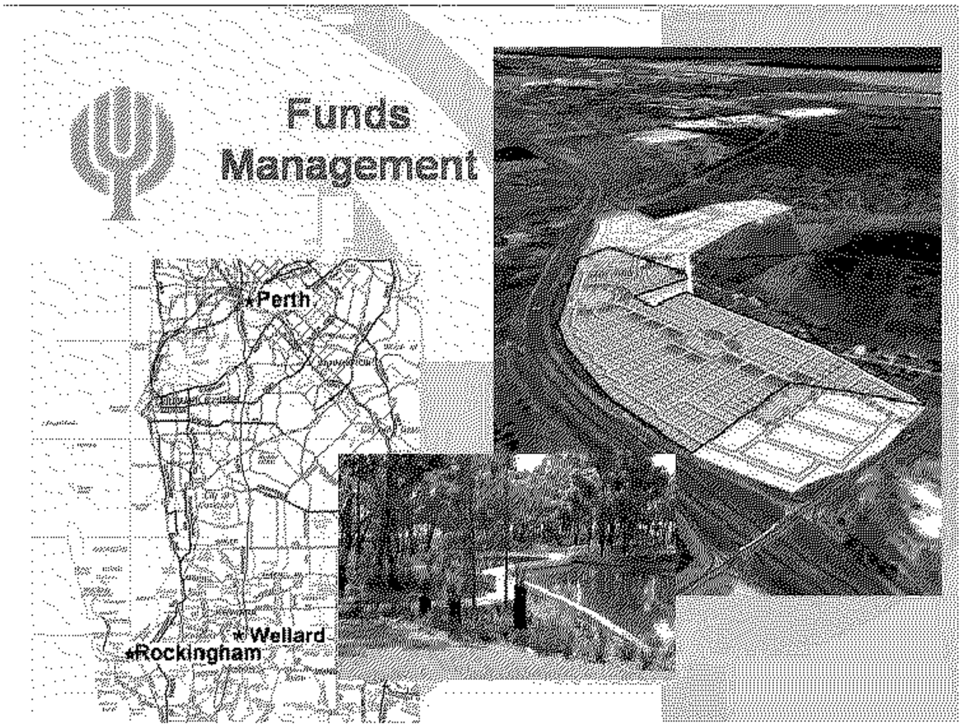
During the 2006 financial year the company acquired two major projects in Melbourne, added to its land bank in Perth and commenced its first wholesale syndicate. Approximately 1,300 lots were added to the development pipeline of the company.

The company is now well positioned with sufficient projects to provide earnings growth for the next few years and is therefore able to be highly selective in any future acquisitions.

Several potential projects are undergoing due diligence and the focus is now on longer term prospects that often provide the potential to add greater value through rezoning and approvals than projects purchased for immediate development.

The company has acquired options over significant land parcels which it will acquire and develop in future years subject to achieving satisfactory rezoning outcomes, and acquiring land in this way will continue to be part of the company's business going forward.

[13]



The company recently announced the formation of a new funds management business and launched its first wholesale fund, Cedar Woods Wellard Limited. Cedar Woods Wellard has acquired a significant land parcel in Perth's southern suburban corridor which will be developed into 500 residential lots over a 5-7 year period. Cedar Woods has acquired a 25% stake in its first wholesale fund and expects to add 1-2 funds per year as part of a stragey to build up the funds management business.

The strategic benefits of the funds management business are:

- Additional recurring income streams
- Increase in the asset base
- Broadening of the investor base
- Extending brand reach

The company has established one joint venture and is negotiating joint ventures with several land owners where the company obtains various approvals and undertakes design and development and then receives a profit share as the landowner's land is sold. This both reduces and defers the level of capital required and enables the company to participate in a larger number of projects.

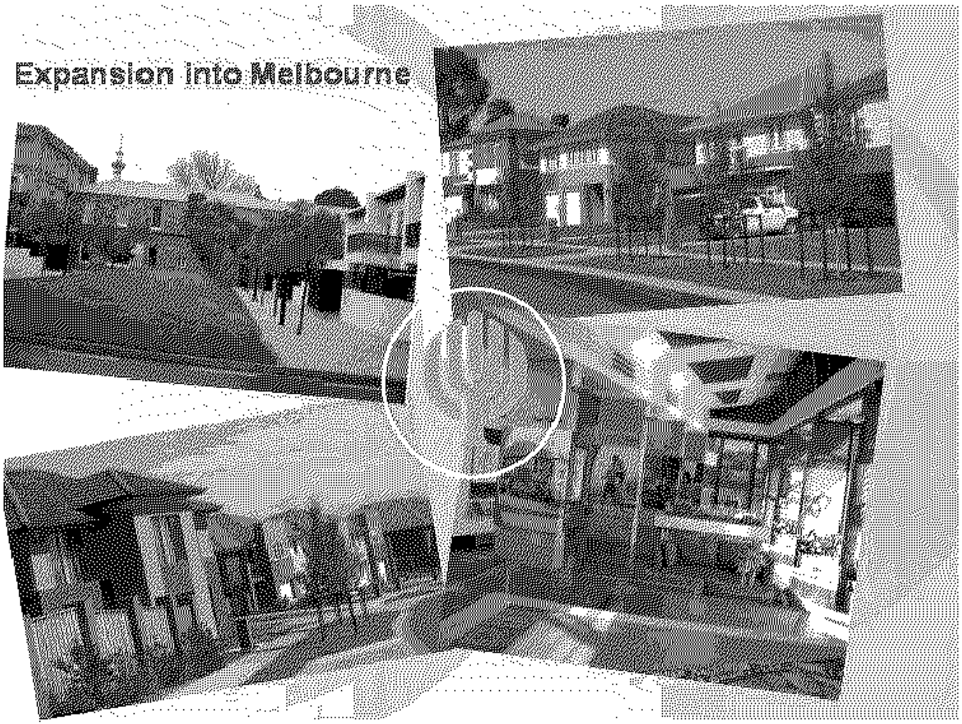
The company will continue to investigate alternative structures for the acquisition and development of land.

