CapitaLand Media/Analysts Trip: One CapitaLand – Positioning For The Future

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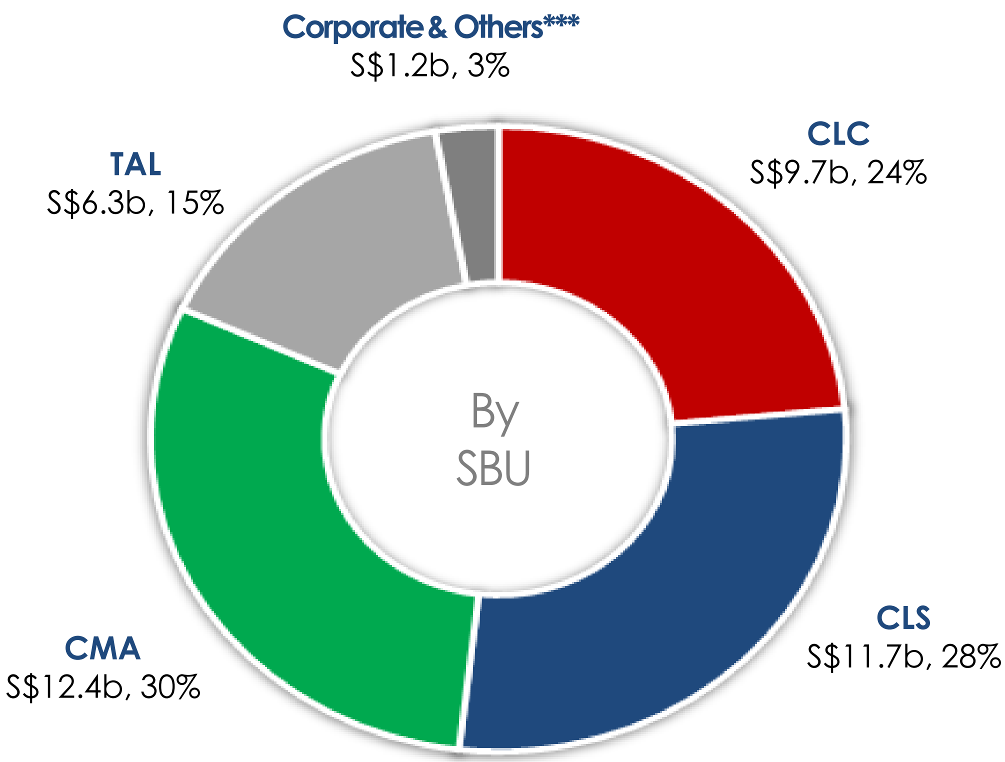
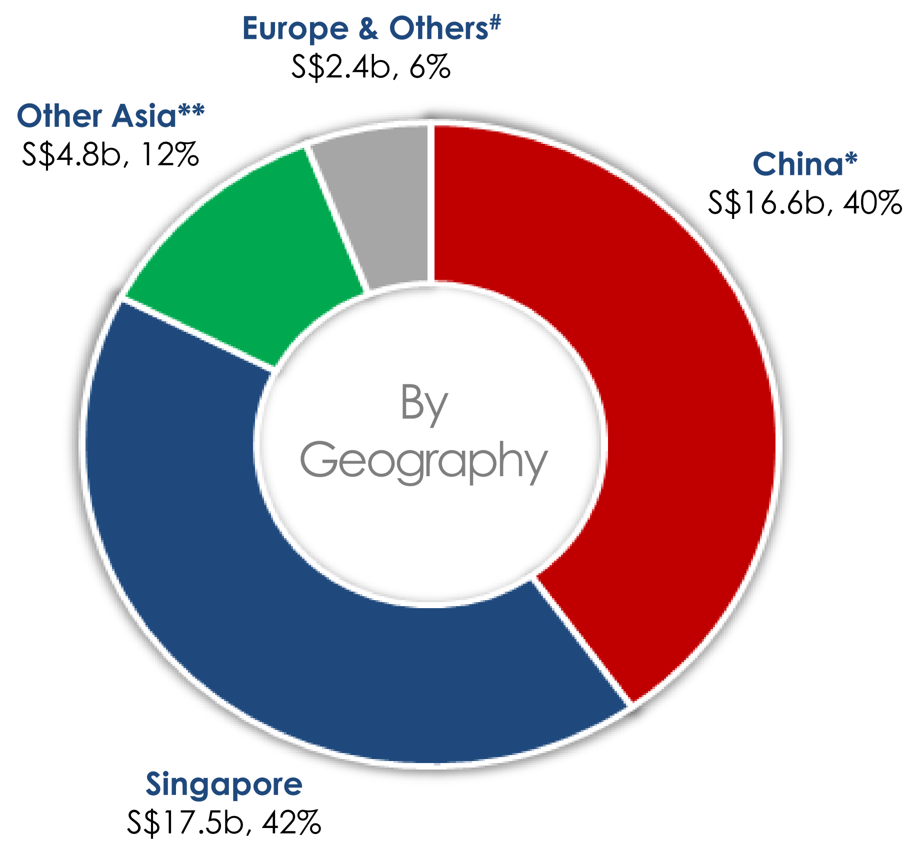
10 November 2014

