CAPITALAND LIMITED

(Registration Number : 198900036N)

2013 SECOND QUARTER FINANCIAL STATEMENTS ANNOUNCEMENT

TABLE OF CONTENTS

Item No.	Description	Page No.
1 (a)(i)	Income Statement	2
1 (a)(ii)	Explanatory Notes to Income Statement	3 – 4
1 (a)(iii)	Statement of Comprehensive Income	5
1 (b)(i)	Balance Sheet	6
1 (b)(ii)	Group's Borrowings	7
1 (c)	Consolidated Statement of Cash Flows	8 – 9
1 (d)(i)	Statement of Changes in Equity	10 – 12
1 (d)(ii)	Changes in Company's Issued Share Capital	13 – 14
1 (d)(iii)	Treasury Shares	14
2 & 3	Audit Statement	14
4 & 5	Accounting Policies	14 – 15
6	Earnings per Share	15
7	Net Assets Value and Net Tangible Assets per Share	15
8 & 16	Review of Performance	16 – 21
9	Variance from Prospect Statement	21
10	Outlook & Prospect	22 – 24
11, 12 & 18	Dividend	25 & 27
13	Interested Person Transactions	25
14	Confirmation Pursuant to Rule 705(5) of the Listing Manual	25
15	Segmental Information	26 – 27

CAPITALAND LIMITED
2013 SECOND QUARTER FINANCIAL STATEMENTS ANNOUNCEMENT

1(a)(i) Income Statement

		Group					
	Note	2Q 2013 S$'000	2Q 2012 S$'000	Change %	1H 2013 S$'000	1H 2012 S$'000	Change %
Revenue	A	**1,182,712**	**862,454**	**37.1**	**1,844,579**	**1,503,578**	**22.7**
Cost of sales		(853,127)	(521,652)	63.5	(1,251,031)	(916,976)	36.4
Gross profit		329,585	340,802	(3.3)	593,548	586,602	1.2
Other operating income	B	136,030	212,938	(36.1)	243,821	312,323	(21.9)
Administrative expenses	C	(133,526)	(124,435)	7.3	(258,874)	(250,549)	3.3
Other operating expenses	D	(43,028)	(31,919)	34.8	(45,221)	(21,447)	110.9
Profit from operations		289,061	397,386	(27.3)	533,274	626,929	(14.9)
Finance costs		(116,221)	(146,239)	(20.5)	(230,161)	(251,290)	(8.4)
Share of results (net of tax) of:	E						
- associates		311,376	268,607	15.9	430,691	355,606	21.1
- joint ventures		90,009	53,922	66.9	112,581	68,793	63.7
		401,385	322,529	24.4	543,272	424,399	28.0
Profit before taxation		574,225	573,676	0.1	846,385	800,038	5.8
Taxation	F	(38,333)	(49,304)	(22.3)	(64,495)	(78,021)	(17.3)
Profit for the period		535,892	524,372	2.2	781,890	722,017	8.3
Attributable to:							
Owners of the Company ("PATMI")		**383,145**	**385,901**	**(0.7)**	**571,314**	**519,138**	**10.1**
Non-controlling interests ("NCI")		152,747	138,471	10.3	210,576	202,879	3.8
Profit for the period		535,892	524,372	2.2	781,890	722,017	8.3

1(a)(ii) Explanatory Notes to Income Statement – 2Q 2013 vs 2Q 2012

(A) Revenue

The increase was mainly attributable to higher revenue from the Group's development projects in Singapore, China and Australia as well as higher rental revenue from its shopping mall and serviced residence businesses. (Please see item 8 for details).

Cost of sales also increased but at a higher rate as the project costs in respect of the units sold were relatively higher this quarter. In addition, 2Q 2012's cost of sales were also lower due to cost reduction adjustments on final settlement for a project in China.

(B) Other Operating Income

		Group		
		2Q 2013 S$'000	**2Q 2012 S$'000**	**Change (%)**
Other Operating Income		**136,030**	**212,938**	**(36.1)**
Investment income		62	175	(64.6)
Interest income	(i)	21,492	25,076	(14.3)
Other income (including portfolio gains)	(ii)	74,267	109,312	(32.1)
Fair value gains of investment properties	(iii)	38,439	78,375	(51.0)
Foreign exchange gain	(iv)	1,770	-	NM

(i) Interest income was lower mainly due to lower amount of interest bearing loans extended to associates and lower placements of surplus funds with financial institutions.

(ii) Other income included portfolio gains of $45.8 million mainly from the injection of Luwan Integrated Development, Shanghai, ("Luwan project") by CapitaMalls Asia ("CMA") into its 50%-owned CapitaMalls China Development Fund III ("CMCDF III) and Ascott's divestment of its interest in 11 rental housing properties in Japan to Ascott Residence Trust ("Ascott Reit").

2Q 2012's other income included divestment gains of $81.8 million mainly from the monetisation of two shopping malls by CMA into CMCDF III.

(iii) The net fair value gains in respect of investment properties held through subsidiaries were lower in 2Q 2013 as the properties in China, Australia, Malaysia and Japan registered smaller revaluation gains this year.

The impact of valuation of investment properties held through associates and joint ventures is included in the Share of results of Associates and Joint Ventures (see Note (E)).

(iv) The foreign exchange gain arose mainly from the settlement of a RMB receivable during the quarter.

(C) Administrative Expenses

	Group		
	2Q 2013 S$'000	**2Q 2012 S$'000**	**Change (%)**
Administrative Expenses	**(133,526)**	**(124,435)**	**7.3**
<u>Included in Administrative Expenses:-</u>			
Depreciation and amortisation	(12,059)	(9,456)	27.5
Write back of/ (allowance for) doubtful receivables and bad debts written off	89	(21)	NM

Administrative expenses comprised staff costs, depreciation, operating lease expenses and other miscellaneous expenses. The expenses were higher this quarter due to higher depreciation, professional fees and other miscellaneous expenses.

1(a)(ii) Explanatory Notes to Income Statement – 2Q 2013 vs 2Q 2012

(D) Other Operating Expenses

Other operating expenses of $43.0 million comprised the following one-off transactions:

(i) a total of $10.1 million impairment losses in respect of a serviced residence property in India and an investment in Bahrain; and

(ii) a loss of $33.1 million incurred on refinancing of debt obligations from existing convertible bonds (CB) with new CBs due 2020 and some buyback of CBs. The loss is mainly due to premium paid and transaction costs for the bonds which were bought back. This exercise is part of the Group's initiative to lengthen its debt maturity and reduce future interest expense as the new CBs were issued at a lower coupon rate.

(E) Share of Results (net of tax) of Associates and Joint Ventures

Share of results from associates was higher and this was attributable to higher fair value gains from the revaluation of investment properties and improved operating performance of projects held by associates in China and Singapore; namely Beaufort and d'Leedon. The increase was despite the absence of a divestment gain. 2Q 2012's share of results included a gain from the divestment of Hougang Plaza.

Share of results from joint ventures also saw an increase on account of higher fair value gains from the revaluation of investment properties held by our joint ventures.

