CAPITALAND LIMITED

(Registration Number : 198900036N)

2016 FULL YEAR FINANCIAL STATEMENTS ANNOUNCEMENT

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CAPITALAND LIMITED
2016 FULL YEAR FINANCIAL STATEMENTS ANNOUNCEMENT

1(a)(i) Income Statement

	Note	Group 4Q 2016 S$'000	Group 4Q 2015 S$'000	Better/ (Worse) %	FY 2016 S$'000	FY 2015 S$'000	Better/ (Worse) %
Revenue	A	**1,852,807**	**1,739,572**	**6.5**	**5,252,334**	**4,761,854**	**10.3**
Cost of sales	B	(1,261,284)	(1,358,845)	7.2	(3,654,454)	(3,286,837)	(11.2)
Gross profit		591,523	380,727	55.4	1,597,880	1,475,017	8.3
Other operating income	C	171,710	120,373	42.6	489,031	545,816	(10.4)
Administrative expenses	D	(110,181)	(110,991)	0.7	(394,367)	(401,963)	1.9
Other operating expenses	E	(32,364)	(13,911)	(132.7)	(40,808)	(28,863)	(41.4)
Profit from operations		620,688	376,198	65.0	1,651,736	1,590,007	3.9
Finance costs		(108,468)	(121,015)	10.4	(452,621)	(477,267)	5.2
Share of results (net of tax) of:	F						
- associates		121,634	146,704	(17.1)	437,458	462,276	(5.4)
- joint ventures		73,459	77,411	(5.1)	270,330	263,743	2.5
		195,093	224,115	(12.9)	707,788	726,019	(2.5)
Profit before taxation		707,313	479,298	47.6	1,906,903	1,838,759	3.7
Taxation	G	(207,830)	(84,724)	(145.3)	(402,634)	(343,503)	(17.2)
Profit for the period/ year		499,483	394,574	26.6	1,504,269	1,495,256	0.6
Attributable to:							
Owners of the Company ("PATMI")		**430,525**	**247,669**	**73.8**	**1,190,341**	**1,065,650**	**11.7**
Non-controlling interests ("NCI")		68,958	146,905	53.1	313,928	429,606	26.9
Profit for the period/ year		499,483	394,574	26.6	1,504,269	1,495,256	0.6

1(a)(ii) Explanatory Notes to Income Statement – 4Q 2016 vs 4Q 2015

(A) Revenue

The increase in revenue was mainly attributable to higher contribution from development projects in China and serviced residences business, partially offset by lower contribution from development projects in Singapore and shopping mall business. (Please see item 8 for details).

(B) Cost of Sales

Cost of sales decreased due to a write back of provision for foreseeable losses of $13.5 million as compared to a provision of $105.1 million in 4Q 2015. Excluding the above, cost of sales increased by 1.7% in line with higher handover from development projects in China, partially offset by reversal of cost accruals upon finalisation of a project in China.

(C) Other Operating Income

		Group		
		4Q 2016	4Q 2015	Better/ (Worse)
		S$'000	S$'000	(%)
Other Operating Income		**171,710**	**120,373**	**42.6**
Investment income	(i)	3,274	1,889	73.3
Interest income	(ii)	18,408	23,893	(23.0)
Other income (including portfolio gains)	(iii)	57,724	24,509	135.5
Fair value gains of investment properties	(iv)	74,039	70,082	5.6
Foreign exchange gain	(v)	18,265	-	NM

(i) Investment income increased mainly due to higher distribution received from MRCB-Quill REIT (M REIT) and an investment in Japan.

(ii) Interest income decreased mainly due to lower amount of interest bearing loans extended to associates.

(iii) Other income in 4Q 2016 was higher mainly due to portfolio gain from the divestment shares in Keisha Limited.

(iv) The net fair value gains of investment properties in respect of the Group's portfolio of investment properties held through subsidiaries increased in 4Q 2016 due to higher gains recorded for properties in Singapore, China and Australia, partially offset by lower gains recorded for properties in Europe, the United States of America, Japan and Malaysia.

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 (F)).

(v) Foreign exchange gain of $18.3 million in 4Q 2016 (4Q 2015: foreign exchange loss of $5.3 million) arose mainly from revaluation of USD receivables as SGD depreciated against USD partially offset by foreign exchange loss arising from revaluation of RMB payables as SGD depreciated against RMB during the quarter.

(D) Administrative Expenses

	Group		
	4Q 2016 S$'000	4Q 2015 S$'000	Better/ (Worse) (%)
Administrative Expenses	**(110,181)**	**(110,991)**	**0.7**
Included in Administrative Expenses:-			
Depreciation and amortisation	(18,300)	(18,488)	1.0
Allowance for doubtful receivables and bad debts written off	(268)	(10)	NM

Administrative expenses comprised staff costs, depreciation, operating lease expenses and other miscellaneous expenses.

(E) Other Operating Expenses

The increase in other operating expenses in 4Q 2016 was mainly due to the impairment losses in respect of an investment in Singapore and a property in the United Kingdom.

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

The decrease in share of results from associates in 4Q 2016 was mainly due lower contribution from d'Leedon in Singapore and lower revaluation gains from investment properties in Singapore, partially mitigated by higher contribution from associates in China, namely Raffles City China Fund.

The lower share of results from joint ventures in 4Q 2016 was mainly due to lower revaluation gains from investment properties in Singapore, partially mitigated by higher handover of residential units in China.

(G) 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 Group operates and takes into account non-deductible expenses and temporary differences.

The increase in taxation during the quarter was mainly due to higher taxable income from China. Included in 4Q 2016's was an under provision of $4.7 million in respect of prior years (4Q 2015: writeback of tax provision of $1.6 million in respect of prior years).

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

The gains/(losses) from the sale of investments are as follows:

4Q 2016	**PATMI (S$M)**
Shares in Keisha Limited	19.5
Others (mainly write back of tax provision relating to past divestments)	3.6
Total Group's share of gain after tax & NCI for 4Q 2016	**23.1**
4Q 2015	
Rivervale Mall (accounted for in share of associate's results)	21.3
Salcedo Residences	3.0
Horizon Fund	(6.1)
Others (mainly tax provision for past divestments)	(4.2)
Total Group's share of gain after tax & NCI for 4Q 2015	**14.0**

1(a)(iii) Statement of Comprehensive Income

	Group					
	4Q 2016 S$'000	**4Q 2015 S$'000**	**Change %**	**FY 2016 S$'000**	**FY 2015 S$'000**	**Change %**
Profit for the period / year	499,483	394,574	26.6	1,504,269	1,495,256	0.6
Other comprehensive income:						
Items that are/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)]	269,078	76,930	249.8	(580,432)	643,935	NM
Change in fair value of available-for-sale investments	5,641	703	702.4	22,665	(8,567)	NM
Effective portion of change in fair value of cash flow hedges [(2)]	48,826	(12,104)	NM	(11,374)	32,784	NM
Share of other comprehensive income of associates and joint ventures [(3)]	(79,608)	13,240	NM	(574,476)	(75,911)	656.8
Total other comprehensive income, net of tax	243,937	78,769	209.7	(1,143,617)	592,241	NM
Total comprehensive income	743,420	473,343	57.1	360,652	2,087,497	(82.7)
Attributable to:						
Owners of the Company	**660,523**	**333,841**	**97.9**	**194,671**	**1,657,736**	**(88.3)**
Non-controlling interests	82,897	139,502	(40.6)	165,981	429,761	(61.4)
Total comprehensive income	743,420	473,343	57.1	360,652	2,087,497	(82.7)

NM: Not meaningful

Notes:

1. *4Q 2016's exchange differences arose mainly from the depreciation of SGD against USD and RMB by 4.2% and 1.2% respectively during the quarter.*

   FY 2016's exchange differences arose mainly from the appreciation of SGD against GBP, RMB and MYR by 19.4%, 6.9% and 4.1% respectively.