Building A Pan-Asian Portfolio

- S$41.3 billion[1] As Of 30 Sept 2014,
- 82% In Core Markets Of Singapore & China

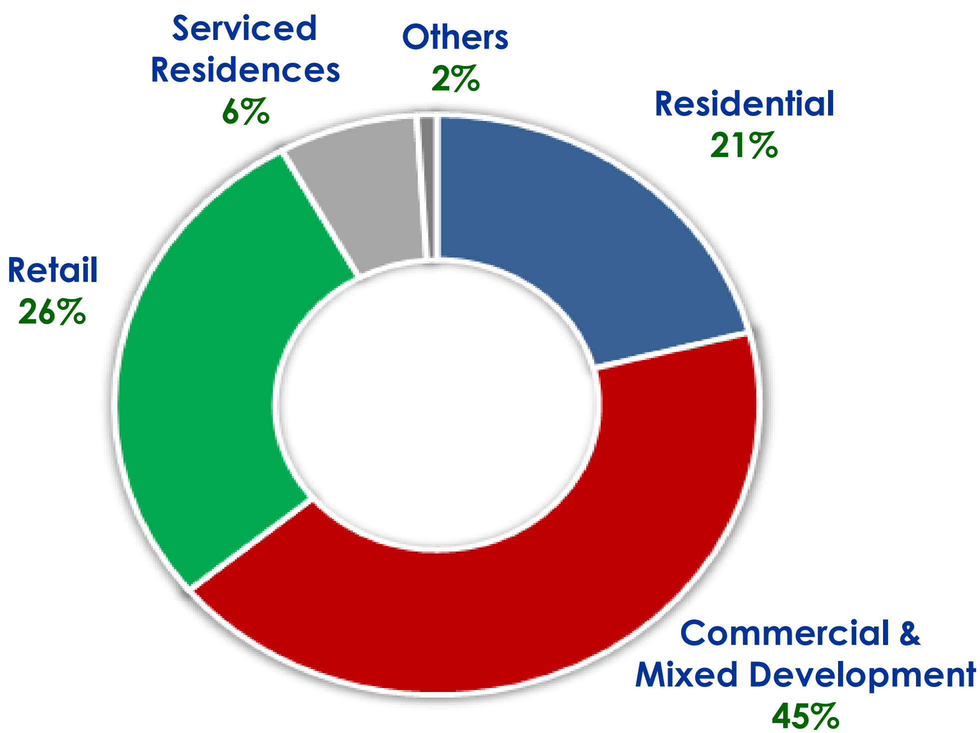
(1) Defined as total assets owned by CapitaLand at book value and excludes treasury cash held by CL and its treasury vehicles
* China including Hong Kong
** Excludes Singapore & China and includes projects in GCC
*** Includes Surbana (Consultancy), StorHub, Financial Services and other businesses in Vietnam, Japan, and GCC
# Includes Australia