(F) Taxation expense and adjustments for over or under-provision of tax in respect of prior years

The current tax expense is based on the statutory tax rates of the respective countries in which the companies operate and takes into account non-deductible expenses and temporary differences.

2Q 2013's tax expenses included write back of taxes provided in prior years totaling $33.6 million relating to divestments. The write back was made following the resolution and finalisation of tax of the relevant entities (2Q 2012: write back of over provision of tax for prior years of $31.0 million).

(G) Gain/(Loss) from the sale of investments

The gains from the sale of investments are as follows:

2Q 2013	**PATMI (S$M)**
Interest in 11 rental housing properties in Japan	11.1
Luwan Integrated Development, Shanghai	10.0
Others	3.6
Total Group's share of gain after tax & NCI for 2Q 2013	**24.7**
2Q 2012	
CapitaMall Tianfu and CapitaMall Meilicheng	42.2
Hougang Plaza (accounted for in share of associates' results)	15.8
Others	3.8
Total Group's share of gain after tax & NCI for 2Q 2012	**61.8**

1(a)(iii) Statement of Comprehensive Income

	Group					
	2Q 2013 S$'000	2Q 2012 S$'000	Change %	1H 2013 S$'000	1H 2012 S$'000	Change %
Profit for the period	535,892	524,372	2.2	781,890	722,017	8.3
Other comprehensive income:						
Items that may be reclassified subsequently to profit or loss						
Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations [1]	112,867	67,896	66.2	183,899	(55,660)	NM
Change in fair value of available-for-sale investments	244	(1,222)	NM	(1,771)	533	NM
Effective portion of change in fair value of cash flow hedges	21,587	(71,152)	NM	40,453	(52,748)	NM
Share of other comprehensive income of associates and joint ventures	128,312	(24,146)	NM	170,182	4,904	NM
	263,010	(28,624)	NM	392,763	(102,971)	NM
Total comprehensive income	798,902	495,748	61.2	1,174,653	619,046	89.8
Attributable to:						
Owners of the Company	**627,071**	**440,943**	**42.2**	**921,976**	**475,820**	**93.8**
Non-controlling interests	171,831	54,805	213.5	252,677	143,226	76.4
	798,902	495,748	61.2	1,174,653	619,046	89.8

NM: Not meaningful

[1] *2Q 2013's exchange differences arose mainly from the depreciation of SGD against RMB and USD by 3.3% and 1.7% respectively, partially offset by appreciation of SGD against AUD by 4.1%.*

1H 2013's exchange differences arose mainly from the depreciation of SGD against RMB and USD by 4.6% and 3.0% respectively, partially offset by appreciation of SGD against AUD by 5.1%.

1(b)(i) Balance Sheet

	Group			Company		
	30/06/2013 S$'000	31/12/2012 S$'000	Change %	30/06/2013 S$'000	31/12/2012 S$'000	Change %
Non-current assets						
Property, plant & equipment	1,248,622	1,263,615	(1.2)	12,343	14,400	(14.3)
Intangible assets	456,961	462,093	(1.1)	147	147	-
Investment properties[1]	7,418,410	7,969,402	(6.9)	-	-	-
Subsidiaries	-	-	-	11,933,670	10,546,914	13.1[5]
Associates & joint ventures	13,017,005	12,511,282	4.0	-	-	-
Other non-current assets	917,789	887,308	3.4	2,589	2,589	-
	23,058,787	**23,093,700**	**(0.2)**	**11,948,749**	**10,564,050**	**13.1**
Current assets						
Development properties for sale and stocks[2]	*8,366,484*	*7,510,093*	*11.4*	-	-	-
Trade & other receivables[3]	*1,763,525*	*1,484,753*	*18.8*	*1,096,649*	*2,447,221*	*(55.2)*[5]
Cash & cash equivalents[4]	*5,240,655*	*5,497,693*	*(4.7)*	*52,382*	*442,650*	*(88.2)*
Other current assets	*195,000*	*201,370*	*(3.2)*	-	-	-
	15,565,664	**14,693,909**	**5.9**	**1,149,031**	**2,889,871**	**(60.2)**
Less: Current liabilities						
Trade & other payables	*2,618,716*	*2,359,598*	*11.0*	*45,857*	*76,694*	*(40.2)*
Short-term borrowings[6]	*1,700,889*	*782,172*	*117.5*	*421,633*	-	NM
Current tax payable	*390,628*	*432,489*	*(9.7)*	*7,560*	*7,560*	-
	4,710,233	**3,574,259**	**31.8**	**475,050**	**84,254**	**463.8**
Net current assets	**10,855,431**	**11,119,650**	**(2.4)**	**673,981**	**2,805,617**	**(76.0)**
Less: Non-current liabilities						
Long-term borrowings[6]	12,514,648	13,397,606	(6.6)	3,017,664	3,512,287	(14.1)
Other non-current liabilities	1,390,263	1,371,960	1.3	50,080	51,186	(2.2)
	13,904,911	**14,769,566**	**(5.9)**	**3,067,744**	**3,563,473**	**(13.9)**
Net assets	**20,009,307**	**19,443,784**	**2.9**	**9,554,986**	**9,806,194**	**(2.6)**
Representing:						
Share capital	6,302,126	6,300,011	0.0	6,302,126	6,300,011	0.0
Revenue reserves	9,171,444	8,910,445	2.9	2,881,018	3,125,358	(7.8)
Other reserves	215,879	(130,048)	NM	371,842	380,825	(2.4)
Equity attributable to owners of the Company	15,689,449	15,080,408	4.0	9,554,986	9,806,194	(2.6)
Non-controlling interests	4,319,858	4,363,376	(1.0)	-	-	-
Total equity	**20,009,307**	**19,443,784**	**2.9**	**9,554,986**	**9,806,194**	**(2.6)**

Notes:

1. *The decrease was mainly attributable to the injection of Luwan project by CMA into CMCDF III and the divestment of interest in 11 rental housing properties in Japan by Ascott to Ascott Reit.*
2. *The increase was mainly attributable to the acquisition of a residential site in Bishan.*
3. *The increase was mainly attributable to the sales consideration receivable in respect of the sale of Luwan project to CMCDF III. The consideration was received in July 2013.*
4. *Included cash balances of $2,510.8 million held at CapitaLand Limited and CapitaLand Treasury Limited*
5. *The increase in Subsidiaries and the corresponding decrease in Trade and other receivables were due to the conversion of a loan to CapitaLand Treasury Limited from short term to long term.*
6. *The reclassification of borrowings from non-current to current is in accordance with contractual terms and maturity dates.*

1(b)(ii) Group's borrowings (including finance leases)

	Group	
	As at 30/06/2013 S$'000	As at 31/12/2012 S$'000
Amount repayable in one year or less, or on demand:-		
Secured	134,709	192,676
Unsecured	1,566,180	589,496
Sub-Total 1	**1,700,889**	**782,172**
Amount repayable after one year:-		
Secured	2,844,672	2,671,168
Unsecured	9,669,976	10,726,438
Sub-Total 2	**12,514,648**	**13,397,606**
Total Debt	**14,215,537**	**14,179,778**
Total Debt less Cash	**8,974,882**	**8,682,085**

Details of any collateral

Secured borrowings are generally secured by mortgages on the borrowing subsidiaries' investment properties (including those under development) or development properties for sale and assignment of all rights and benefits with respect to the properties mortgaged.