2. *4Q 2016's effective portion of change in fair value of cash flow hedges arose mainly from the mark-to-market gains of the Group's interest rate swaps and cross currency swaps contracts which were entered into for hedging purpose.*

   FY 2016's effective portion of change in fair value of cash flow hedges arose mainly from the mark-to-market losses of the Group's interest rate swaps and cross currency swaps contracts which were entered into for hedging purpose.

3. *The share of other comprehensive income of associates and joint ventures relate mainly to share of foreign currency translation reserve. 4Q 2016's share of exchange difference arose mainly from the appreciation of USD against RMB by 3.1%, partially offset by the depreciation of SGD against RMB by 1.2%.*

   FY 2016's share of exchange difference arose mainly from the appreciation of SGD against RMB by 6.9% and USD against RMB by 7.8%.

1(b)(i) Balance Sheet

	Group			Company		
	31/12/2016 S$'000	31/12/2015 S$'000	Change %	31/12/2016 S$'000	31/12/2015 S$'000	Change %
Non-current assets						
Property, plant & equipment	781,431	808,331	(3.3)	29,146	14,391	102.5
Intangible assets	441,835	461,058	(4.2)	147	147	-
Investment properties (1)	18,998,389	19,427,532	(2.2)	-	-	-
Subsidiaries	-	-	-	12,246,583	12,944,900	(5.4)
Associates & joint ventures	12,617,257	12,858,128	(1.9)	-	-	-
Other non-current assets (2)	1,136,604	871,017	30.5	397	731	(45.7)
	33,975,516	**34,426,066**	**(1.3)**	**12,276,273**	**12,960,169**	**(5.3)**
Current assets						
Development properties for sale and stocks (3),(5)	*4,837,081*	*6,936,309*	*(30.3)*	-	-	-
Trade & other receivables (2),(4)	*1,858,809*	*1,424,438*	*30.5*	*1,113,211*	*398,489*	*179.4*
Other current assets	*2,134*	*8,292*	*(74.3)*	-	-	-
Assets held for sale (5)	274,602	*84,207*	*226.1*	-	-	-
Cash & cash equivalents (6)	*4,792,629*	*4,173,281*	*14.8*	*7,791*	*9,249*	*(15.8)*
	11,765,255	**12,626,527**	**(6.8)**	**1,121,002**	**407,738**	**174.9**
Less: Current liabilities						
Trade & other payables (7)	*4,685,037*	*4,063,476*	*15.3*	*127,793*	*199,300*	(35.9)
Short-term borrowings (8)	*2,373,428*	*2,246,370*	*5.7*	*683,312*	*184,250*	270.9
Current tax payable	*650,669*	*620,472*	*4.9*	*2,602*	*2,634*	(1.2)
Liabilities held for sale (5)	*19,263*	-	*NM*	-	-	-
	7,728,397	**6,930,318**	**11.5**	**813,707**	**386,184**	**110.7**
Net current assets	**4,036,858**	**5,696,209**	**(29.1)**	**307,295**	**21,554**	**NM**
Less: Non-current liabilities						
Long-term borrowings (8)	12,478,948	13,812,110	(9.7)	2,045,746	2,704,520	(24.4)
Other non-current liabilities	1,232,951	1,372,503	(10.2)	13,964	23,506	(40.6)
	13,711,899	**15,184,613**	**(9.7)**	**2,059,710**	**2,728,026**	**(24.5)**
Net assets	**24,300,475**	**24,937,662**	**(2.6)**	**10,523,858**	**10,253,697**	**2.6**
Representing:						
Share capital	6,309,496	6,309,289	0.0	6,309,496	6,309,289	0.0
Revenue reserves	11,029,084	10,305,191	7.0	4,159,919	3,817,479	9.0
Other reserves (9)	266,265	1,290,826	(79.4)	54,443	126,929	(57.1)
Equity attributable to owners of the Company	17,604,845	17,905,306	(1.7)	10,523,858	10,253,697	2.6
Non-controlling interests	6,695,630	7,032,356	(4.8)	-	-	-
Total equity	**24,300,475**	**24,937,662**	**(2.6)**	**10,523,858**	**10,253,697**	**2.6**

Notes:

1. *The decrease was mainly due to the divestment of three properties in China and Japan. The decrease was partly mitigated by the acquisition of investment properties in the United States of America and Ireland, fair value gains, as well as ongoing development expenditure for properties under construction mainly in China.*

2. *The increase was mainly attributed to the reclassification of a shareholder loan to an associated company from current trade and other receivables in accordance with the repayment terms following the refinancing this year.*

   The increase in the Company's trade and other receivables is mainly due to the placement of surplus funds with CapitaLand Treasury Limited (CTL) and reclassification of loan receivables from CTL from non- current trade and other receivables in accordance with the repayment terms.

3. *The decrease was mainly due to the completion and sale of Sky Vue and Cairnhill Nine, handover from residential projects in China as well as the appreciation of SGD against RMB during the year.*

4. *The increase was mainly due to deposits placed for new investments in Vietnam, partly offset by the repayment of advances extended to associates and a joint venture as well as the reclassification of a shareholder loan to an associated company to 'Other non-current assets' in accordance with the repayment terms following the refinancing this year.*

   The increase in the Company's trade and other receivables is mainly due to the placement of surplus funds with CapitaLand Treasury Limited (CTL) and reclassification of loan receivables from CTL from non- current trade and other receivables in accordance with the repayment terms.

5. *The increase was mainly due to the reclassification of the Group's interest in a residential project in Singapore, The Nassim to assets and liabilities held for sale following the announcement of its divestment on 16 January 2017. The assets and liabilities of The Nassim were accordingly reclassified as "Assets held for sale" and "Liabilities held for sale" respectively as at 31 December 2016.*

6. *The cash balances as at 31 December 2016 included $1.58 billion held at CapitaLand Limited and its treasury vehicles (comprising CapitaLand Treasury Limited, CapitaMalls Asia Treasury Limited and The Ascott Capital Pte Ltd).*

7. *The increase was mainly due to higher progress billings in respect of our residential sales in China as well as advances from an associate.*

8. *The increase in short-term borrowings was due to reclassification of medium term notes and convertible bonds to short-term borrowings in accordance with maturity/put option dates partially offset by repayments. The overall decrease in borrowings was mainly due to settlement of borrowings and divestment of subsidiaries during the year.*

9. *The decrease in other reserves was mainly due to foreign currency translation differences arising from appreciation of SGD against GBP, RMB and MYR during the year.*

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

	Group	
	As at 31/12/2016 S$'000	**As at 31/12/2015 S$'000**
Amount repayable in one year or less, or on demand:-		
Secured	382,640	596,297
Unsecured	1,990,788	1,650,073
Sub-Total 1	**2,373,428**	**2,246,370**
Amount repayable after one year:-		
Secured	4,539,781	5,344,254
Unsecured	7,939,167	8,467,856
Sub-Total 2	**12,478,948**	**13,812,110**
Total Debt	**14,852,376**	**16,058,480**
Cash	**4,792,629**	**4,173,281**
Total Debt less Cash	**10,059,747**	**11,885,199**

As at 31 December 2016, CapitaLand Limited and its treasury vehicles collectively, have available undrawn facilities of approximately $3.9 billion.