[14]

Investors and analysts rate highly the property companies with recurrent income.

Cedar Woods is exploring opportunities at Laverton and will retain the ground floor retail elements at its Rockingham and Mandurah beachfront apartments.

[15]



Over the last two years the company has been looking to increase its presence in the Melbourne market and during 2006 two major new properties were acquired, at Footscray and Lalor.

We have also expanded the management team in Melbourne and have the expertise on board to manage our expansion.

The Board recently undertook a visit to the Melbourne office and a tour of the Melbourne projects and is looking forward to a significant contribution from the Melbourne office as the new projects start to deliver earnings in FY2008 and beyond.

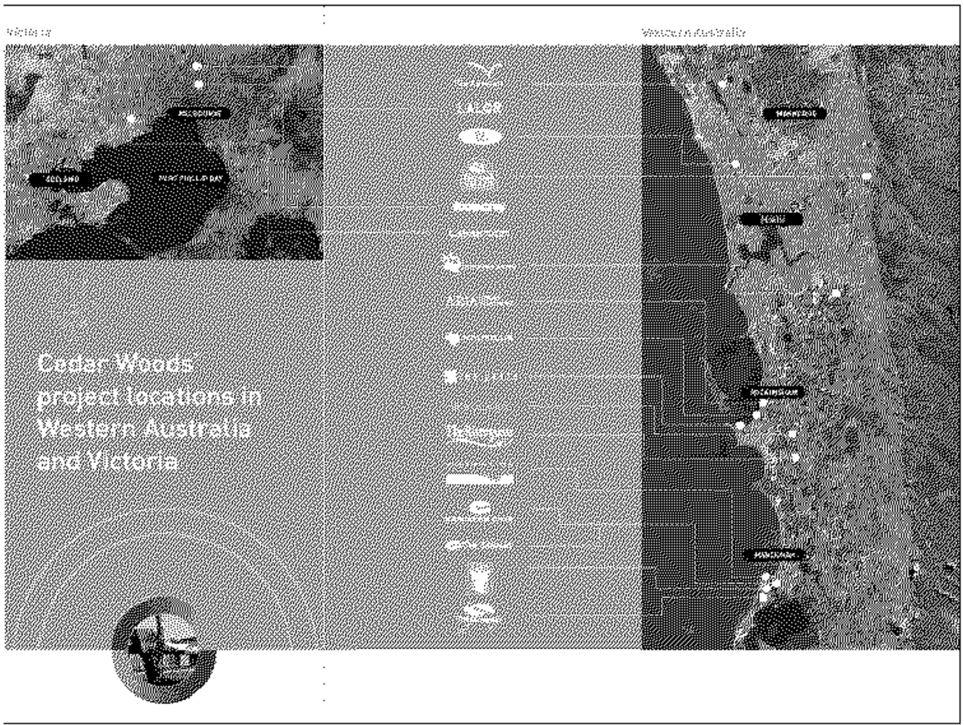
As you can see the company has a number of strategies in place to grow the company's portfolio and earnings streams.

I will now hand over to Paul who will talk in more detail about some of the recent developments within the portfolio and the financial outlook for the company.

[16]

(Paul Sadleir)

Good morning and thank you all for attending our 2006 Annual General Meeting.



These maps show our projects are well located in growth corridors of Perth and Melbourne, and as Bill has mentioned during the last year we have added to our portfolio in both states.