1(c) Consolidated Statement of Cash Flows

	2Q 2013 S$'000	2Q 2012 S$'000	1H2013 S$'000	1H 2012 S$'000
Cash Flows from Operating Activities				
Profit after taxation	**535,892**	**524,372**	**781,890**	**722,017**
Adjustments for :				
Amortisation and impairment of intangible assets	333	300	639	620
Allowance/(Write back) for:				
- Doubtful receivables	4,570	33	4,941	(104)
- Impairment on financial assets	-	4,800	-	4,800
- Impairment on property, plant and equipment	6,185	5,043	6,401	5,050
Gain from bargain purchase	-	(4,488)	(6,278)	(4,488)
Share-based expenses	12,228	10,664	16,031	16,716
Depreciation of property, plant and equipment	11,952	9,173	23,921	20,398
Gain on disposal of property, plant and equipment	(28)	(17)	(19)	(683)
Net fair value gain from investment properties	(38,439)	(78,375)	(38,439)	(104,624)
Net gain on disposal/liquidation of equity investments and other financial assets	(45,811)	(81,029)	(99,258)	(104,616)
Realisation of reserves for pre-existing interests in acquirees	-	(663)	-	(5,146)
Share of results of associates and joint ventures	(401,385)	(322,529)	(543,272)	(424,399)
Loss on re-purchase of convertible bonds	33,125	-	33,125	-
Accretion of deferred income	-	(15,811)	-	(15,811)
Interest expense	116,221	146,239	230,161	251,290
Interest income	(21,492)	(25,076)	(44,874)	(46,699)
Taxation	38,333	49,304	64,495	78,021
	(284,208)	**(302,432)**	**(352,426)**	**(329,675)**
Operating profit before working capital changes	**251,684**	**221,940**	**429,464**	**392,342**
Changes in working capital				
Trade and other receivables	628	130,333	77,225	125,565
Development properties for sale	63,478	10,358	(534,149)	(85,714)
Trade and other payables	45,182	(90,910)	127,965	(204,700)
Restricted bank deposits	4	(2)	915	2,405
	109,292	**49,779**	**(328,044)**	**(162,444)**
Cash generated from operations	**360,976**	**271,719**	**101,420**	**229,898**
Income tax paid	(63,195)	(49,149)	(98,308)	(82,630)
Net cash generated from Operating Activities	**297,781**	**222,570**	**3,112**	**147,268**

1(c) Consolidated Statement of Cash Flows (cont'd)

	2Q 2013 S$'000	2Q 2012 S$'000	1H2013 S$'000	1H 2012 S$'000
Cash Flows from Investing Activities				
Proceeds from disposal of property, plant and equipment	140	379	3,202	1,263
Purchase of property, plant and equipment	(25,869)	(11,551)	(40,631)	(22,978)
Repayment of loans to/(Investments in) associates and joint ventures	155,135	(709,753)	274,189	(1,227,902)
Advance to investee companies and other receivables	19,980	13,170	(3,922)	527
Prepayment for acquisition of an investment property	-	(38,091)	-	(38,091)
Deposits placed for investments	(232,671)	(151,536)	(264,841)	(151,536)
Acquisition of investment properties	(193,592)	(174,418)	(264,486)	(257,132)
Proceeds from disposal of investment properties	91,431	(1,745)	91,431	94,227
Proceeds from disposal of/(Investment in) other financial assets	5,567	(19,244)	12,907	(22,673)
Dividends received from associates and joint ventures	46,535	140,579	153,698	234,380
Acquisition of subsidiaries, net of cash acquired	-	12,308	-	(110,414)
Disposal of subsidiaries, net of cash disposed off	71,891	(26,264)	168,923	(28,567)
Deposit in escrow account for an acquisition	(164,152)	-	(164,152)	-
Interest income received	12,463	11,775	29,548	25,731
Net cash used in Investing Activities	**(213,142)**	**(954,391)**	**(4,134)**	**(1,503,165)**
Cash Flows from Financing Activities				
Proceeds from issue of shares under share option plan	851	251	1,558	371
(Decrease)/Increase in shareholder loans from non-controlling interests	(63,691)	3,338	33,920	10,203
Contributions from non-controlling interests	13,362	77,692	32,192	72,868
Acquisition in ownership interests in subsidiaries with no change in control	(127,803)	-	(127,803)	-
Proceeds from bank borrowings	737,268	1,373,940	1,385,954	2,012,412
Repayments of bank borrowings	(416,378)	(1,198,804)	(947,838)	(1,502,378)
Proceeds from issue of debt securities and convertible bonds	650,000	380	656,705	408,155
Repayments of debt securities and convertible bonds	(806,411)	(2,705)	(821,162)	(133,054)
Dividends paid to non-controlling interests	(28,443)	(34,479)	(68,607)	(77,692)
Dividends paid to shareholders	(298,010)	(340,021)	(298,010)	(340,021)
Interest expense paid	(129,362)	(125,972)	(288,447)	(274,124)
Net cash (used in)/generated from Financing Activities	**(468,617)**	**(246,380)**	**(441,538)**	**176,740**
Net decrease in cash and cash equivalents	**(383,978)**	**(978,201)**	**(442,560)**	**(1,179,157)**
Cash and cash equivalents at beginning of the period	5,423,454	6,024,086	5,493,583	6,254,967
Effect of exchange rate changes on cash balances held in foreign currencies	33,832	21,787	22,285	(8,138)
Cash and cash equivalents at end of the period	**5,073,308**	**5,067,672**	**5,073,308**	**5,067,672**
Restricted cash deposits	167,347	7,101	167,347	7,101
Cash and cash equivalents in the balance sheet	**5,240,655**	**5,074,773**	**5,240,655**	**5,074,773**

<u>Cash and cash equivalents at end of the period</u>

The cash and cash equivalents of about $5,240.7 million as at 30/06/2013 included $2,159.5 million in fixed deposits and $89.4 million in Project Accounts whose withdrawals are restricted to the payment of development projects expenditure.

