



CAPITALAND LIMITED & CAPITAMALLS ASIA LIMITED

Acquisition of Bedok Town Centre Site
13 September 2010





Acquisition of Site in Bedok Town Centre







Largest Residential Population in Singapore



Catchment with dense population



Supported by a huge catchment of condominiums, landed properties & schools

Resident Catchment Population ~ 300,000





Site Details

Location	New Upper Changi Road / Bedok North Drive
Site Area	268,047 sq ft
Lease Term	99 years
Total Gross Floor Area (GFA)	938,165 sq ft
Estimated Residential GFA	562,899 sq ft
Estimated Commercial GFA	375,266 sq ft
Gross Plot Ratio	3.5
Estimated No. of Storeys	13 storeys above ground



Development Details

	Shopping Mall	Residential
Permissible GFA	938,165 sq ft	
GFA	375,266 sq ft *	562,899 sq ft
% of Permissible GFA	Maximum of 40%	Minimum of 60%
Estimated Net Lettable Area / No. of Residential Units	230,000 – 240,000 sq ft	500 units
Estimated Construction Start Date	4Q 2011	
Estimated TOP	1H 2014	1H 2015
Yield on Cost	More than 6%	N.A.
Capital Value	Approximately \$3,000 psf NLA (Based on 3 levels of prime retail space)	N.A.

* Inclusive of bus-interchange GFA

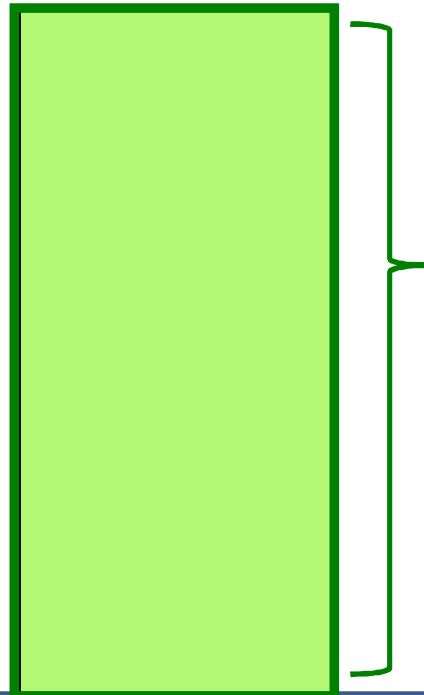


Schematic Diagram of Development

- One-stop family shopping mall, providing convenience and a variety of merchandise and specialty goods
- A new and dynamic residential lifestyle



Integrated with bus interchange at L1



Residential component with approximately 500 units



Amenities:

- Bedok Swimming and Sports Complex
- Bedok Community Library
- Bedok Town Centre
- Shopping malls



3 levels of prime retail space

Direct underpass to MRT





Changing the Landscape and Enhancing Lives

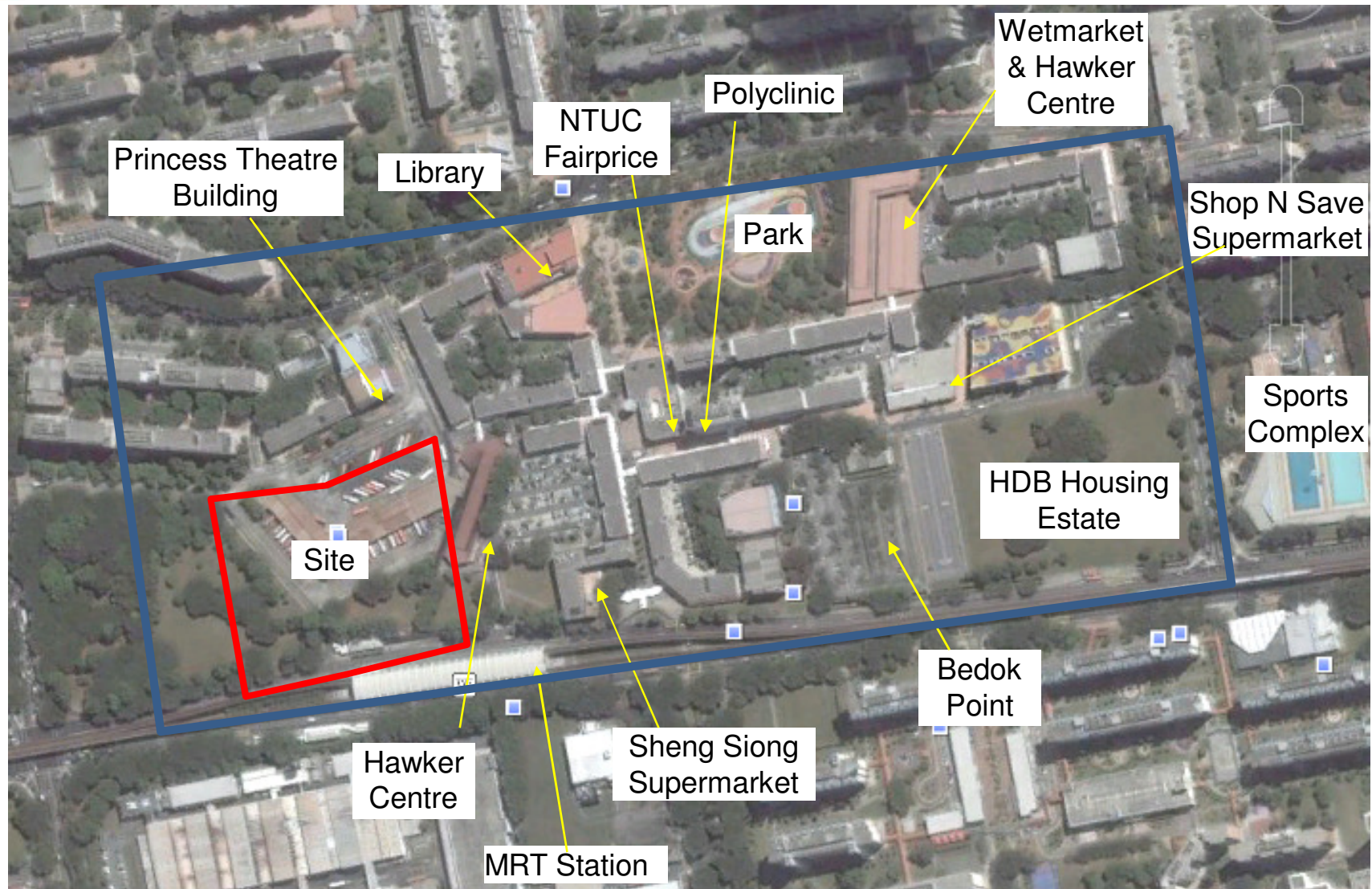
“The new project will inject a lot of life, dynamism and excitement into the lives of people living in East Coast”