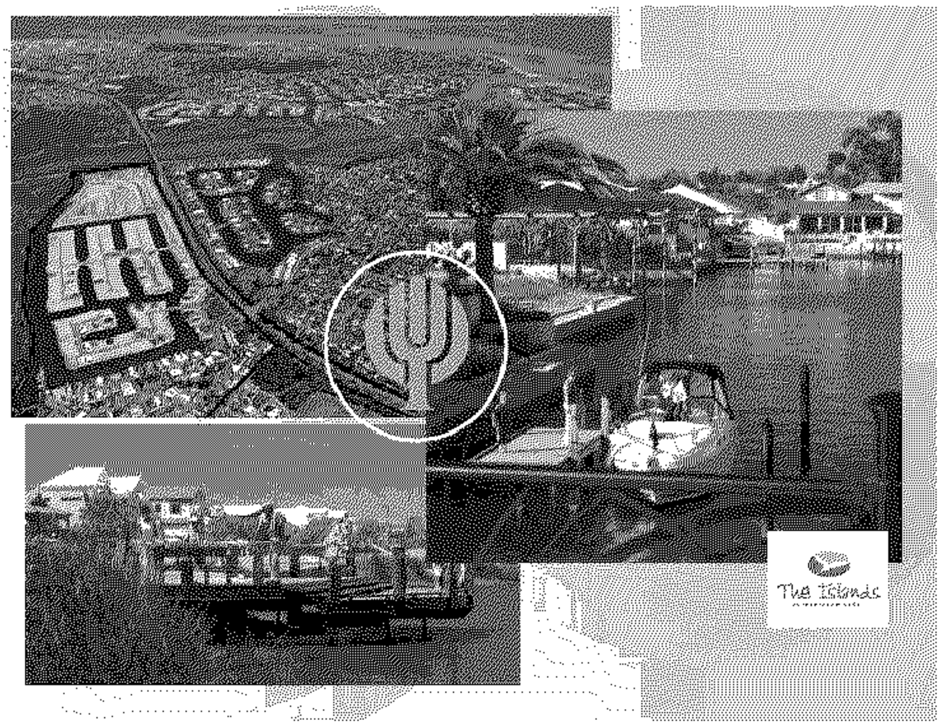
In case you have trouble reading this slide, the maps are reproduced on the inside cover of your annual report.

[17]

As you can see, the future of the company is underpinned by a range of different projects, with a range of development timeframes and a variety of products.

I will now talk in more detail about some of the individual projects.

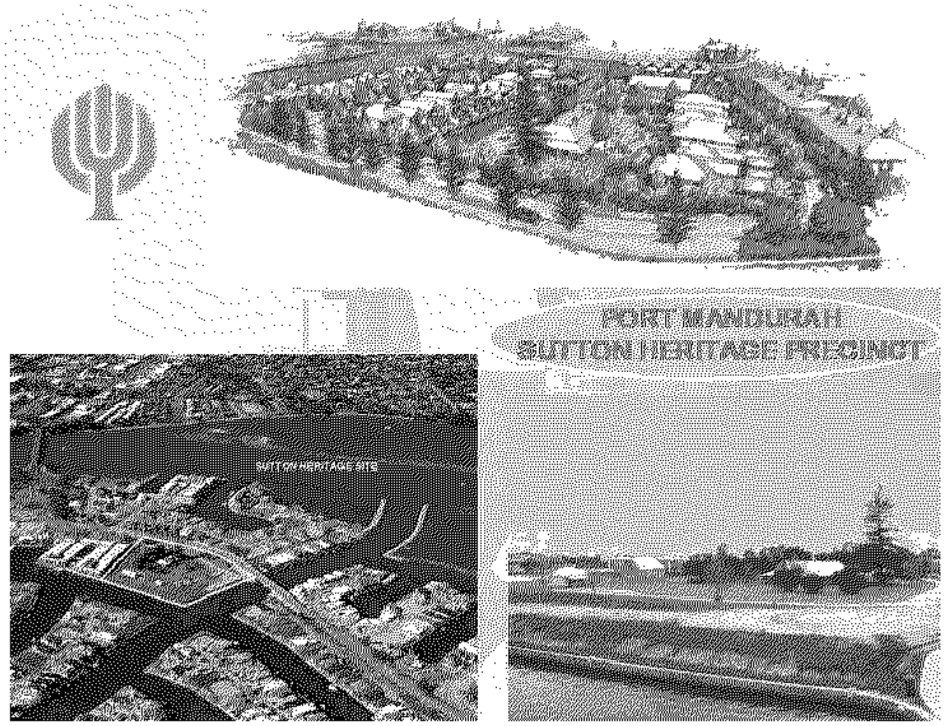
[18]



Mariners Cove

- Canal Stages 1 & 2 – are sold out
- Canal Stage 3 – now selling
- Canal Stage 4 – under construction
- 4 group housing sites providing about 75 townhouses in canal zone with the first site under design
- Experienced substantial price appreciation in FY2006.