1(d)(i) Statement of Changes in Equity

For the period ended 30/06/2013 vs 30/06/2012 – Group

	Share Capital S$'000	Revenue Reserves S$'000	Other Reserves* S$'000	**Total S$'000**	Non-controlling Interests S$'000	**Total Equity S$'000**
Balance as at 01/04/2013	**6,300,718**	**9,089,240**	**(14,789)**	**15,375,169**	**4,462,707**	**19,837,876**
Total comprehensive income						
Profit for the period		383,145		**383,145**	152,747	**535,892**
Other comprehensive income						
Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations			126,840	**126,840**	(13,973)	**112,867**
Change in fair value of available-for-sale investments			244	**244**	-	**244**
Effective portion of change in fair value of cash flow hedges			13,575	**13,575**	8,012	**21,587**
Share of other comprehensive income of associates and joint ventures			103,267	**103,267**	25,045	**128,312**
Total other comprehensive income, net of income tax	-	-	243,926	**243,926**	19,084	**263,010**
Total comprehensive income	**-**	**383,145**	**243,926**	**627,071**	**171,831**	**798,902**
Transactions with owners, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company and its subsidiaries	1,408		15	**1,423**	321	**1,744**
Contribution from non-controlling interests (net)				**-**	12,770	**12,770**
Dividends paid/payable		(298,010)		**(298,010)**	(60,228)	**(358,238)**
Share-based payments			7,456	**7,456**	3,436	**10,892**
Total contributions by and distributions to owners	1,408	(298,010)	7,471	**(289,131)**	(43,701)	**(332,832)**
Changes in ownership interests in a subsidiary with a change in control					(177,411)	**(177,411)**
Changes in ownership interests in subsidiaries with no change in control		(8,371)	3,094	**(5,277)**	(93,121)	**(98,398)**
Share of reserves of associates and joint ventures		187	(976)	**(789)**	(45)	**(834)**
Equity portion of convertible bonds issued			42,323	**42,323**	-	**42,323**
Repurchase of convertible bonds		5,330	(64,582)	**(59,252)**	-	**(59,252)**
Others		(77)	(588)	**(665)**	(402)	**(1,067)**
Total transactions with owners	**1,408**	**(300,941)**	**(13,258)**	**(312,791)**	**(314,680)**	**(627,471)**
Balance as at 30/06/2013	**6,302,126**	**9,171,444**	**215,879**	**15,689,449**	**4,319,858**	**20,009,307**

* Includes reserve for own shares, foreign currency translation reserve, capital reserves, available-for-sale reserve, equity compensation reserve and hedging reserve.

1(d)(i) Statement of Changes in Equity (cont'd)

For the period ended 30/06/2013 vs 30/06/2012 – Group (cont'd)

	Share Capital S$'000	Revenue Reserves S$'000	Other Reserves* S$'000	**Total S$'000**	Non-controlling Interests S$'000	**Total Equity S$'000**
Balance as at 01/04/2012	**6,298,720**	**8,456,447**	**178,486**	**14,933,653**	**4,422,163**	**19,355,816**
Total comprehensive income						
Profit for the period		385,901		**385,901**	138,471	**524,372**
Other comprehensive income						
Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations			125,020	**125,020**	(57,124)	**67,896**
Change in fair value of available-for-sale investments			(1,222)	**(1,222)**	-	**(1,222)**
Effective portion of change in fair value of cash flow hedges			(43,827)	**(43,827)**	(27,325)	**(71,152)**
Share of other comprehensive income of associates and joint ventures			(24,929)	**(24,929)**	783	**(24,146)**
Total other comprehensive income, net of income tax	-	-	55,042	**55,042**	(83,666)	**(28,624)**
Total comprehensive income	**-**	**385,901**	**55,042**	**440,943**	**54,805**	**495,748**
Transactions with owners, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company and its subsidiaries	651		(185)	**466**	532	**998**
Contributions by non-controlling interests (net)					78,455	**78,455**
Dividends paid/payable		(340,021)		**(340,021)**	(67,231)	**(407,252)**
Share-based payments			7,547	**7,547**	1,931	**9,478**
Total contributions by and distributions to owners	651	(340,021)	7,362	**(332,008)**	13,687	**(318,321)**
Changes in ownership interests in a subsidiary with no change in control				**-**	(110)	**(110)**
Share of reserves of associates and joint ventures		(289)	5,742	**5,453**	12	**5,465**
Others		(323)	203	**(120)**	(97)	**(217)**
Total transactions with owners	**651**	**(340,633)**	**13,307**	**(326,675)**	**13,492**	**(313,183)**
Balance as at 30/06/2012	**6,299,371**	**8,501,715**	**246,835**	**15,047,921**	**4,490,460**	**19,538,381**

* Includes reserve for own shares, foreign currency translation reserve, capital reserves, available-for-sale reserve, equity compensation reserve and hedging reserve.

1(d)(i) Statement of Changes in Equity (cont'd)

For the period ended 30/06/2013 vs 30/06/2012 – Company

	Share Capital S$'000	Revenue Reserves S$'000	Reserve For Own Shares S$'000	Capital Reserves S$'000	Equity Comp Reserves S$'000	**Total Equity S$'000**
Balance as at 01/04/2013	**6,300,718**	**3,177,161**	**(35,017)**	**383,490**	**46,501**	**9,872,853**
Total comprehensive income						
Loss for the period		(4,806)				**(4,806)**
Transactions with owners, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company	1,408					**1,408**
Dividends paid		(298,010)				**(298,010)**
Share-based payments					2,339	**2,339**
Total contributions by and distributions to owners	1,408	(298,010)	-	-	2,339	**(294,263)**
Equity portion of convertible bonds issued				46,990		**46,990**
Repurchase of convertible bonds		6,673		(72,461)		**(65,788)**
Total transactions with owners	**1,408**	**(291,337)**	**-**	**(25,471)**	**2,339**	**(313,061)**
Balance as at 30/06/2013	**6,302,126**	**2,881,018**	**(35,017)**	**358,019**	**48,840**	**9,554,986**
Balance as at 01/04/2012	**6,298,720**	**3,342,945**	**(49,366)**	**383,490**	**38,381**	**10,014,170**
Total comprehensive income						
Profit for the period		5,874				**5,874**
Transactions with owners, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company	651					**651**
Dividends paid		(340,021)				**(340,021)**
Share-based payments					2,471	**2,471**
Total transactions with owners	**651**	**(340,021)**	**-**	**-**	**2,471**	**(336,899)**
Balance as at 30/06/2012	**6,299,371**	**3,008,798**	**(49,366)**	**383,490**	**40,852**	**9,683,145**

1(d)(ii) Changes in the Company's Issued Share Capital

Issued Share Capital

As at 30 June 2013, the Company's issued and fully paid-up capital (excluding treasury shares) comprises 4,257,454,635 (31 December 2012: 4,250,879,349) ordinary shares. Movements in the Company's issued and fully paid-up share capital were as follows:

	No. of Shares
As at 01/04/2013	4,256,898,746
Issue of new shares under Share Option Plans and payment of Directors' fees	555,889
As at 30/06/2013	**4,257,454,635**

Outstanding Options under CapitaLand Share Option Plan

	No. of Shares
As at 01/04/2013	7,786,459
Exercised/Lapsed/Cancelled	(426,851)
As at 30/06/2013	7,359,608

Performance Share Plan

As at 30 June 2013, the number of shares comprised in contingent awards granted under the performance share plan ("PSP") which has not been released was 9,362,029 (30 June 2012: 9,348,609).

Under the PSP, the final number of shares to be released will depend on the achievement of pre-determined targets over a three-year performance period. No shares will be released if the threshold targets are not met at the end of the performance period. Conversely, if superior targets are met, more shares than the baseline award could be released. For awards granted prior to 2012, the maximum is 200 percent of the baseline award. From 2012, the maximum will be 175 percent of the baseline award. There is no vesting period for shares released under the PSP.