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

	4Q 2016 S$'000	4Q 2015 S$'000	FY 2016 $'000	FY 2015 $'000
Cash Flows from Operating Activities				
Profit after taxation	**499,483**	**394,574**	**1,504,269**	**1,495,256**
Adjustments for :				
Amortisation of intangible assets	961	631	2,959	2,699
Allowance/(Write back) for:				
- Foreseeable losses	(13,450)	105,058	4,939	168,260
- Doubtful receivables	1,817	2,069	1,432	839
- Impairment loss on financial assets	407	-	7,298	-
- Impairment on investment in associate and joint ventures	4,833	(8,223)	4,833	(8,223)
- Impairment on property, plant and equipment	5,076	-	5,076	-
- Impairment of intangible asset	13,751	-	13,751	-
Gain from bargain purchase	(23)	-	(23)	(1,239)
Share-based expenses	18,327	13,244	46,800	35,342
Net change in fair value of financial instruments	496	(2,410)	(2,577)	(1,827)
Depreciation of property, plant and equipment	17,542	17,950	65,983	73,183
Loss on disposal and write-off of property, plant and equipment	2,116	5,603	759	5,978
(Gain)/Loss on disposal of investment properties	(131)	(7,064)	3,879	(10,901)
Net fair value loss/ (gain) from assets held for sale	3,000	(1,616)	3,146	(5,858)
Net fair value gain from investment properties	(77,039)	(68,426)	(290,707)	(403,802)
Fair value gain arising from change in use of development projects	-	-	-	(207,953)
(Gain)/Loss on disposal/liquidation/dilution of equity investments and other financial assets	(47,687)	5,482	(62,167)	18,298
Share of results of associates and joint ventures	(195,093)	(224,115)	(707,788)	(726,019)
Gain on repurchase of convertible bonds	-	-	-	(19,783)
Interest expense	108,468	121,015	452,621	477,267
Interest income	(18,408)	(23,893)	(51,780)	(55,634)
Taxation	207,830	84,724	402,634	343,503
	32,793	**20,029**	**(98,932)**	**(315,870)**
Operating profit before working capital changes	**532,276**	**414,603**	**1,405,337**	**1,179,386**
Changes in working capital				
Trade and other receivables	173,715	180,571	(126,764)	(217,780)
Development properties for sale	950,702	301,592	1,802,030	953,195
Trade and other payables	(232,438)	(96,355)	570,016	825,833
Restricted bank deposits	(31)	(4,465)	4,440	(13,198)
	891,948	**381,343**	**2,249,722**	**1,548,050**
Cash generated from operations	**1,424,224**	**795,946**	**3,655,059**	**2,727,436**
Income tax paid	(33,950)	(69,178)	(349,843)	(260,791)
Net cash generated from Operating Activities	**1,390,274**	**726,768**	**3,305,216**	**2,466,645**
Cash Flows from Investing Activities				
Proceeds from disposal of property, plant and equipment	364	721	791	1,633
Purchase of property, plant and equipment	(13,160)	(18,566)	(75,941)	(64,018)
Advances from/ Repayment of loans by/ (to) associates and joint ventures	91,685	(52,116)	426,972	304,983
Repayment from investee companies and other receivables	-	-	22,194	-
Refund of deposits/ (Deposits placed) for investments	35,533	(65,824)	(383,897)	(140,800)
Acquisition/ Development expenditure of investment properties	(128,518)	(145,674)	(717,587)	(937,252)
Proceeds from disposal of investment properties	-	8,510	79,261	58,439
(Acquisition)/ Proceed from disposal of other financial assets	(428)	-	1,443	-
Proceed from disposal of assets held for sale	15,677	5,134	74,512	9,054
Proceeds from disposal of associates and joint ventures	-	-	-	133,161
Dividends received from associates and joint ventures	91,063	68,886	392,664	393,714
Acquisition of subsidiaries, net of cash acquired	(159,758)	(9,412)	(182,353)	61,963
Disposal of subsidiaries, net of cash disposed of	47,371	301,876	171,152	301,876
Settlement of hedging instruments	(6,197)	(3,583)	10,254	(18,569)
Interest income received	20,569	10,229	109,158	49,893
Net cash (used in)/ generated from Investing Activities	**(5,799)**	**100,181**	**(71,377)**	**154,077**

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

	4Q 2016 S$'000	4Q 2015 S$'000	FY 2016 $'000	FY 2015 $'000
Cash Flows from Financing Activities				
Proceeds from issue of shares under share option plan	-	128	105	4,509
Purchase of treasury shares	-	(9,206)	(56,839)	(55,281)
Contributions from non-controlling interests	6,168	(780)	106,356	85,975
Repayment of shareholder loans from non-controlling interests	(162,895)	(29,665)	(207,310)	(38,944)
Payment for acquisition of ownership interests in subsidiaries with no change in control	(192,463)	(6,386)	(235,057)	(6,386)
Proceeds from issue of perpetual securities	-	-	-	247,226
Proceeds from bank borrowings	1,122,337	1,020,423	3,851,186	4,466,575
Repayments of bank borrowings	(1,027,230)	(1,185,232)	(4,573,967)	(4,347,921)
Proceeds from issue of debt securities	4,764	200,000	302,214	1,130,672
Repayments of debt securities	(388,392)	(350,000)	(388,392)	(1,485,890)
Repayments of finance lease payables	(746)	(703)	(2,954)	(2,799)
Dividends paid to non-controlling interests	(46,954)	(59,466)	(368,721)	(342,815)
Dividends paid to shareholders	-	-	(383,034)	(384,068)
Interest expense paid	(147,043)	(128,299)	(506,126)	(520,518)
Bank deposits withdrawn for bank facility	2,175	69,104	663	36,542
Net cash used in Financing Activities	**(830,279)**	**(480,082)**	**(2,461,876)**	**(1,213,123)**
Net increase in cash and cash equivalents	**554,196**	**346,867**	**771,963**	**1,407,599**
Cash and cash equivalents at beginning of the period/ year	4,225,966	3,793,432	4,153,301	2,706,073
Effect of exchange rate changes on cash balances held in foreign currencies	16,468	(13,541)	(128,634)	39,629
Cash and cash equivalents reclassified to asset held for sale	(18,878)	26,543	(18,878)	-
Cash and cash equivalents at end of the period/ year	**4,777,752**	**4,153,301**	**4,777,752**	**4,153,301**
Restricted cash deposits	14,877	19,980	14,877	19,980
Cash and cash equivalents in the Balance Sheet	**4,792,629**	**4,173,281**	**4,792,629**	**4,173,281**

Cash and cash equivalents at end of the period

The cash and cash equivalents of about $4,792.6 million as at 31 December 2016 included $3,336.2 million in fixed deposits and $400.6 million in project accounts whose withdrawals are restricted to the payment of development projects expenditure.

Cash flows analysis
4Q 2016 vs 4Q 2015

In 4Q 2016, the Group generated a net cash of $1,390.3 million from its operating activities as compared to $726.8 million for the corresponding quarter last year. The increase was mainly due to higher collections from development projects in Singapore during the period.

Net cash used in investing activities for the quarter was $5.8 million. This comprised mainly acquisition of subsidiaries in Vietnam and Ireland, partially mitigated by receipts of dividends from associates and joint ventures.

Net cash used in financing activities for 4Q 2016 was $830.3 million. This was due mainly to repayment of debt securities and bank borrowings, payment for acquisition of additional interest in subsidiaries, repayment of non-controlling interests and interest expense paid.