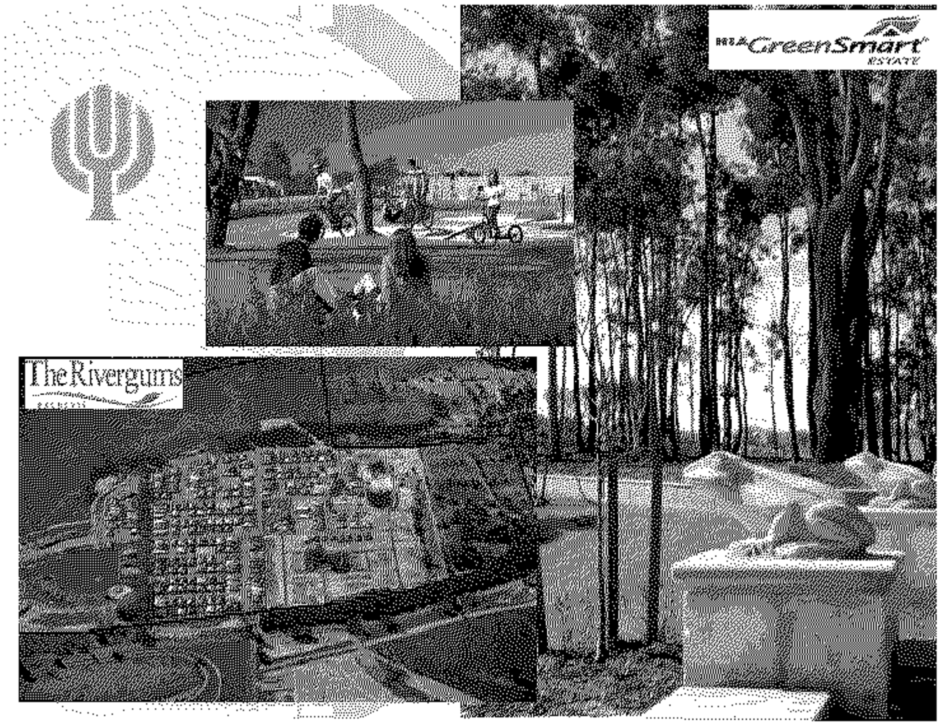
[19]



Port Mandurah

- The development of the Sutton precinct, with up to 45 townhouses is expected in FY2009.
- Given the proximity to Mandurah's CBD, this is expected to be highly successful.

[20]



Rivergums

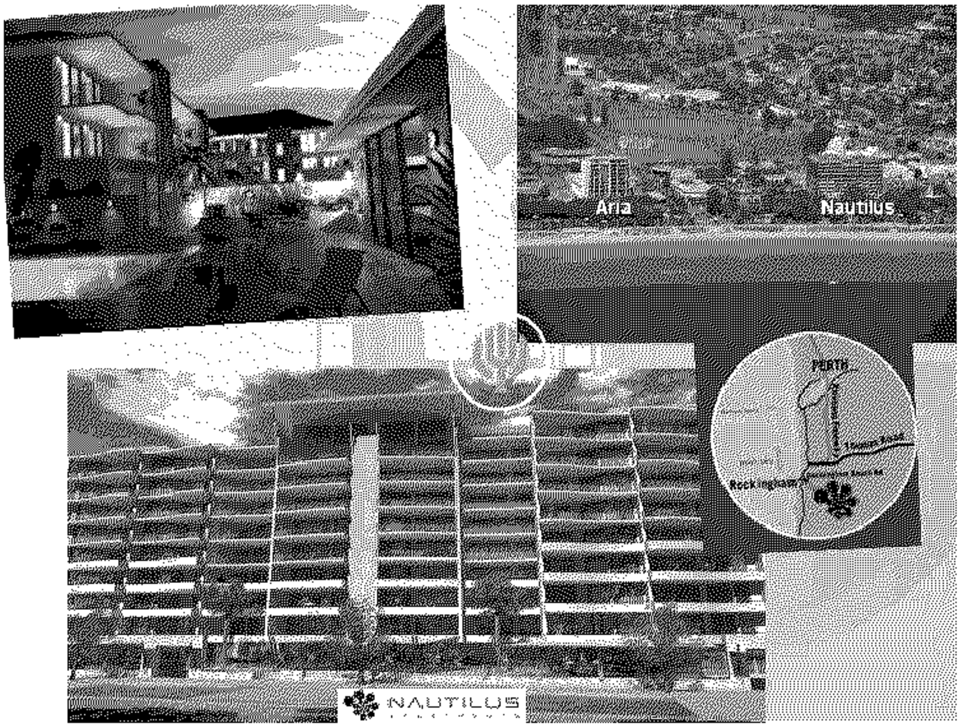
- 120ha project to yield more than 900 lots
- More than 400 lots sold
- Stages 1, 2, 3 and 4 sold out
- Stage 5 selling and stage 6 under construction
- Neighbourhood shopping centre site provides develop and hold opportunity
- Project life of 7-10 years
- GreenSmart accreditation

[21]

The Kestrels, Tapping

- Adjacent lake Joondalup
- 51 hectares, 525 lots
- GreenSmart Accreditation
- Stages 1 - 4 all but sold out
- Stage 5 released
- Display village open