Restricted Stock/Share Plan

As at 30 June 2013, the number of shares comprised in contingent awards granted under the restricted stock/share plan ("RSP") in respect of which (a) the final number of shares has not been determined, and (b) the final number of shares has been determined but not released, is 7,448,250 (30 June 2012: 7,300,410) and 6,764,049 (30 June 2012: 5,393,597) respectively, of which 336,210 (30 June 2012: 271,610) shares out of the former and 374,734 (30 June 2012: 620,068) shares out of the latter are to be cash-settled. With effect from FY2012, the cash-settled plan for non-managerial grade employees in Singapore has been replaced by a Restricted Cash Plan ("RCP").

Under the RSP, the final number of shares to be released will depend on the achievement of pre-determined targets at the end of a one-year performance period. No shares will be released if the threshold targets are not met at the end of the performance period. Conversely, if superior targets are met, more shares than the baseline award could be released up to a maximum of 150 percent of the baseline award. Once the final number of shares has been determined, it will be released over a vesting period of three years.

Convertible Bonds

The Company has the following convertible bonds which remain outstanding as at 30 June 2013:

Principal Amount $ million	Final Maturity Date Year	Conversion price $	Convertible into new ordinary shares
424.75	2016	6.0100	70,673,876
557.50	2018	7.1468	78,006,940
650.00	2020	5.0000	130,000,000
971.00	2016	4.6836	207,319,156
1,000.00	2022	11.5218	86,791,994

There has been no conversion of any of the above convertible bonds since the date of their respective issue.

Assuming all the Bonds are fully converted based on their respective conversion prices, the number of new ordinary shares to be issued would be 572,791,966 (30 June 2012: 560,204,672) representing a 13.5% increase over the total number of issued shares (excluding treasury shares) of the Company as at 30 June 2013.

1(d)(iii) Treasury Shares

There were no sales, transfers, disposal, cancellation and/or use of treasury shares in 2Q 2013. As at 30 June 2013, the Company held 13,911,215 treasury shares (30 June 2012: 19,611,437) which represents 0.3% of the total number of issued shares (excluding treasury shares).

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures have neither been audited nor reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of a matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as that of the audited financial statements for the year ended 31 December 2012, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 January 2013.

Financial Reporting Standards ("FRS") which became effective for the Group's financial period beginning 1 January 2013 are:

FRS 19 *Employee Benefits (revised 2011)*;
FRS 113 *Fair Value Measurement*

The Group does not expect any significant financial impact on its financial position or performance from the adoption of these amendments to FRS.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Please refer to Item 4 above.

6 Earnings per ordinary share (EPS) based on profit after tax & NCI attributable to the owners of the Company:

		Group			
		2Q 2013	2Q 2012	1H 2013	1H 2012
6(a)	EPS based on weighted average number of ordinary shares in issue (in cents)	9.0	9.1	13.4	12.2
	Weighted average number of ordinary shares (in million)	4,257.3	4,250.3	4,255.1	4,248.2
6(b)	EPS based on fully diluted basis (in cents)	8.6	8.8	13.1	12.1
	Weighted average number of ordinary shares (in million)	4,768.6	4,610.6	4,622.8	4,354.0

7 Net asset value and net tangible assets per ordinary share based on issued share capital (excluding treasury shares) as at the end of the period

	Group		Company	
	30/06/2013	31/12/2012	30/06/2013	31/12/2012
NAV per ordinary share	$3.69	$3.55	$2.24	$2.31
NTA per ordinary share	$3.58	$3.44	$2.24	$2.31

8 Review of the Group's performance

Group Overview

S$M	2Q 2013	2Q 2012	Variance (%)	1H 2013	1H 2012	Variance (%)
Revenue	1,182.7	862.5	37.1	1,844.6	1,503.6	22.7
Earnings before Interest and Tax ("EBIT")	690.4	719.9	(4.1)	1,076.5	1,051.3	2.4
Finance costs	(116.2)	(146.2)	20.5	(230.2)	(251.3)	8.4
PBT	574.2	573.7	0.1	846.4	800.0	5.8
PATMI	383.1	385.9	(0.7)	571.3	519.1	10.1
Operating PATMI	108.0	90.3	19.6	241.3	168.6	43.1

2Q 2013 vs 2Q 2012

For the quarter under review, the Group achieved a revenue of $1,182.7 million and a PATMI of $383.1 million.

Revenue increased by 37.1% in 2Q 2013, underpinned by higher revenue from our four strategic business units, namely CapitaLand Singapore ("CL Singapore"), CapitaLand China ("CL China"), CapitaMalls Asia ("CMA") and The Ascott Limited ("Ascott") as well as higher sales from the development projects in Australia.

CL Singapore's revenue grew 33.0% in 2Q 2013 and this was primarily driven by higher sales from The Interlace, higher progressive revenue recognition from Urban Resort Condominium and Sky Habitat as well as the commencement of revenue recognition for Bedok Residences.

Revenue from CL China rose 44.0% in 2Q 2013 as more apartment units were delivered to home buyers. In China, revenue is recognised on a completion basis and approximately 300 units of The Pinnacle in Shanghai were handed over to the buyers in this quarter.

With the commencement of revenue recognition for Bedok Residences, revenue from CMA included its proportionate 50% share in the project. Excluding Bedok Residences' revenue, the underlying revenue from shopping mall business registered a strong 25.1% growth in 2Q 2013 as the malls' rental income continued to grow steadily, backed by contributions from Olinas mall which was acquired in July 2012, and The Star Vista which commenced operations in September 2012.

Serviced residences' revenue saw a modest increase of 7.5%; mainly contributed by new stream of revenue from newly acquired properties such as The Cavendish.

Collectively, Singapore and China operations accounted for 64.6% (2Q 2012: 59.7%) of the Group's revenue.

For 2Q 2013, the Group achieved an EBIT of $690.4 million which was a shade lower than 2Q 2012 mainly due to lower portfolio gains. Excluding portfolio gains, EBIT from operation and fair value gains from revaluation of investment properties were higher in 2Q 2013. The higher operating EBIT was a result of an overall improvement in operating performance from all our business units and Australand.

The net fair value gain at the EBIT level was $308.7 million which compared favourably to that in 2Q 2012 of $287.9 million. For this quarter's revaluation, higher fair value gains were recorded for investment properties located in Singapore and China; while those from Australia, Malaysia and Japan registered lower gains.

Portfolio gains in 2Q 2013 were lower at $51.3 million (2Q 2012: $108.7 million). This quarter's divestment gains were mainly from the injection of Luwan project by CMA into CMCDF III and the sale by Ascott of its interest in 11 rental housing properties in Japan and three serviced residences in China to Ascott Reit.

Singapore and China markets remain the key contributors to EBIT, accounting for 75.3% of total EBIT against 74.2% in 2Q 2012. Singapore EBIT was $262.9 million or 38.1% (2Q 2012: $290.2 million or 40.3%) while China EBIT was $256.9 million or 37.2% (2Q 2012: $243.8 million or 33.9%).