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

For the period ended 31/12/2016 vs 31/12/2015 – 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 01/01/2016	**6,309,289**	**10,305,191**	**1,290,826**	**17,905,306**	**7,032,356**	**24,937,662**
Total comprehensive income						
Profit for the year		1,190,341		**1,190,341**	313,928	**1,504,269**
Other comprehensive income						
Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations			(423,695)	**(423,695)**	(156,737)	**(580,432)**
Change in fair value of available-for-sale investments			14,432	**14,432**	8,233	**22,665**
Effective portion of change in fair value of cash flow hedges			(15,378)	**(15,378)**	4,004	**(11,374)**
Share of other comprehensive income of associates and joint ventures			(571,029)	**(571,029)**	(3,447)	**(574,476)**
Total other comprehensive income, net of income tax	-	-	(995,670)	**(995,670)**	(147,947)	**(1,143,617)**
Total comprehensive income	**-**	**1,190,341**	**(995,670)**	**194,671**	**165,981**	**360,652**
Transactions with owners, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company	207			**207**	-	**207**
Purchase of treasury shares			(56,839)	**(56,839)**	-	**(56,839)**
Issue of treasury shares			552	**552**	-	**552**
Contributions from non-controlling interests (net)				**-**	112,635	**112,635**
Redemption of convertible bonds		17,924	(17,924)	**-**	-	**-**
Dividends paid/payable		(383,034)		**(383,034)**	(351,021)	**(734,055)**
Distribution attributable to perpetual securities issued by a subsidiary		(8,454)		**(8,454)**	(10,800)	**(19,254)**
Reclassification of equity compensation reserve		50,535	(50,535)	**-**	-	**-**
Share-based payments			41,311	**41,311**	689	**42,000**
Total contributions by and distributions to owners	207	(323,029)	(83,435)	**(406,257)**	(248,497)	**(654,754)**
Changes in ownership interests in subsidiaries and other capital transactions						
Changes in ownership interests in subsidiaries with change in control				**-**	(97,323)	**(97,323)**
Changes in ownership interests in subsidiaries with no change in control		(106,256)	14,815	**(91,441)**	(155,703)	**(247,144)**
Share of reserves of associates and joint ventures		(14,479)	15,490	**1,011**	-	**1,011**
Others		(22,684)	24,239	**1,555**	(1,184)	**371**
Total changes in ownership interests in subsidiaries and other capital transactions	-	(143,419)	54,544	**(88,875)**	(254,210)	**(343,085)**
Total transactions with owners	**207**	**(466,448)**	**(28,891)**	**(495,132)**	**(502,707)**	**(997,839)**
Balance as at 31/12/2016	**6,309,496**	**11,029,084**	**266,265**	**17,604,845**	**6,695,630**	**24,300,475**

** 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 31/12/2016 vs 31/12/2015 – 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 01/01/2015	**6,304,146**	**9,616,503**	**837,353**	**16,758,002**	**6,450,529**	**23,208,531**
Total comprehensive income						
Profit for the year		1,065,650		**1,065,650**	429,606	**1,495,256**
Other comprehensive income						
Exchange differences arising from translation of foreign operations and foreign currency loans forming part of net investment in foreign operations			649,408	**649,408**	(5,473)	**643,935**
Change in fair value of available-for-sale investments			(61)	**(61)**	(8,506)	**(8,567)**
Effective portion of change in fair value of cash flow hedges			18,537	**18,537**	14,247	**32,784**
Share of other comprehensive income of associates and joint ventures			(75,798)	**(75,798)**	(113)	**(75,911)**
Total other comprehensive income, net of income tax	-	-	592,086	**592,086**	155	**592,241**
Total comprehensive income	**-**	**1,065,650**	**592,086**	**1,657,736**	**429,761**	**2,087,497**
Transactions with owners, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company	5,143			**5,143**		**5,143**
Purchase of treasury shares			(55,281)	**(55,281)**		**(55,281)**
Contributions from non-controlling interests (net)				**-**	85,362	**85,362**
Issue of perpetual securities by a subsidiary				**-**	247,679	**247,679**
Equity portion of convertible bonds issued			10,504	**10,504**		**10,504**
Repurchase / Redemption of convertible bonds		51,037	(126,513)	**(75,476)**		**(75,476)**
Dividends paid/payable		(384,069)		**(384,069)**	(325,891)	**(709,960)**
Distribution attributable to perpetual securities issued by a subsidiary		(6,210)		**(6,210)**	(7,156)	**(13,366)**
Share-based payments			32,765	**32,765**	164	**32,929**
Reclassification of equity compensation reserve		18,613	(18,613)	**-**		**-**
Total contributions by and distributions to owners	5,143	(320,629)	(157,138)	**(472,624)**	158	**(472,466)**
Changes in ownership interests in subsidiaries and other capital transactions						
Changes in ownership interests in subsidiaries with change in control		14,004	(14,004)	**-**	155,887	**155,887**
Changes in ownership interests in subsidiaries with no change in control		(29,366)	12,261	**(17,105)**	(2,481)	**(19,586)**
Share of reserves of associates and joint ventures		(18,296)	(2,318)	**(20,614)**	-	**(20,614)**
Others		(22,675)	22,586	**(89)**	(1,498)	**(1,587)**
Total changes in ownership interests in subsidiaries and other capital transactions	-	(56,333)	18,525	**(37,808)**	151,908	**114,100**
Total transactions with owners	**5,143**	**(376,962)**	**(138,613)**	**(510,432)**	**152,066**	**(358,366)**
Balance as at 31/12/2015	**6,309,289**	**10,305,191**	**1,290,826**	**17,905,306**	**7,032,356**	**24,937,662**

** 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 31/12/2016 vs 31/12/2015 – Company

	Share Capital S$'000	Revenue Reserves S$'000	Reserve for Own Shares S$'000	Capital Reserve S$'000	Equity Comp Reserves S$'000	**Total Equity S$'000**
Balance as at 01/01/2016	**6,309,289**	**3,817,479**	**(72,720)**	**162,277**	**37,372**	**10,253,697**
Total comprehensive income						
Profit for the year		678,207				**678,207**
Transactions with equity holders, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company	207					**207**
Purchase of treasury shares			(56,839)			**(56,839)**
Issue of treasury shares			22,339		(2,933)	**19,406**
Dividends paid		(383,034)				**(383,034)**
Redemption of convertible bonds		17,924		(17,924)		**-**
Share-based payments					12,214	**12,214**
Reclassification of equity compensation reserve		29,343			(29,343)	**-**
Total transactions with owners	**207**	**(335,767)**	**(34,500)**	**(17,924)**	**(20,062)**	**(408,046)**
Balance as at 31/12/2016	**6,309,496**	**4,159,919**	**(107,220)**	**144,353**	**17,310**	**10,523,858**
Balance as at 01/01/2015	**6,304,146**	**3,250,086**	**(36,989)**	**287,245**	**46,348**	**9,850,836**
Total comprehensive income						
Profit for the year		877,741				**877,741**
Transactions with owners, recorded directly in equity						
Contributions by and distributions to owners						
Issue of shares under the share plans of the Company	5,143					**5,143**
Issue of treasury shares			19,550		1,287	**20,837**
Dividends paid		(384,069)				**(384,069)**
Share-based payments					8,350	**8,350**
Purchase of treasury shares			(55,281)			**(55,281)**
Reclassification of equity compensation reserve		18,613			(18,613)	**-**
Repurchase / Redemption of convertible bonds		55,108		(138,024)		**(82,916)**
Equity portion of convertible bonds issued				13,056		**13,056**
Total transactions with owners	**5,143**	**(310,348)**	**(35,731)**	**(124,968)**	**(8,976)**	**(474,880)**
Balance as at 31/12/2015	**6,309,289**	**3,817,479**	**(72,720)**	**162,277**	**37,372**	**10,253,697**