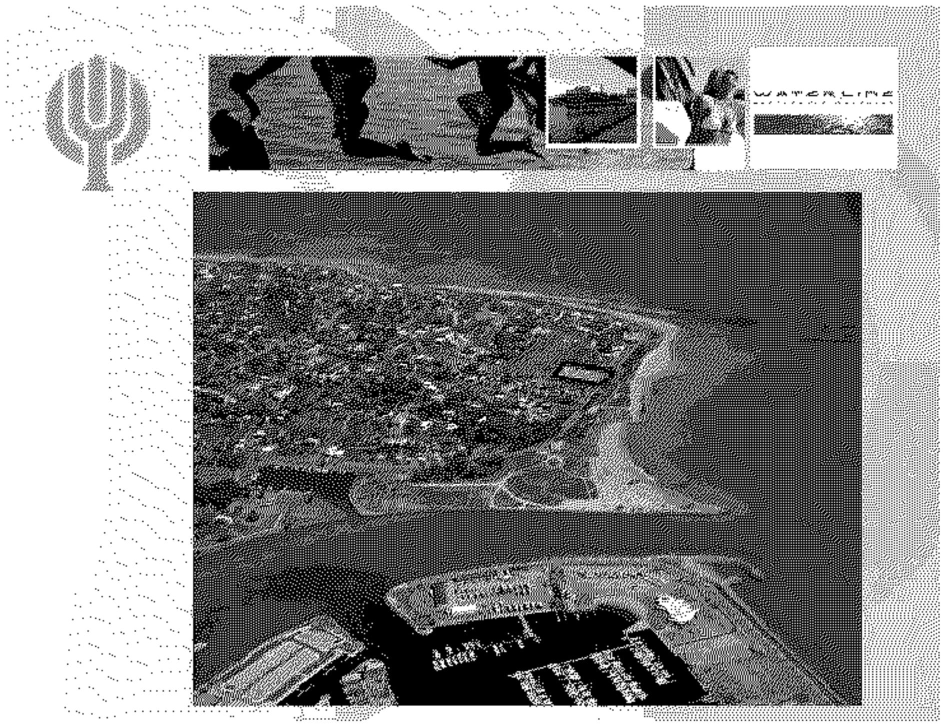
[22]



Rockingham Nautilus

- Stage 1 - 62 apartments and 4 retail units
- Stage 2 - 24 townhouses and 3 retail units
- Stage 1 apartments 95% pre-sold and complete - settlements are expected in December.
- Stage 2 apartments 83% pre-sold and under construction
- Stage 2 completion due in FY2008.

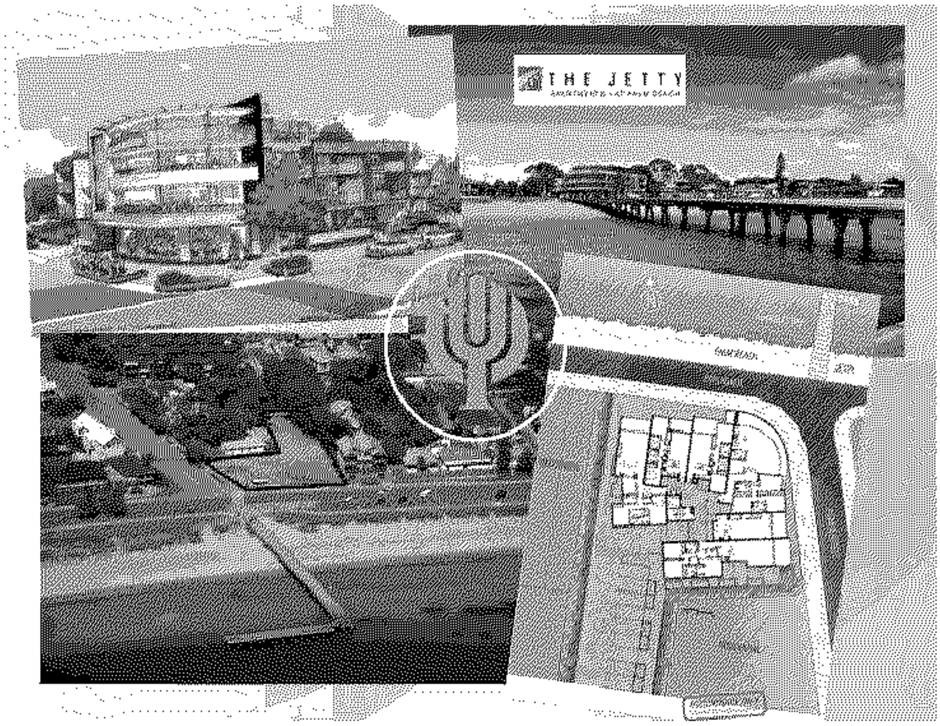
[23]



Waterline

- Mandurah (Halls Head) beach front
- Approval for 18 luxury apartments
- Development has commenced and completion expected in early 2008
- 8 units already presold in August 2006