Singapore EBIT was lower due to the absence of a fair value gain recorded in 2Q 2012 (Somerset Grand Cairnhill) and the loss incurred on re-purchase of convertible bonds in 2Q 2013, partially mitigated by better operating performance from our shopping mall business. EBIT from China was higher due to higher fair value gains from investment properties, partially offset by lower portfolio gains.

Overall, the Group achieved a total PATMI of $383.1 million in 2Q 2013. Operating PATMI accounted for $108.0 million, which is 19.6% higher as compared to the same quarter last year.

1H 2013 vs 1H 2012

For the first half of 2013, the Group achieved a revenue of $1,844.6 million and a PATMI of $571.3 million.

Revenue grew by 22.7% on account of higher contribution from our four strategic business units, namely CL Singapore, CL China, CMA and Ascott.

CL Singapore recorded a year on year increase of 34.4% in its revenue for 1H 2013, underpinned by higher contribution from The Interlace, Urban Resort Condominium and Sky Habitat as well as the commencement of revenue recognition for Bedok Residences.

CL China also saw its revenue increased by 39.3% in 1H 2013 as it delivered and handed over more units to buyers. The units are from The Metropolis in Kunshan and The Pinnacle in Shanghai.

Revenue from CMA in 1H 2013 was significantly higher on the back of strong contributions from the malls, particularly the Olinas Mall and The Star Vista as well as revenue recognition for Bedok Residences.

On the serviced residence front, Ascott reported a 6.7% increase in revenue mainly due to contributions from newly acquired properties.

Singapore and China operations accounted for 63.5% (1H 2012: 55.0%) of the Group's revenue. Our overseas operations accounted for $1,058.9 million or 57.4% of total revenue as compared to $949.8 million or 63.2% in the corresponding prior period.

Group EBIT for 1H 2013 was $1,076.5 million, which is an increase of 2.4% over 1H 2012's. The improved performance was mainly driven by higher operating profits. Portfolio gains and fair value gains from investment properties were however lower. The strong revenue contribution from the development projects in Singapore and China, as well as the rental income from our shopping mall business have translated to higher operating profits for first half 2013.

Portfolio gains in 1H 2013 were comparatively lower at $104.8 million (1H 2012: $137.5 million). For the first six months of this year, the Group successfully divested a residential development, three serviced residences and a shopping mall development in China; as well as its interest in 11 rental housing properties in Japan.

In terms of revaluation of investment properties, the Group recorded a net fair value gain of $316.6 million at the EBIT level as compared to $326.2 million in 1H 2012. The fair value gains from investment properties in Australia, Malaysia and Japan were lower this quarter but this was partially mitigated by higher fair value gains from our investment properties in Singapore and China.

Singapore and China markets accounted for 77.4% of total EBIT against 68.6% in 1H 2012. Singapore EBIT was $439.4 million or 40.8% (1H 2012: $419.0 million or 39.9%) while China EBIT was $394.1 million or 36.6% (1H 2012: $301.7 million or 28.7%).

Singapore EBIT was boosted by strong operating performance from our residential development projects and shopping mall business. EBIT from China was significantly higher on account of higher development profits and fair value gains for investment properties.

Finance costs in 1H 2013 decreased by 8.4% to $230.2 million mainly due to marked-to-market gains on interest rate swaps, which were entered into to hedge interest rate fluctuations, as compared to a loss in 1H 2012. The Group had raised debts in 2012 to fund new investments and the gross debt as at end 2012 was $14.2 billion. As at 30 June 2013, the gross debt level remained unchanged at $14.2 billion (30 June 2012: $13.2 billion) and the net debt equity ratio as at end Jun 2013 was 0.45 (30 June 2012: 0.41).

For the six months ended Jun 2013, the Group achieved a PATMI of $571.3 million. Operating PATMI accounted for $241.3 million, which is 43.1% higher than 1H 2012.

Segment Performance

CL Singapore

S$M	2Q 2013	2Q 2012	Variance (%)	1H 2013	1H 2012	Variance (%)
Revenue	350.1	263.2	33.0	613.6	456.5	34.4
EBIT	148.0	138.3	7.0	258.7	223.7	15.6

In 2Q 2013, CL Singapore sold 139 residential units (2Q 2012 : 202 units), bringing the total number of units sold in 1H 2013 to 683 units (1H 2012 : 259 units) with a sales value of $1.6 billion (1H 2012 : $467 million). Both Urban Resort Condominium and Urban Suites obtained their Temporary Occupation Permit in 1H 2013.

Revenue for both 2Q 2013 and 1H 2013 were higher mainly due to stronger revenue contribution from The Interlace, Urban Resort Condominium and Sky Habitat, as well as commencement of revenue recognition for Bedok Residences in 2Q 2013.

EBIT in 2Q 2013 and 1H 2013 were higher in line with higher revenue, share of higher contribution from d'Leedon, and higher fair value gains from investment properties. The increase in EBIT for 2Q 2013 was relatively lower as 2Q 2012's EBIT included sales from the Latitude and The Seafront on Meyer.

On 24 June 2013, CL Singapore was awarded the landed residential site at Coronation Road at a tendered sale price of $366.0 million. CL Singapore plans to develop an unique landed development comprising semi-detached houses and bungalows on this site.

CL China

S$M	2Q 2013	2Q 2012	Variance (%)	1H 2013	1H 2012	Variance (%)
Revenue	248.2	172.3	44.0	300.7	215.9	39.3
EBIT	105.3	103.5	1.8	214.4	156.3	37.2

In 2Q 2013, CL China sold 736 units at a sales value of RMB1.3 billion (approximately S$260 million). For the six months ended June 2013, sales achieved totaled 1,691 units at a value of RMB3.2 billion (approximately S$640 million). This represents an increase of 58% in units sold and 43% in sales value over 1H 2012. The units sold are mainly from The Loft in Chengdu, The Metropolis in Kunshan, Dolce Vita in Guangzhou and iPark in Shenzhen.

In 2Q 2013, over 1,000 units were handed over to home buyers, mainly from The Loft (457 units), The Pinnacle in Shanghai (293 units) and Beaufort in Beijing (219 units). Including 230 units handed over in 1Q 2013, CL China delivered a total of 1,353 units in 1H 2013.

Revenue in 2Q and 1H 2013 were higher than previous corresponding periods mainly due to higher number of units delivered to home buyers.

Despite the much higher revenue, 2Q 2013 EBIT registered a smaller increase as the profit margin in 2Q 2012 was higher due to a reversal of cost accruals upon final settlement for a project. Excluding this cost adjustment, the increase in EBIT for 2Q 2013 vis a vis 2Q 2012 would be in line with the increase in revenue. 1H 2013 EBIT was higher than previous corresponding period due to higher share of associates' results, as well as higher divestment and fair value gains. Among the associates with higher contributions is Raffles City China Fund which saw improved results following the commencement of the retail operations in Raffles City Chengdu and Raffles City Ningbo.