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

Issued Share Capital

As at 31 December 2016, the Company's issued and fully paid-up capital (excluding treasury shares) comprises 4,237,387,475 (31 December 2015: 4,247,973,707) ordinary shares. Movements in the Company's issued and fully paid-up capital were as follows:

	No. of Shares
As at 01/01/2016	4,247,973,707
Treasury shares transferred pursuant to employee share plans and payment of directors' fees	8,092,886
Issue of new shares under Share Option Plans	64,882
Purchase of treasury shares	(18,744,000)
As at 31/12/2016	**4,237,387,475**

Outstanding Options under CapitaLand Share Option Plan

	No. of Shares
As at 01/01/2016	3,821,540
Exercised	(64,882)
Lapsed/Cancelled	(3,756,658)
As at 31/12/2016	**-**

All options under the CapitaLand Share Option Plan have lapsed on 1 September 2016.

Performance Share Plan

As at 31 December 2016, the number of shares comprised in contingent awards granted under the performance share plan ("PSP") which has not been released was 11,035,837 (31 December 2015: 10,031,118).

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 in 2013 and 2014, the maximum is 175 percent and 170 percent of the baseline award, respectively. For awards granted in 2015 and 2016, the maximum is 200 percent of the baseline award. There is no vesting period for shares released under the PSP.

Restricted Share Plan

As at 31 December 2016, the number of shares comprised in contingent awards granted under the restricted 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 11,316,771 (31 December 2015: 9,206,698) and 9,227,541 (31 December 2015: 8,647,581) respectively, of which 2,030,156 (31 December 2015: 1,091,117) shares out of the former is equity settled and 928,509 (31 December 2015: 616,832) shares out of the latter are to be cash-settled.

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 and the release will be over a vesting period of three years. 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. From 2014, an additional number of shares of a total value equals to the value of the accumulated dividends which are declared during each of the vesting periods and deemed forgone due to the vesting mechanism of the CapitaLand Restricted Share Plan 2010, will also be released on the final vesting.

Convertible Bonds

The Company has the following convertible bonds which remain outstanding as at 31 December 2016:

Principal Amount $ million	Final Maturity Year	Conversion price $	Convertible into new ordinary shares
650.00	2020	4.9875	130,325,814
650.00	2025	4.9700	130,784,708
686.25	2022	11.5218	59,561,006
800.00	2023	4.2014	190,412,719

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

Assuming all the convertible bonds are fully converted based on their respective conversion prices, the number of new ordinary shares to be issued would be 511,084,247 (31 December 2015: 541,741,484) representing a 12.1% increase over the total number of issued shares (excluding treasury shares) of the Company as at 31 December 2016.

1(d)(iii) Treasury Shares

Movements in the Company's treasury shares were as follows:

	No of Shares
As at 01/01/2016	26,345,157
Treasury shares transferred pursuant to employee share plans and payment of directors' fees	(8,092,886)
Purchase of treasury shares	18,744,000
As at 31/12/2016	**36,996,271**

As at 31 December 2016, the Company held 36,996,271 treasury shares (31 December 2015: 26,345,157) which represents 0.9% (31 December 2015: 0.6%) 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 2015, except for the adoption of new/revised financial reporting standards (FRS) applicable for the financial period beginning 1 January 2016 as follows:

Amendments to FRS 16 *Property, Plant and Equipment* and FRS 38 *Intangibles*
Amendments to FRS 27 *Separate Financial Statements*
Amendments to FRS *111 Joint Arrangements*
Amendments to FRS 110 *Consolidated Financial Statements,* FRS 112 *Disclosures of Interests in Other Entities* and FRS 28 *Investments in Associates and Joint Ventures*
Improvements to FRSs (November 2014)
Amendments to FRS 1 *Presentation of Financial Statements*

The adoption of the above amendments to FRS did not have any significant financial impact on the financial position or performance of the Group.

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			
		4Q 2016	4Q 2015	FY 2016	FY 2015
6(a)	EPS based on weighted average number of ordinary shares in issue (in cents)	10.2	5.8	28.0	25.0
	Weighted average number of ordinary shares (in million)	4,237.4	4,248.0	4,244.1	4,260.6
6(b)	EPS based on fully diluted basis (in cents)	9.4	5.5	26.3	23.7
	Weighted average number of ordinary shares (in million)	4,748.5	4,769.5	4,766.9	4,769.8

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	
	31/12/2016	31/12/2015	31/12/2016	31/12/2015
NAV per ordinary share	$4.15	$4.21	$2.48	$2.41
NTA per ordinary share	$4.05	$4.11	$2.48	$2.41

8 Review of the Group's performance

Group Overview

S$M	4Q 2016	4Q 2015	Better/ (Worse) (%)	FY 2016	FY 2015	Better/ (Worse) (%)
Revenue	1,852.8	1,739.6	6.5	5,252.3	4,761.9	10.3
Earnings before Interest and Tax ("EBIT")	815.8	600.3	35.9	2,359.5	2,316.0	1.9
Finance costs	(108.5)	(121.0)	10.4	(452.6)	(477.3)	5.2
Profit Before Taxation	707.3	479.3	47.6	1,906.9	1,838.8	3.7
Total PATMI	430.5	247.7	73.8	1,190.3	1,065.7	11.7
Comprising:						
Operating PATMI[1]	289.1	249.2	16.0	865.3	823.6	5.1
Portfolio gains	23.1	14.0	65.0	27.7	28.1	(1.4)
Revaluation gains and impairments	118.3	(15.5)	NM	297.3	214.0	38.9

(1) Operating PATMI for FY 2016 included fair value gains of $30.5 million which arose from the change in use of a development project in China, Raffles City Changning Tower 2 in 1Q 2016. The change in use of the development was due to a reclassification of the project from construction for sale to leasing as an investment property. Operating PATMI for FY 2015 included fair value gains from change in use of $170.6 million which relate to The Paragon Tower 5 & 6 ($110.3 million) and Raffles City Changning Tower 3 ($15.6 million) in 2Q 2015 and Ascott Heng Shan ($44.7 million) in 1Q 2015 (collectively "gain from change in use"). These projects are located at prime locations in Shanghai and the Group has changed its business plan to hold these projects for long term use as investment properties.

4Q 2016 vs 4Q 2015

For the quarter under review, the Group achieved a revenue of $1,852.8 million and a PATMI of $430.5 million.

Revenue

Group revenue increased by 6.5% to $1,852.8 million mainly due to higher handovers from development projects in China and rental income from serviced residence business, partially offset by lower contributions from development projects in Singapore and fee income from shopping mall business. The development projects which contributed to higher revenue in China this quarter included One iPark in Shenzhen, Riverfront in Hangzhou, The Metropolis in Kunshan and Vista Garden in Guangzhou.

Collectively, the two core markets of Singapore and China accounted for 87.2% (4Q 2015: 86.7%) of the Group's revenue.

EBIT

The Group achieved an EBIT of $815.8 million in 4Q 2016 (4Q 2015: $600.3 million), 35.9% higher 4Q 2015. The increase in 4Q 2016 EBIT was mainly driven by better operating performance, higher portfolio gains as well as lower impairments charges for development projects and investments. This was partially offset by lower revaluation gains from investment properties in Europe and the United States of America.