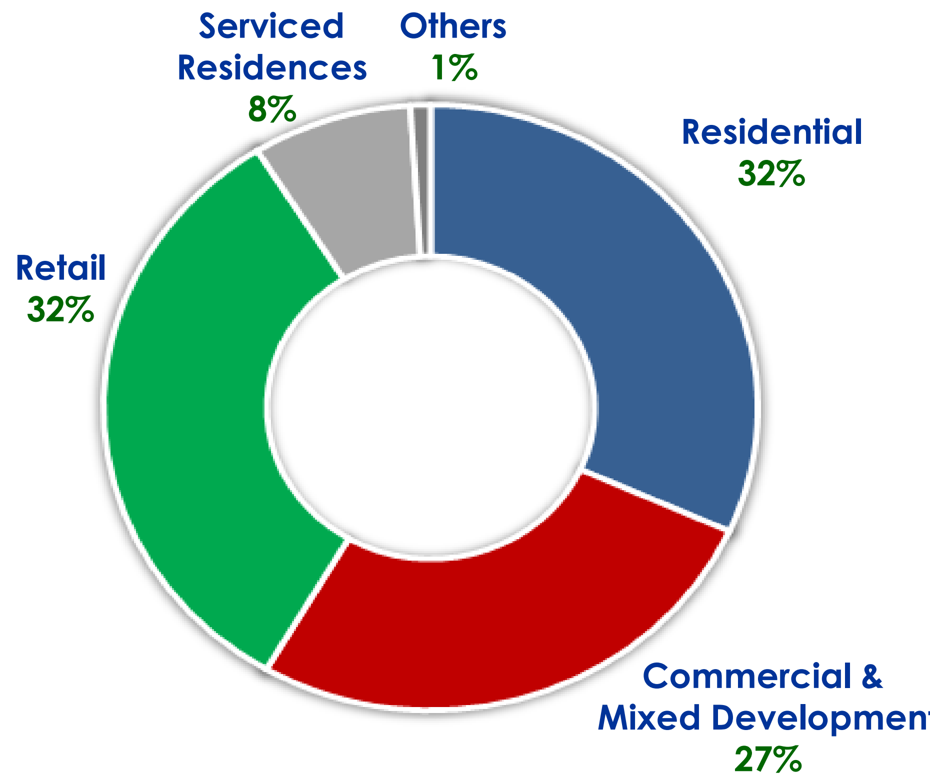


Maintain A Well-Diversified Portfolio In Singapore & China

Singapore Assets - S$17.5 billion (42% of Group's Total Assets[1])



China Assets - S$16.6 billion 40% of Group's Total Assets[1])



Well-balanced To Ride Through Cycles

Note 1: Defined as total assets owned by CapitaLand stated at book value and excluding treasury cash

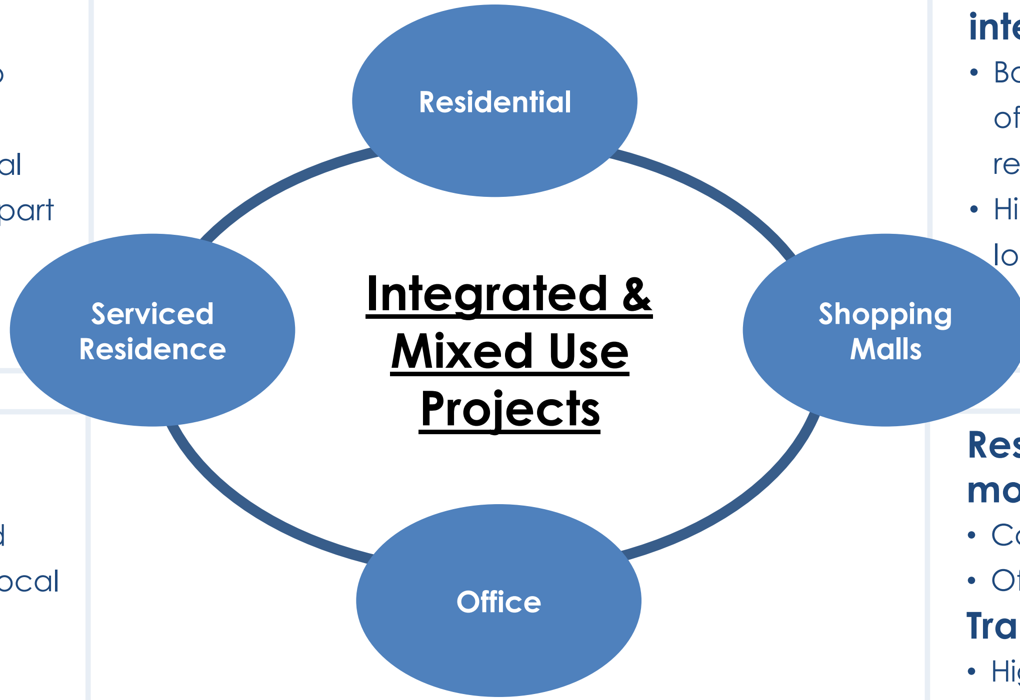
Focusing On Integrated & Mixed-Use Projects – A Synthesis of CapitaLand's Competitive Strengths

Synergies with residential property

- Residential pre-sales help fund development costs
- Potential higher residential selling prices from being part of an integrated development

Shopping malls anchor integrated projects

- Boosts demand and prices for office, serviced residences and residential components
- High shopper traffic enhances long term value



Enhanced deal flow access

- Well executed integrated projects sought after by local governments
- Execution requirements enhance the barriers to entry

Resilience of business model

- Captive catchment
- Often linked to transport hubs

Translates into:

- Higher foot traffic
- Stronger competitive positioning

Selected integrated development projects: Raffles City | bedok mall | westgate | ION ORCHARD | 凯德龍之梦 虹口 (Hongkou)

CapitaLand

Going Forward

1 Significant Pipeline Turning Operational

- 50 projects worth S$36 billion completing across Asia over next 3 years
- 3 Raffles City projects completing in 2016 - 2017

2 Target 12 New Integrated Projects

- Across Asia, of which half will be in China

3 Ramp Up Capital Recycling & 3rd Party Fund Management

- Increase AUM
- Broaden capital partner relationships

4 Explore New Growth Markets

- More opportunities in Vietnam and Malaysia (Kuala Lumpur, Penang)
- Possibly Indonesia

Well On-Track To Deliver ROE Target Of 8% - 12%

Thank You