



CapitaLand Limited

**Acquisition Of A Commercial Land Plot
To Be Developed Into A Grade A Office Property
In Shanghai, China**

19 December 2017

Disclaimer

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.



Acquisition Of A Land Plot Adjacent To Innov Center¹, Shanghai

To Be Developed Into A Grade A Office In The Wujiaochang (五角场) DBD²

Location	Block 407 of Xinjiangwan, Yangpu District, Shanghai
Land Tenure	50 Years (2008 – 2058)
GFA	37,765 sqm
Accessibility	Two-minute walk to Sanmen Road Metro Station of Line 10
Agreed Land Value	RMB 838 million (~S\$171 million ³)
Project Development Expenditure	~ RMB 1.3 billion (~S\$265 million ³) (including land costs)
Construction Period	2018 to 2020



New Office Development To Boost CapitaLand's Presence In Shanghai's Wujiaochang DBD To A Combined GFA Of 118,466 Sqm

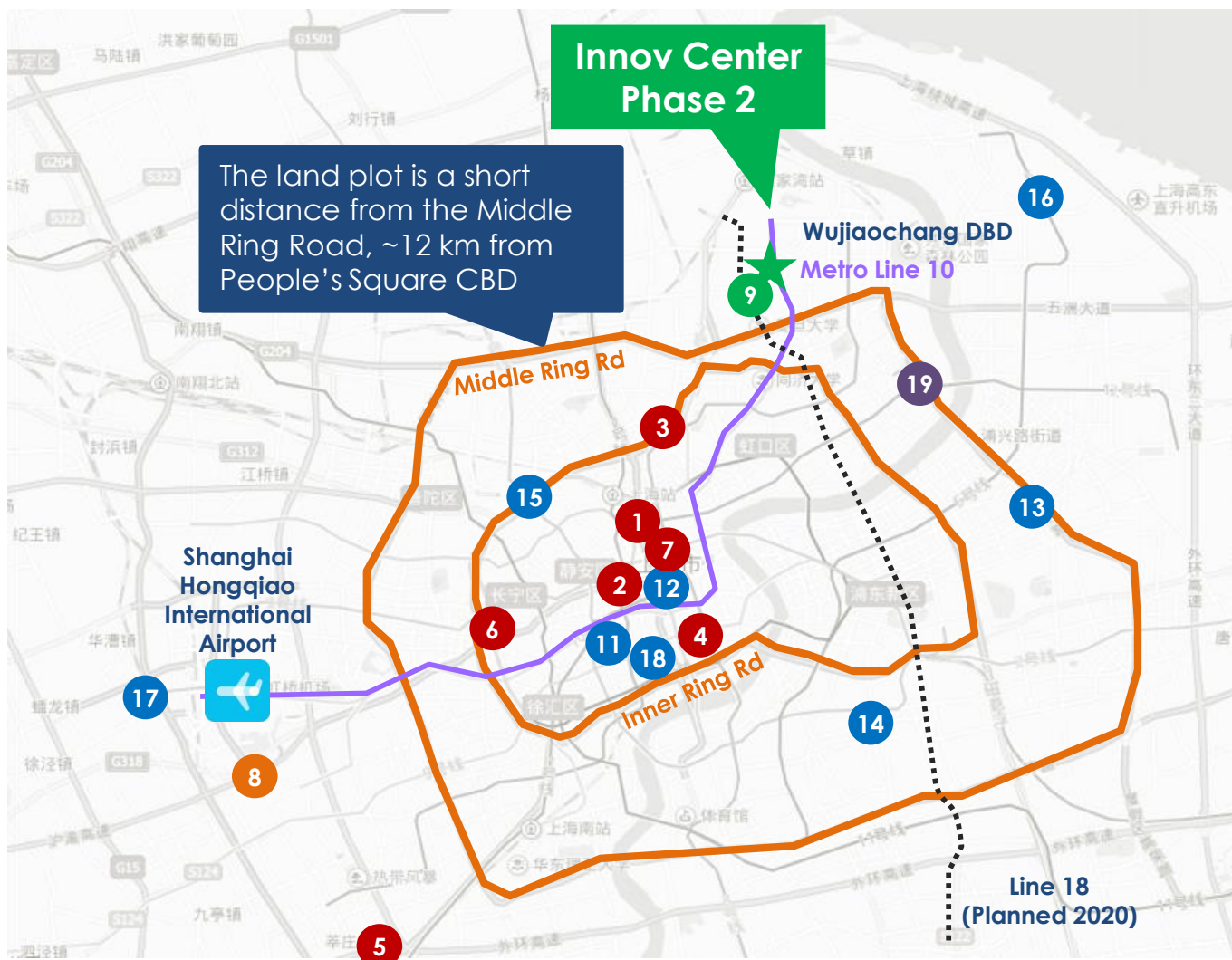
Note:

1. CapitaLand acquired Innov Center (formerly known as Guozheng Center) in Jun 2017
2. DBD denotes Decentralised Business District
3. Based on the exchange rate of S\$1: RMB 4.9036



Strengthens CapitaLand's Property Portfolio In Shanghai

With 19 Commercial Properties Spanning Over 1.4 million sqm In GFA



Key	Project
Integrated Development	
1	Capital Square
2	Capital Tower
3	Hongkou Plaza
4	LuOne
5	Minhang Plaza
6	Raffles City Changning
7	Raffles City Shanghai
Mall	
8	CapitaMall Qibao
Office	
9	Innov Center
★	Innov Center Phase II
Serviced Residence	
11	Ascott Heng Shan
12	Ascott Huai Hai Road
13	Citadines Biyun
14	Citadines Jinxiu
15	Citadines Putuo
16	Somerset Waigaoqiao
17	Somerset West Hongqiao
18	Somerset Xu Hui
Self-Storage	
19	StorHub Huangxing Rd



Investment Rationale

1 Strategic Location In Shanghai

When completed, the property will attract tenants planning to tap the ready supply of graduate talent from the nearby prestigious universities.

2 Economies Of Scale

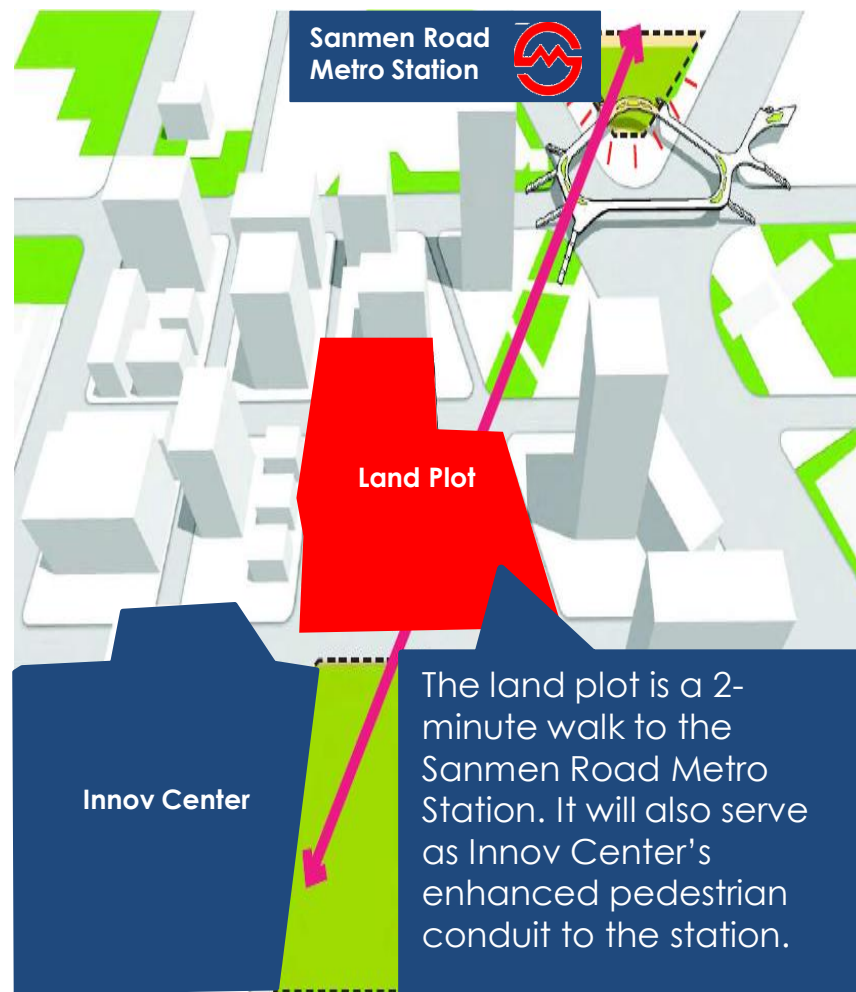
CapitaLand's experienced team from Innov Center¹ will also be managing this new property.

3 Synergy In Product Offer

The property will be built according to differentiated specifications to meet market demand in three years time when it is completed.

4 Capital Productivity

Redeployment of onshore capital into a quality site in a first tier city.



When Completed in 2020, Innov Center Phase 2 Will Be The Only New Grade A Office Supply In Wujiaochang DBD

Note:

1. Since CapitaLand's acquisition in Jun 2017, Innov Center has achieved an occupancy rate of close to 40%



CapitaLand

Thank You

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