During the quarter, CL China acquired a 70% stake in Shanghai Guang Chuan Property Co., Ltd, which owns a prime site in Zhabei District, Shanghai. The site with a total gross floor area of about 110,000 sqm, will be developed into a mixed development comprising residential, office and retail components. The transaction is subject to governmental approval and is expected to complete by 2Q 2014.

CapitaMalls Asia ("CMA")

S$M	2Q 2013	2Q 2012	Variance (%)	1H 2013	1H 2012	Variance (%)
Revenue	160.9	73.3	119.5	251.9	143.0	76.2
EBIT	305.2	281.6	8.4	403.5	365.7	10.3

Revenue increased to $160.9 million for 2Q 2013 and $251.9 million for 1H 2013. This was mainly due to contributions from Olinas Mall which was acquired in July 2012 and The Star Vista which was opened in September 2012, as well as commencement of revenue recognition for Bedok Residences.

EBIT for 2Q 2013 of $305.2 million was 8.4% higher than 2Q 2012. EBIT also improved by 10.3% in 1H 2013 to $403.5 million. This was largely due to higher fair value gain for the properties in China and ION Orchard, coupled with commencement of profit recognition for units sold in Bedok Residences, partially offset by lower portfolio gain.

Ascott

S$M	2Q 2013	2Q 2012	Variance (%)	1H 2013	1H 2012	Variance (%)
Revenue	109.6	101.9	7.5	202.2	189.5	6.7
EBIT	45.6	74.5	(38.7)	53.1	89.2	(40.4)

Revenue for both 2Q 2013 and 1H 2013 were higher mainly due to contributions from properties that were acquired in 2H 2012, partially offset by the absence of revenue from properties divested in 3Q 2012.

EBIT in 2Q 2013 was lower mainly due to lower fair value gains from Ascott Reit, as 2Q 2012 fair value gains included the increase in valuation of Somerset Grand Cairnhill. The decrease is partially mitigated by portfolio gains from the disposal of properties to Ascott Reit as well as contributions from newly acquired properties.

EBIT in 1H 2013 was lower mainly due to lower fair value gains from Ascott Reit, absence of a one-time receipt of insurance settlement in 1Q 2012 and dilution loss arising from the issuance of new units by Ascott Reit in 1Q 2013. The decrease is partially mitigated by portfolio gains from the disposal of properties to Ascott Reit as well as contributions from newly acquired properties.

In 2Q 2013, Ascott entered into Saudi Arabia by securing 3 management contracts in Riyadh and Jeddah. Ascott has also secured a contract to manage the first Ascott-branded serviced residence in Gurgaon, India. Year to date, Ascott has secured a total of 12 management contracts.

Corporate and Others

S$M	2Q 2013	2Q 2012	Variance (%)	1H 2013	1H 2012	Variance (%)
Revenue	314.0	251.7	24.8	476.2	498.7	(4.5)
EBIT	86.4	122.0	(29.2)	146.8	216.3	(32.2)

Corporate and Others include Corporate Office, Australand, Surbana (Consultancy), Storhub, Financial Services and other businesses in Vietnam, Japan, UK and GCC.

Higher revenue in 2Q 2013 was attributable to higher sales from development projects in Australia. However, the revenue for 1H 2013 was 4.5% lower than the corresponding period last year.

The decrease in EBIT in 2Q 2013 and 1H 2013 was mainly due to lower fair value gains from the investment properties in Australia and a loss incurred on re-purchase of convertible bonds.

9 Variance from Prospect Statement

The current results are broadly in line with the prospect statement made when the first quarter 2013 financial results were announced.

10 Commentary of the significant trends and the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

CL Singapore

URA's flash estimate of the private residential property price index reported a moderate increase of 0.8% in 2Q 2013 as compared to 0.6% in 1Q 2013. The Monetary Authority of Singapore introduced a cap of 60% on the Total Debt Servicing Ratio for property loans with effect from 29 June 2013. Prices and sales volume of Singapore residential property are expected to moderate as the cumulative impact of the various property measures continue to be played out in the coming months. However, the long-term prospects of Singapore residential market remain positive. Hence, CL Singapore will continue to source for well-located sites to build its pipeline. Plans are also underway to launch the projects in Bishan Street 14 and Marine Point in 2H 2013.

On the office sector, Singapore's island-wide office occupancy rate increased from 94.9% in 1Q 2013 to 95.7% in 2Q 2013. Occupancy rate in the core Central Business District ("CBD") rose from 93.2% to 95.1% as a result of higher net absorption. The average monthly rent of CBD Grade A office remained stable at $9.55 per square foot in 2Q 2013.

Looking ahead, the average new office supply in the CBD and decentralised areas is expected to be about 1 million square feet per annum from 2013 to 2016. Office demand remained resilient and rentals are expected to strengthen.

CapitaGreen, our Grade A office tower in CBD currently under development, is due for completion in 2014. Westgate Tower, an office building in our mixed-use development, Westgate, located in Jurong Gateway is also expected to complete in 2014.

For Malaysia, the focus is mainly on Iskandar, and to undertake opportunistic developments for niche residential and integrated or mixed-use development in Kuala Lumpur, Klang Valley and Penang.

CL China

Despite the recent developments in China property market, CL China remains positive about the property market in the long term as urbanisation and increased income growth will continue to underpin demand. The Chinese Government's fine-tuning of its tightening policy will ensure a stable and sustainable growth.

CL China will actively seek opportunities to acquire new sites for growth.

In terms of residential launches, there are approximately 1,400 units (approximately RMB 3 billion) that will be launch-ready in 2H 2013. CL China plans to release new launches and phases of existing projects for sale according to the market conditions, subject to regulatory approval. CL China also expects to hand over approximately 1,900 units mainly from iPark, The Loft, Beaufort and The Paragon in 2H 2013.

For the Raffles City portfolio, three Raffles City projects are fully operational, namely Raffles City Shanghai, Raffles City Beijing and Raffles City Ningbo. Raffles City Chengdu has commenced its retail operations since 4Q 2012, office and serviced residences will commence operations by 4Q 2013. The remaining four Raffles City are in various stages of development and are progressing on track.

CMA

The global economic recovery remains uncertain with Europe remaining mired in recessions and Middle East going through a period of instability. In Asia, growth is likely to be moderate, supported by healthy domestic demand. China's economy is expected to grow 7.5% in 2013. Singapore's GDP is expected to grow between 1% and 3%, while Malaysia is expected to grow between 4.5% and 5.5%.

The key markets that CMA operates in namely, Singapore, China and Malaysia, are expected to perform well in 2013, on the back of sustained tenant sales growth. The malls that opened in 2012 have started to contribute meaningfully to earnings in 2013. CMA will focus its efforts on opening more new malls mainly in Singapore and China as well as improve the performance of its existing malls. With a sound balance sheet, CMA will continue to strengthen its presence in the region when opportunities arise and the sizeable pipeline of malls under development will lay the foundation for growth in future earnings.