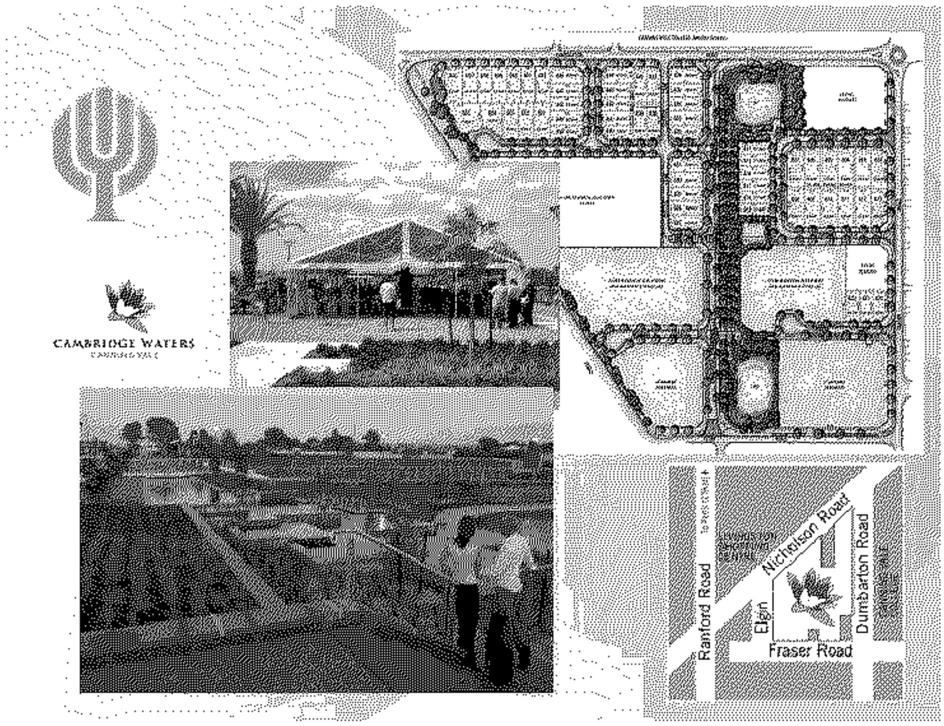
[24]



The Jetty at Palm Beach

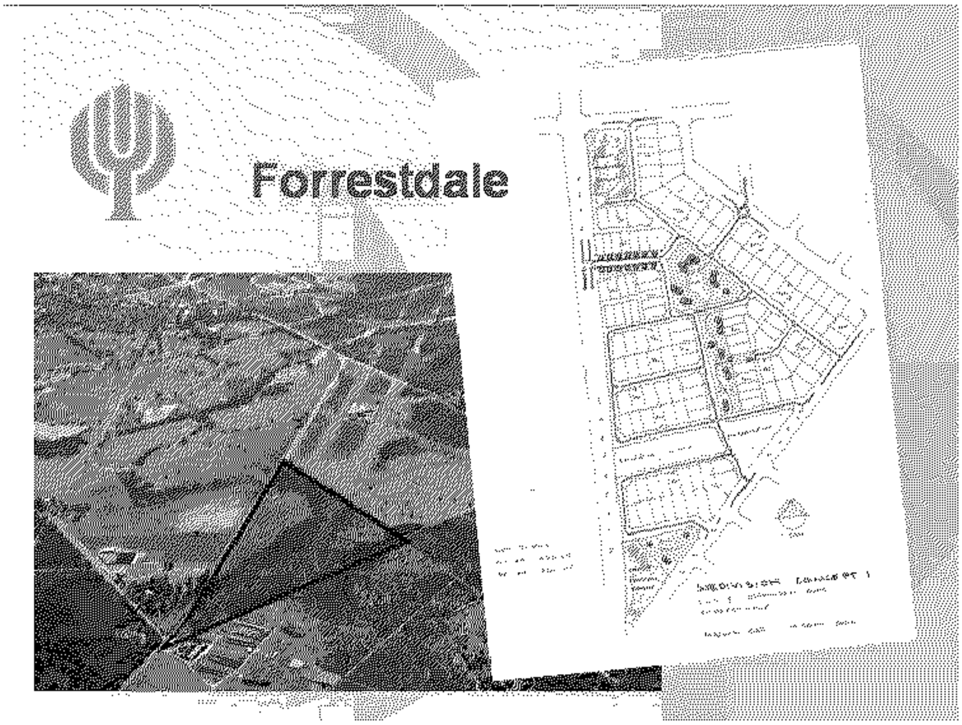
- Rockingham beach front
- Approval for 15 waterfront apartments and a ground floor cafe
- Commence development late FY2007.
- Marketing to commence shortly.

[25]