The Group's operating EBIT in 4Q 2016 grew by $103.9 million on account of higher contribution from development projects and shopping malls in China.

In 4Q 2016, the Group has taken an impairment charge of $4.9 million (4Q 2015 : $119.7 million) in respect of its development projects and investment in Singapore mitigated by write back for development projects in China and Vietnam.

In terms of revaluation of investment properties, the Group recorded a net fair value gains of $147.1 million (4Q 2015 : $174.8 million) in the quarter, of which $74.0 million (4Q 2015: $70.1 million) was recorded by subsidiary projects and was recognised in the other operating income while $73.1 million (4Q 2015: $104.7 million) was recorded through share of results of associates and joint ventures.

EBIT Contribution by Geography

Singapore and China markets remain the key contributors to EBIT, accounting for 87.7% of total EBIT (4Q 2015: 74.3%). Singapore EBIT was $182.1 million or 22.3% of total EBIT (4Q 2015: $176.0 million or 29.3%) while China EBIT was $533.6 million or 65.4% of total EBIT (4Q 2015: $270.2 million or 45.0%). Singapore EBIT was higher mainly due to lower impairments charges and higher fair value gains from investment properties, partially reduced by lower development profits and absence of a portfolio gain recognised in 4Q 2015. China EBIT increased largely due to higher handovers to home buyers this quarter, improved operating performance from shopping malls, higher fair value gains from revaluation of properties and higher portfolio gains.

PATMI

Overall, the Group achieved a PATMI of $430.5 million in 4Q 2016, 73.8% higher than 4Q 2015 driven by better operating performance, higher fair value gains on revaluation of investment properties and lower impairments.

Operating PATMI grew by 16.0% to $289.1 million primarily due to higher contributions from our development projects and shopping malls in China, partially offset by lower development profits from Singapore.

FY 2016 vs FY 2015

The Group achieved a revenue of $5,252.3 million and a PATMI of $1,190.3 million for FY 2016.

Revenue

The Group's revenue for FY 2016 rose by 10.3% driven by our development projects in Singapore and China, commercial portfolio in Singapore and serviced residence business. The increase was partially offset by lower gain from change in use of properties in China and fewer handover from development projects in Vietnam.

Singapore accounted for 32.2% (FY 2015: 32.7%) of the Group's revenue while China operations accounted for 50.6% (FY 2015: 49.1%). Together, these two core markets of Singapore and China accounted for 82.8% (FY 2015: 81.8%) of the Group's revenue.

EBIT

FY 2016's EBIT was higher at $2,359.5 million compared to $2,316.0 million last year, primarily attributable to improved operating performance, lower impairments charges and higher portfolio gains, partially offset by lower fair values gains on revaluation of properties.

Excluding the gain from change in use, the Group's operating EBIT improved by $258.6 million mainly driven by higher handover from our development projects in China, higher contribution from CapitaGreen as well as properties acquired/opened in 2015 and 2016, namely, CapitaMall Sky+ in China, Tropicana City in Malaysia, Vivit Minami-Funabashi in Japan, Element New York Times Square and Sheraton Tribeca New York in the United States of America, partially offset by absence of a gain from repurchase of convertible bonds in FY 2015.

The Group has assessed and made a net provision for impairment and foreseeable losses of $40.6 million in FY 2016 (FY 2015: $185.1 million) mainly in respect of development projects and investments in Singapore, United Kingdom, India and Malaysia.

The portfolio gains for FY 2016 of $60.8 million (FY 2015: $27.2 million) arose mainly from the divestments of two properties in China.

In terms of revaluation of investment properties, the Group recorded a fair value gain of $432.6 million (FY 2015: $632.9 million) at EBIT level. The decrease in fair value gains came mainly from investment properties in Singapore, Malaysia, Japan, Europe and the United States of America.

EBIT Contribution by Geography

Singapore and China markets remain the key contributors to EBIT, accounted for 83.5% of total EBIT (FY 2015: 79.0%). Singapore EBIT was $816.4 million or 34.6% of total EBIT (FY 2015: $920.0 million or 39.7%) while China EBIT was $1,152.9 million or 48.9% of total EBIT (FY 2015: $910.3 million or 39.3%).

Singapore EBIT decreased mainly due to lower fair value gains from revaluation of investment properties and absence of a gain from repurchase of convertible bonds in FY 2015, partially mitigated by higher contribution from CapitaGreen and CapitaLand Commercial Trust (CCT). EBIT from China was higher due to higher handover from residential projects, higher portfolio gains and a net write back of provision for foreseeable losses.

Finance Costs

Finance costs for FY 2016 were lower as compared to the corresponding period last year due to decrease in borrowings and average cost of borrowings at 3.3% (FY 2015: 3.5%).

PATMI

Overall, the Group achieved a PATMI of $1,190.3 million (FY 2015: $1,065.7 million) on the back of improved operating performance and lower provision for impairments and foreseeable losses, partially offset by lower fair value gains from revaluation of properties.

The Group recorded a higher operating PATMI for FY 2016 of $865.3 million (FY 2015: $823.6 million). Excluding the gain from change in use, operating PATMI improved by 27.8% to $834.8 million (FY 2015: $653.0 million), driven by higher handover from residential projects in China and higher recurring income from CapitaGreen and shopping malls in China.

Segment Performance

CL Singapore

S$M	4Q 2016	4Q 2015	Better/ (Worse) (%)	FY 2016	FY 2015	Better/ (Worse) (%)
Revenue	195.4	305.2	(36.0)	1,191.7	1,229.1	(3.0)
EBIT	120.0	76.0	57.9	521.9	496.4	5.1

In 4Q 2016, CL Singapore sold 61 residential units (4Q 2015: 93 units), bringing the total number of residential units sold in FY 2016 to 571 units (FY 2015: 244 units) with a sales value of $1,415 million (FY 2015: $559 million).

The lower revenue in 4Q 2016 against the same quarter last year was mainly attributable to lower sales from Sky Vue partially offset by commencement of revenue recognition for Victoria Park Villas.

Revenue for FY 2016 was lower compared to last year mainly due to lower contribution from projects which had obtained Temporary Occupation Permit ("TOP") in the last 2 years, partially mitigated by higher rental income from its commercial portfolio as well as commencement of revenue recognition for Cairnhill Nine, Victoria Park Villas and The Nassim during the year.

The increase in EBIT for 4Q 2016 and FY 2016 was mainly due to higher rental income from commercial portfolio and lower provision for foreseeable losses made on residential projects. The increase was partly offset by lower development profits from residential projects and lower net fair value gains from revaluation of investment properties this year. In addition, FY 2015 EBIT was impacted by a loss of $18.5 million arising from the dilution of CCT's interest in M REIT.

CL China

S$M	4Q 2016	4Q 2015	Better/ (Worse) (%)	FY 2016	FY 2015	Better/ (Worse) (%)
Revenue	1,281.7	1,055.5	21.4	2,375.7	2,039.3	16.5
EBIT	432.1	205.8	110.0	735.7	664.6	10.7

In 4Q 2016, CL China sold 1,562 units with a sales value of RMB 3.3 billion or approximately $0.7 billion (4Q 2015: 2,910 units; RMB 3.8 billion). For FY 2016, CL China achieved a record sales; with 10,738 units sold at a value of RMB 18.1 billion or approximately $3.7 billion (FY 2015: 9,402 units; RMB 15.4 billion). This represents a year-on-year increase of 14% and 17% in terms of units and value respectively The significant contributors for the year were from Dolce Vita in Guangzhou, Century Park in Chengdu, The Metropolis in Kunshan, Vermont Hills in Beijing, International Trade Centre in Tianjin, La Botanica in Xian, One iPark in Shenzhen, Riverfront in Hangzhou and Summit Era in Ningbo.