Minister of State for Manpower and Trade and Industry Lee Yi Shyan, MP for East Coast GRC

- Lack of shopping malls to serve the mature estate of Bedok with the largest residential population in Singapore of close to 300,000
- Located in the heart of the Bedok transportation hub, the proposed shopping mall will offer a seamless link to the Bedok bus interchange and MRT station
- Shopping mall will be linked to the MRT via basement underpass
- The shopping mall will also benefit from the immediate catchment of residents from the proposed integrated development and adjacent residential blocks

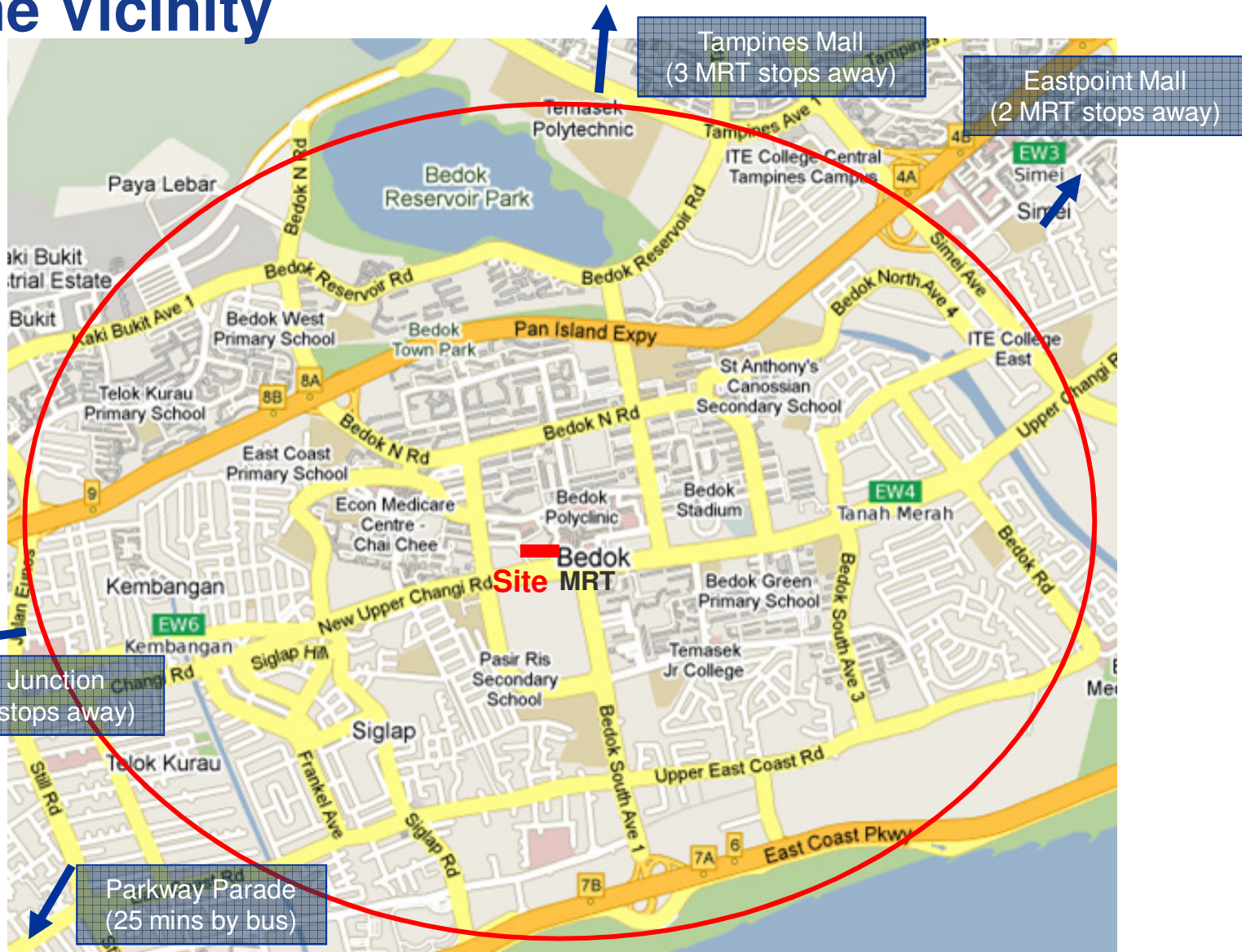


Injecting Lifestyle Element to Bedok Town Centre