Cambridge Waters, Canning Vale

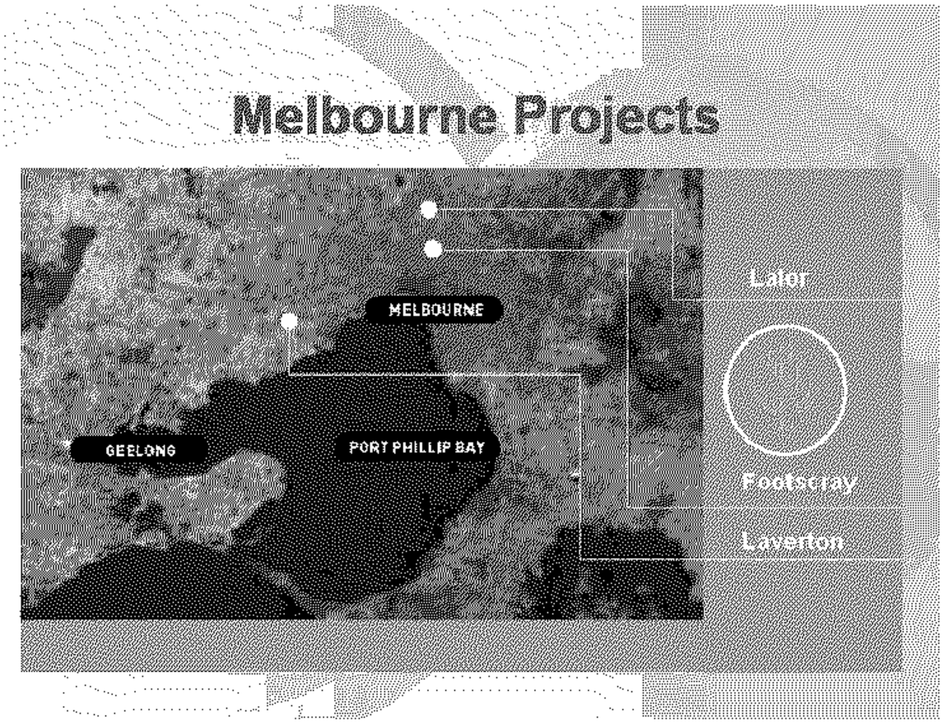
- 8.35ha located 17km south of Perth
- Subdivision approval for 57 lots and 160 apartments
- Most of the stage 1 residential lots now sold
- Anticipated profit contribution in FY2006-2009



Forrestdale

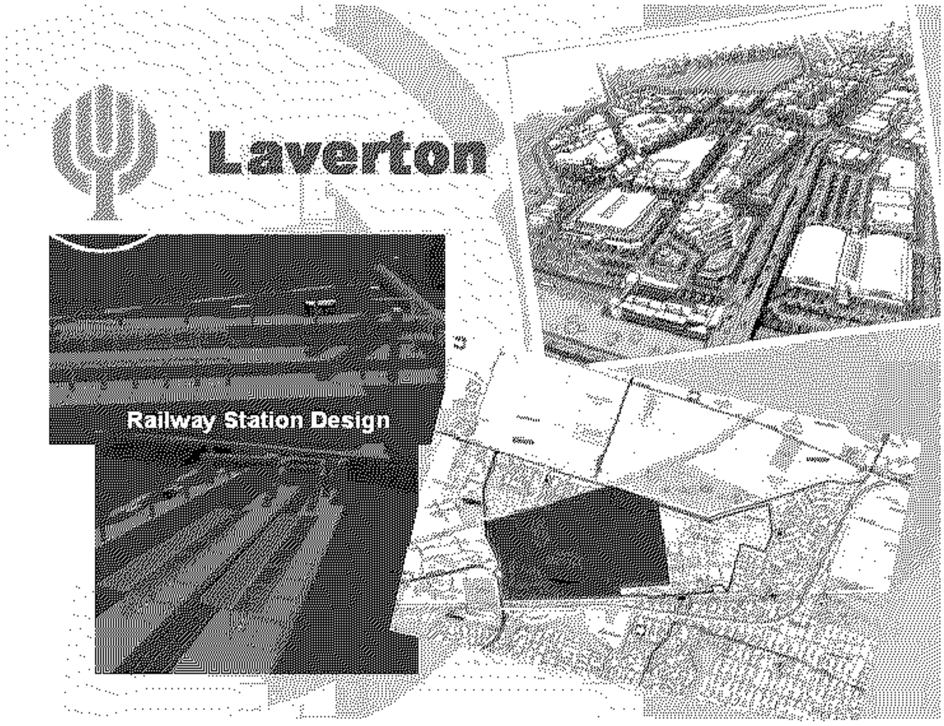
- 15 hectares
- 140-lot residential subdivision
- Rezoning almost complete
- Commence development FY2008
- Seeking additional land in the expanding corridor

[27]