Revenue for CL China is recognised on completion basis upon handover of units to home buyers. In 4Q 2016, CL China handed over 6,507 units to home buyers (4Q 2015: 2,960 units). The increase was due to more completions during the quarter, namely One iPark (2 blocks), a phase from La Botanica (14 blocks), The Metropolis (2 blocks), Summit Era (7 blocks), Dolce Vita (2 blocks), Century Park (4 blocks), Vista Garden in Guangzhou (7 blocks), as well as handover of completed units from Riverfront, The Paragon in Shanghai and International Trade Centre. Including 5,684 units handed over in YTD Sep 2016, CL China delivered a record of 12,191 units in FY 2016 (FY 2015: 6,367 units).

Revenue for 4Q 2016 and FY 2016 was higher than previous corresponding periods, mainly due to higher handover of residential units. Revenue in FY 2015 included fair value gains recognised from the change in use of development properties to investment properties in respect of The Paragon (Tower 5 and 6) in 2Q 2015 and Ascott Heng Shan in 1Q 2015.

EBIT for 4Q 2016 doubled when compared to the same quarter last year due to higher handover of residential units, reversal of cost accruals upon a project's finalisation and higher portfolio gains.

FY 2016 EBIT was higher than last year on the back of higher handover of residential units, lower impairment charges and higher portfolio gains. The increase was partially offset by lower fair value gains from revaluation of properties.

CMA

S$M	4Q 2016	4Q 2015	Better/ (Worse) (%)	FY 2016	FY 2015	Better/ (Worse) (%)
Revenue	140.5	158.2	(11.1)	587.7	662.6	(11.3)
EBIT	219.3	228.0	(3.8)	751.9	794.3	(5.3)

Revenue for 4Q 2016 was lower against 4Q 2015 largely due to the absence of fees earned from CapitaLand Mall Trust (CMT) in 4Q 2015 arising from the divestment of Rivervale Mall and acquisition of Bedok Mall as well as lower project management fees in China.

For FY 2016, the lower revenue was largely due to the absence of revenue recognition from Bedok Residences, loss of contribution from Bedok Mall which was divested to CMT in September 2015. This was partially buffered by new contribution from CapitaMall Sky+ which opened in December 2015 as well as malls acquired in 2015, namely Tropicana City in Malaysia and Vivit Minami-Funabashi in Japan.

EBIT was lower for both 4Q 2016 and FY 2016 mainly due to lower revaluation gains from investment properties. Excluding portfolio losses, revaluation gains and impairment, CMA's operating EBIT improved by 0.3% and 2.4% to $164.1 million and $614.6 million in 4Q 2016 and FY 2016 respectively. This was largely due to improved performance from the portfolio of malls in China.

Ascott

S$M	4Q 2016	4Q 2015	Better/ (Worse) (%)	FY 2016	FY 2015	Better/ (Worse) (%)
Revenue	210.9	198.0	6.5	1,031.9	744.1	38.7
EBIT	61.7	98.7	(37.4)	372.2	326.0	14.2

In 4Q 2016, Ascott made its first foray into Dublin, Ireland with acquisition of a property for Eur 55.1 million. For the full year 2016, Ascott secured management contracts to manage 49 new serviced residences in Southeast Asia, China, Japan, India and Saudi Arabia, to achieve a record breaking growth of more than 10,000 units in 2016, which is expected to contribute $25 million to $30 million of fee income annually as the properties progressively open and stabilise. This brings the Ascott portfolio close to 52,000 units globally.

Revenue for 4Q 2016 was higher mainly due to contribution from a property acquired in 2016. Revenue for FY 2016 was higher mainly due to Ascott's proportionate share of revenue from the Cairnhill Nine project in Singapore, which Ascott owns a 50% stake in, as well as the full year contribution from properties acquired in 2015 and a property acquired in 2016.

EBIT for 4Q 2016 was lower mainly due to lower fair value gain from investment properties and portfolio gains. EBIT for FY 2016 was higher mainly due to gains arising from the divestment of Somerset ZhongGuanCun as well as the full year contribution from properties acquired in 2015 and a property acquired in 2016, partially offset by lower fair value gains from investment properties.

Corporate and Others

S$M	4Q 2016	4Q 2015	Better/ (Worse) (%)	FY 2016	FY 2015	Better/ (Worse) (%)
Revenue	24.3	22.7	6.9	65.3	86.8	(24.7)
EBIT	(17.4)	(8.2)	(112.5)	(22.1)	34.8	NM

Corporate and Others include Corporate Office, Storhub and other businesses in Vietnam, Japan and GCC.

In 4Q 2016, CapitaLand Vietnam sold 824 residential units (4Q 2015: 448 units) with a sales value of $168.2 million (4Q 2015: $88.0 million). FY 2016, 1,480 residential units (FY 2015: 1,321 units) were sold with a sales value of $282.1 million (FY 2015: $226.5 million). The sales were mainly from Feliz en Vista, Season Avenue and Mulberry Lane.

Revenue for CapitaLand Vietnam is recognised on completion basis upon handover of units to home buyers. In 4Q 2016, CapitaLand Vietnam handed over 75 residential units to home buyers (4Q 2015: 66 units). Including the 98 units handed over in YTD September 2016, CL Vietnam delivered a total of 173 residential units (FY 2015: 272 units) to home buyers in 2016. The units handed over were from The Vista and Mulberry Lane.

The lower revenue in FY 2016 was attributable to lower number of units being handed over to buyers for projects in Vietnam.

EBIT for 4Q 2016 was lower due to realisation of foreign currency translation losses upon liquidation of subsidiaries and fair value losses on revaluation of investment properties as compared to a gain in 4Q 2015.

EBIT for FY 2016 decreased due to lower revenue, absence of a gain from repurchase of convertible bonds in FY 2015 and fair value losses on revaluation of investment properties as compared to a gain in FY 2015.

9 Variance from Prospect Statement

The current results are broadly in line with the prospect statement made when the third quarter 2016 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

GROUP OVERALL PROSPECTS

Singapore

The Group's portfolio of malls in Singapore is well-underpinned by their connections to the public transportation networks and locations in either large population catchments, or within popular shopping and tourist destinations. These malls will continue to provide a steady stream of income. At the same time, the Group will enhance its existing portfolio through selective asset enhancement initiatives

The outlook for office occupancy and rental is expected to be muted. To mitigate leasing risks, CCT engages in proactive tenant retention and forward lease renewals. As at 31 December 2016, CCT's portfolio occupancy rate of 97.1% remains higher than the market occupancy rate.

CapitaLand expects the impact of property cooling measures to continue to weigh on the residential market. Nonetheless, the Group will continue to selectively source for new sites to stock its residential pipeline.

China

The Chinese government remains committed to rebalance its economy by increasing domestic consumption and growth in the non-manufacturing sector, which bodes well for the real estate industry.

The Group expects the property cooling measures implemented by the Chinese government to have some impact on the residential market going forward. As we principally market our residential properties to first-time buyers and up-graders, the Group does not expect the policy measures to have a significant impact on our sales. For 2017, the Group has over 8,000 launch-ready units and is expected to handover 6,000 units.