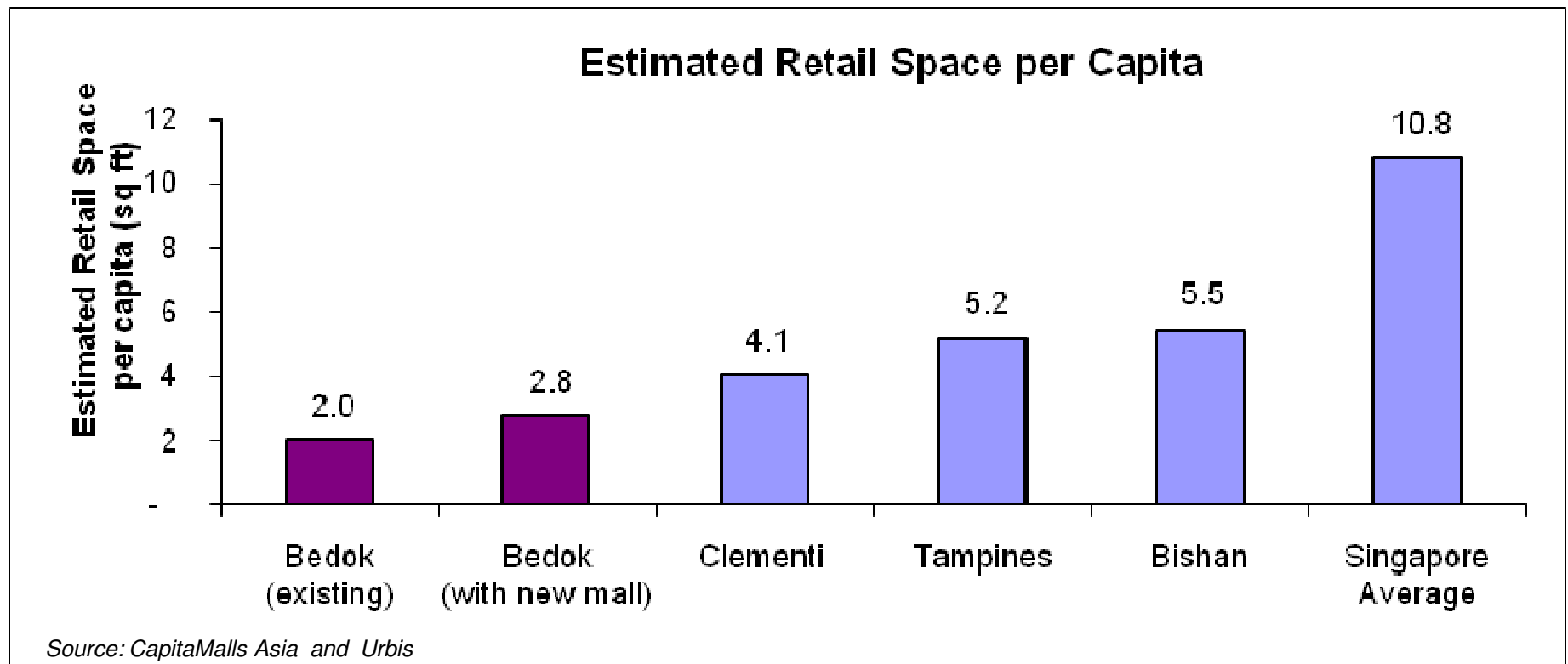
Severe Lack of Sizeable Shopping Malls in the Vicinity





Huge Potential for Retail due to Low Retail Space per Capita

Low retail space per capita compared to other suburban town centres and the Singapore average





Current Retail Offerings in Bedok





Potential Future Complementary Retail Offerings

Examples of Existing Tenants in CMA Malls



CHARLES & KEITH





Residential: Unobstructed Views

View to the South:

Top level view of future development





Residential: Unobstructed Views (cont'd)

View to the South:

Mid level view of future development







Thank You

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