Melbourne Projects
MELBOURNE
GEELONG
PORT PHILLIP BAY
Lalor
Footscray
Laverton

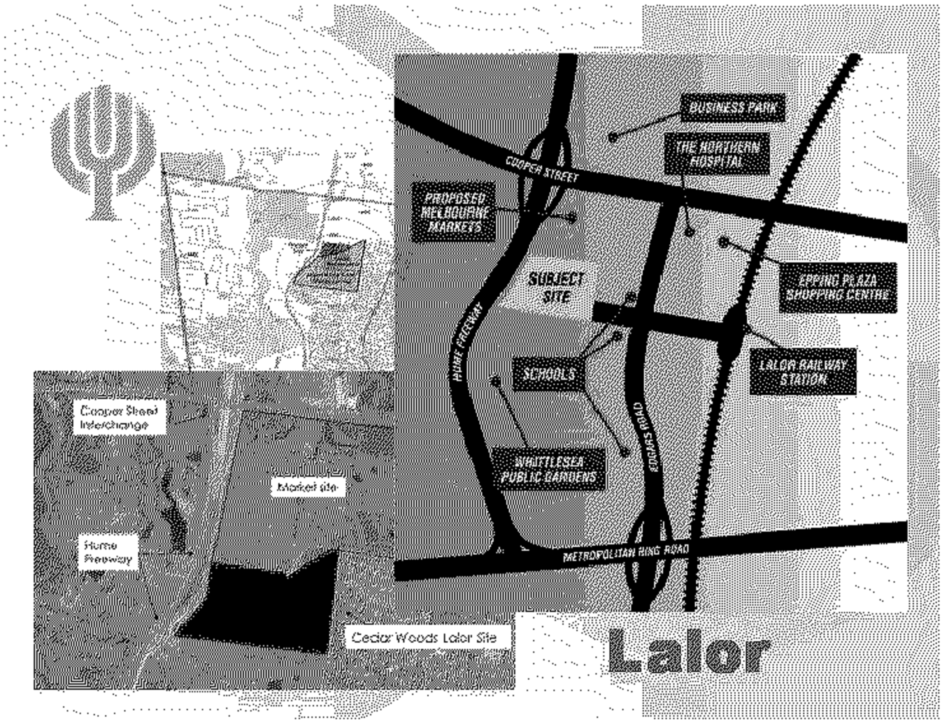
[28]



Laverton, Melbourne

- 275ha, 18km (20 mins) west of Melbourne
- Mixed used project planning complete and approvals being sought
- Residential, commercial and retail uses
- $22m freeway interchange with construction commenced
- Project commencement anticipated 2007

[29]



Lalor

- 55 ha site in one of Melbourne's fastest growth corridors
- 20km by car to Melbourne CBD
- In excess of 500 residential lots planned
- First vacant land release in immediate area for many years
- Amenities are already in place

Forecasts

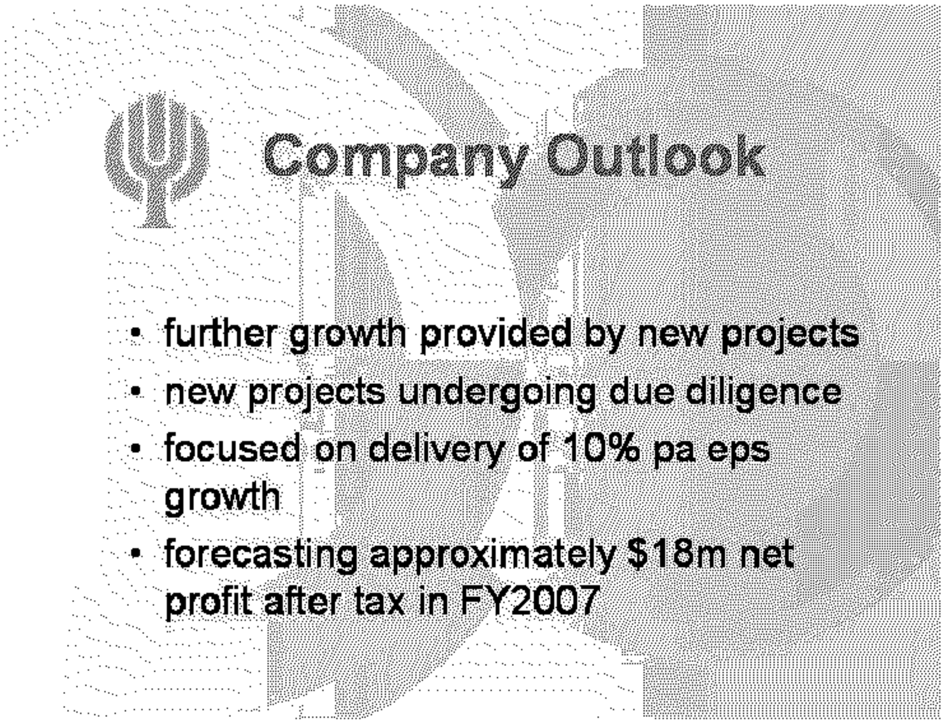
	FY2006	FY2007
Australia (GDP %)	2.9	3.25
Western Australia (GSP %)	4.75	5.25
Australian Dwelling Commencements (#)	148,000	150,600

The economic outlook remains positive with forecast growth of 3.25% for the 2007 financial year.

Western Australia is expected to continue to lead the nation in economic growth.

Dwelling commencements will grow marginally. Weak growth is expected in the eastern states and capacity constraints will continue to influence commencements in WA.

[33]



The Company has expanded its portfolio over the last 12 months and is in a strong position to deliver profits from a range of products in different markets, as new projects start to deliver increasing earnings, supplementing those from mature projects.

The Company continues to evaluate new opportunities for enhancement of the property portfolio, new products and business lines.

Based on the current momentum within the property market, the Company is cautiously optimistic of meeting its 10% pa earnings per share growth target and achieving a net profit of approximately $18m.

[34]