For further details, please refer to CMA's 2Q 2013 Unaudited Financial Statements Announcement released on the Singapore Exchange on 23 July 2013.

Ascott

Ascott will continue to seek investment opportunities in key gateway cities in Asia and Europe to enlarge its portfolio and focus on improving the quality of its portfolio through asset enhancement.

As part of its strategy to scale up its global network, Ascott will continue to grow its fee-based income through securing more management contracts.

GROUP OVERALL PROSPECTS

In Singapore, the Group envisages some headwinds for the private residential property market in the near term. On 28 June 2013, the Monetary Authority of Singapore introduced the Total Debt Servicing Ratio cap of 60% for property loans granted by financial institutions and this is widely expected to have an impact on overall residential property sales. Nevertheless, the Group believes that with Singapore's sound economic fundamentals and policies to support population growth, there will be sustainable demand for new homes over the long-term.

The Group is positive about its business in China which is underpinned by the urbanisation drive, growing affluence and increasing domestic consumption. The implementation of structural changes and fine-tuning of credit tightening policies by the Chinese authorities are intended to deliver stable and sustainable economic growth in the long-term. This bodes well for the Group as it intends to leverage new opportunities to increase its portfolio in the residential, commercial, shopping malls, serviced residences sectors as well as integrated developments.

Given that domestic demand remains healthy for CapitaMalls Asia's key markets such as Singapore, China and Malaysia, CMA is well on track to open new malls as well as explore opportunities to deepen its presence in existing markets. For the serviced residence business, Ascott will also continue to grow in its existing markets and seek new investment opportunities in key gateway cities in Asia and Europe.

CapitaLand will continue to focus on its core markets of Singapore and China as well as enhance its portfolio in residential, commercial, shopping malls, serviced residences and integrated developments. In addition, following the completion of the strategic review, Australand will remain a key investment for the Group and will continue to provide the Group with a stable stream of recurrent income.

The Group's net debt to equity remains healthy at 0.45 times and it has a consolidated cash balance of approximately S$5.2 billion as at end June 2013. Given its new streamlined corporate structure and robust balance sheet, CapitaLand is well-positioned to seek out growth opportunities.

11 Dividend

11(a) Any dividend declared for the present financial period? No.

11(b) Any dividend declared for the previous corresponding period? No.

11(c) Date payable : Not applicable.

11(d) Books closing date : Not applicable.

12 If no dividend has been declared/recommended, a statement to that effect

No interim dividend has been declared or recommended in the current reporting period.

13 Interested Person Transactions

The Company has not obtained a general mandate from shareholders for Interested Person Transactions.

14 Confirmation Pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company (comprising the balance sheet, consolidated income statement, statement of comprehensive income, statement of changes in equity and consolidated statement of cash flows, together with their accompanying notes) as at 30 June 2013 and the results of the business, changes in equity and cash flows of the Group for the six months ended on that date, to be false or misleading in any material respect.

On behalf of the Board

Ng Kee Choe
Chairman

Lim Ming Yan
Director

15 Segmental Revenue and Results

15(a)(i) By Strategic Business Units (SBUs) – 2Q 2013 vs 2Q 2012

	Revenue			Earnings before interest & tax		
	2Q 2013 S$'000	2Q 2012 [1] S$'000	Variance %	2Q 2013 S$'000	2Q 2012 [1] S$'000	Variance %
CapitaLand Singapore [2]	350,071	263,242	33.0	147,965	138,293	7.0
CapitaLand China [3]	248,161	172,327	44.0	105,276	103,461	1.8
CapitaMalls Asia	160,890	73,304	119.5	305,188	281,624	8.4
Ascott	109,577	101,923	7.5	45,647	74,503	(38.7)
Corporate and Others [4]	314,013	251,658	24.8	86,370	122,034	(29.2)
Total	**1,182,712**	**862,454**	**37.1**	**690,446**	**719,915**	**(4.1)**

15(a)(ii) By Strategic Business Units (SBUs) – 1H 2013 vs 1H 2012

	Revenue			Earnings before interest & tax		
	1H 2013 S$'000	1H 2012 S$'000	Variance %	1H 2013 S$'000	1H 2012 S$'000	Variance %
CapitaLand Singapore [2]	613,592	456,490	34.4	258,737	223,738	15.6
CapitaLand China [3]	300,650	215,876	39.3	214,419	156,334	37.2
CapitaMalls Asia	251,899	142,953	76.2	403,506	365,742	10.3
Ascott	202,205	189,536	6.7	53,123	89,176	(40.4)
Corporate and Others [4]	476,233	498,723	(4.5)	146,761	216,338	(32.2)
Total	**1,844,579**	**1,503,578**	**22.7**	**1,076,546**	**1,051,328**	**2.4**

Note : [1] *The comparatives have been restated due to the Group's internal restructuring.*
[2] *Includes residential business in Malaysia.*
[3] *Excludes Retail and Serviced Residences in China.*
[4] *Includes Australand, Surbana (Consultancy), Storhub, Financial Services and other businesses in Vietnam, Japan, UK and GCC.*

15(b)(i) By Geographical Location – 2Q 2013 vs 2Q 2012

	Revenue			Earnings before interest & tax		
	2Q 2013 S$'000	2Q 2012 S$'000	Variance %	2Q 2013 S$'000	2Q 2012 S$'000	Variance %
Singapore	471,830	314,655	50.0	262,852	290,200	(9.4)
China [1]	292,503	200,102	46.2	256,918	243,814	5.4
Other Asia [2]	41,719	30,462	37.0	52,023	45,205	15.1
Australia	318,147	257,000	23.8	109,087	118,290	(7.8)
Europe & Others	58,513	60,235	(2.9)	9,566	22,406	(57.3)
Total	**1,182,712**	**862,454**	**37.1**	**690,446**	**719,915**	**(4.1)**

15(b)(ii) By Geographical Location – 1H 2013 vs 1H 2012

	Revenue			Earnings before interest & tax		
	1H 2013 S$'000	1H 2012 S$'000	Variance %	1H 2013 S$'000	1H 2012 S$'000	Variance %
Singapore	785,692	553,779	41.9	439,417	418,969	4.9
China [1]	386,041	272,600	41.6	394,136	301,652	30.7
Other Asia [2]	82,644	56,998	45.0	77,234	117,157	(34.1)
Australia	485,836	512,277	(5.2)	158,199	193,372	(18.2)
Europe & Others	104,366	107,924	(3.3)	7,560	20,178	(62.5)
Total	**1,844,579**	**1,503,578**	**22.7**	**1,076,546**	**1,051,328**	**2.4**

Note : [1] *China including Hong Kong.*
[2] *Excludes Singapore and China and includes projects in GCC.*

16 In the review of performance, the factors leading to any material changes in contributions to revenue and earnings by the business or geographical segments

Please refer to Item 8.

17 Breakdown of Group's revenue and profit after tax for first half year and second half year

Not applicable.

18 Breakdown of Total Annual Dividend (in dollar value) of the Company

Not applicable.

BY ORDER OF THE BOARD

Low Sai Choy
Company Secretary
25 July 2013