The Group's four operating Raffles City developments will continue to generate steady leasing income. In 2017, Raffles City Changning's remaining retail component and office tower 1 will be operational, while components of Raffles City Hangzhou and Raffles City Shenzhen will open in phases. Raffles City Chongqing is also on-track for completion in phases starting from 2018.

For the shopping malls in China, the Group will focus on ensuring the smooth opening of several malls as well as improving on the performance of its existing malls. The Group will also continue to enhance our retail scale and network through acquisitions and management contracts. We will look to achieve an optimal asset mix, which will provide us with stability and a strong recurring income stream going forward

Serviced Residence

Ascott's global platform, built on a well-diversified global presence, is expected to mitigate a challenging operating environment ahead. The Group is on-track to reach its target of 80,000 units in 2020. As part of the strategy to scale up its global network in key gateway cities, Ascott remains focused on growing its fee-based income through securing more management contracts and establishing strategic partnerships. Through this expansion of Ascott's network, the management fees that we receive over time will increasingly contribute to the Group's return on equity.

Other Geographical Platforms

Singapore and China continue to be CapitaLand's core markets, while it scales up presence in markets such as Vietnam.

11 Dividend

11(a) Any dividend declared for the present financial period? Yes. Please refer to Note 19.

11(b) Any dividend declared for the previous corresponding period? Yes.

11(c) Date payable : To be announced at a later date.

11(d) Books closing date : To be announced at a later date.

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

Not applicable.

13 Interested Person Transactions

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

14 Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual

The Company confirms that it has procured undertakings from all its Directors and executive officers in the form set out in Appendix 7.7 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "Listing Manual"), as required by Rule 720(1) of the Listing Manual.

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

Not applicable.

On behalf of the Board

Ng Kee Choe	**Lim Ming Yan**
Chairman	Director

16 Segmental Revenue and Results

16(a)(i) By Strategic Business Units (SBUs) – 4Q 2016 vs 4Q 2015

	Revenue			Earnings before interest & tax		
	4Q 2016 S$'000	4Q 2015 S$'000	Better/ (Worse) (%)	4Q 2016 S$'000	4Q 2015 S$'000	Better/ (Worse) (%)
CapitaLand Singapore [(1)]	195,401	305,152	(36.0)	120,021	75,991	57.9
CapitaLand China	1,281,669	1,055,522	21.4	432,134	205,818	110.0
CapitaLand Mall Asia	140,534	158,159	(11.1)	219,256	228,001	(3.8)
Ascott	210,919	198,013	6.5	61,741	98,679	(37.4)
Corporate and Others [(2)]	24,284	22,726	6.9	(17,371)	(8,176)	(112.5)
Total	**1,852,807**	**1,739,572**	**6.5**	**815,781**	**600,313**	**35.9**

16(a)(ii) By Strategic Business Units (SBUs) – FY 2016 vs FY 2015

	Revenue			Earnings before interest & tax		
	FY 2016 S$'000	FY 2015 S$'000	Better/ (Worse) (%)	FY 2016 S$'000	FY 2015 S$'000	Better/ (Worse) (%)
CapitaLand Singapore [(1)]	1,191,734	1,229,129	(3.0)	521,869	496,369	5.1
CapitaLand China	2,375,672	2,039,264	16.5	735,700	664,578	10.7
CapitaLand Mall Asia	587,743	662,594	(11.3)	751,881	794,289	(5.3)
Ascott	1,031,851	744,087	38.7	372,176	325,962	14.2
Corporate and Others [(2)]	65,334	86,780	(24.7)	(22,102)	34,828	NM
Total	**5,252,334**	**4,761,854**	**10.3**	**2,359,524**	**2,316,026**	**1.9**

Note : [(1)] *Includes residential business in Malaysia.*
[(2)] *Includes Storhub and other businesses in Vietnam, Indonesia, Japan and GCC.*

16(b)(i) By Geographical Location – 4Q 2016 vs 4Q 2015

	Revenue			Earnings before interest & tax		
	4Q 2016 S$'000	4Q 2015 S$'000	Better/ (Worse) (%)	4Q 2016 S$'000	4Q 2015 S$'000	Better/ (Worse) (%)
Singapore	264,774	373,031	(29.0)	182,093	175,973	3.5
China [1]	1,350,652	1,134,628	19.0	533,583	270,218	97.5
Other Asia [2]	130,750	126,956	3.0	106,955	103,500	3.3
Europe & Others[3]	106,631	104,957	1.6	(6,850)	50,622	NM
Total	**1,852,807**	**1,739,572**	**6.5**	**815,781**	**600,313**	**35.9**

16(b)(ii) By Geographical Location – FY 2016 vs FY 2015

	Revenue			Earnings before interest & tax		
	FY 2016 S$'000	FY 2015 S$'000	Better/ (Worse) (%)	FY 2016 S$'000	FY 2015 S$'000	Better/ (Worse) (%)
Singapore	1,689,705	1,556,528	8.6	816,398	919,987	(11.3)
China [1]	2,655,523	2,336,448	13.7	1,152,894	910,292	26.7
Other Asia [2]	487,562	487,951	(0.1)	285,402	314,713	(9.3)
Europe & Others[3]	419,544	380,927	10.1	104,830	171,034	(38.7)
Total	**5,252,334**	**4,761,854**	**10.3**	**2,359,524**	**2,316,026**	**1.9**

Note:
(1) China including Hong Kong.
(2) Excludes Singapore and China and includes projects in GCC.
(3) Includes Australia and USA.

17 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.

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

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

	2016 S$'000	2015 S$'000	Better/ (Worse) %
(a) Revenue			
- first half	2,025,827	1,946,311	4.1
- second half	3,226,507	2,815,543	14.6
Full year revenue	**5,252,334**	**4,761,854**	**10.3**
(b) Profit after tax before deducting minority interests ("PAT")			
- first half	683,176	822,411	(16.9)
- second half	821,093	672,845	22.0
Full year PAT	**1,504,269**	**1,495,256**	**0.6**

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

Barring unforeseen circumstances, the Company's policy is to declare a dividend of at least 30% of the annual profit after tax and non-controlling interests excluding unrealised revaluation gains or losses as well as impairment charges or write backs.

The Directors are pleased to propose a tax-exempt ordinary dividend of 10 cents per share for the financial year ended 31 December 2016, subject to shareholders' approval.

	Current financial year ended 31/12/2016		
Name of Dividend	**Ordinary**	**Special**	**Total**
Type of Dividend	Cash	-	Cash
Dividend Per share	10.0 cents	-	10.0 cents
Annual Dividend (S$'000)	423,739	-	423,739

The above dividend amounts are estimated based on the number of issued shares (excluding treasury shares) as at 31 December 2016. The actual dividend payment can only be determined on books closure date.

	Previous financial year ended 31/12/2015		
Name of Dividend	**Ordinary**	**Special**	**Total**
Type of Dividend	Cash	-	Cash
Dividend Per share	9.0 cents	-	9.0 cents
Annual Dividend (S$'000)	383,034	-	383,034

20 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand Limited (the "Company") confirms that there is no person occupying a managerial position in the Company or in any of its principal subsidiaries who is a relative of a director, chief executive officer or substantial shareholder of the Company.

21 Subsequent Event

On 16 January 2017, the Group disposed its entire interest in a wholly owned subsidiary, Nassim Hill Realty Pte Ltd (NHR) for a cash consideration of $411.6 million to an unrelated third party, Kheng Leong Company (Private) Limited. NHR owns 45 units in a freehold low-rise building luxurious condominium known as "The Nassim" in Singapore.

BY ORDER OF THE BOARD

Michelle Koh
Company Secretary
15 February 2017