Supplementary Slides

Financials

EBIT by Geography

(S$ million)	1H 2009	1H 2010	Change
Singapore	35.5	489.1	+453.6
China[1]	320.9	454.5	+133.6
Other Asia[2]	(21.9)	71.4	+93.3
Australia	(271.1)	137.7	+408.8
Europe	(9.4)	33.8	+43.2
Others	(13.8)	4.3	+18.1
Total EBIT	40.2	1,190.8	+1,150.6

[1] China including Macau and Hong Kong
[2] Excludes Singapore and China and includes projects in GCC

EBIT by Geography (ex revals & impairments)

(S$ million)	1H 2009	1H 2010	Change
Singapore	189.2	466.2	146.4%
China[1]	121.9	111.1	(8.9)%
Other Asia[2]	61.5	74.8	21.6%
Australia	99.5	121.0	21.6%
Europe	11.8	19.4	64.4%
Others	(4.1)	0.3	107.3%
Total EBIT	479.8	792.8	65.2%

[1] China including Macau and Hong Kong
[2] Excludes Singapore and China and includes projects in GCC

Capital Management

Debt Coverage

	1H2009	1H2010	Change
Interest Cover Ratio	1.6	**5.2**	Improved
Interest Service Ratio	3.3	**2.3**	Satisfactory

$$ICR = \frac{\text{EBITDA}}{\text{Net Interest Expense}}$$

$$ISR = \frac{\text{Operating cashflow}}{\text{Net Interest Paid}}$$

1H10 EBIT impact Map: Revals & impairments

SBU & Geographic Impact of all Revaluations & Impairments

S$ mil	S'pore	China	Australia	Other Asia[2]	Europe & Others	Total
CapitaLand Residential Singapore	**14.5**		**-**	**-**	**-**	**14.5**
CapitaLand China Holdings		**309.4**				**309.4**
CapitaLand Commercial	**(10.4)**	**-**	**-**	**(0.5)**	**14.3**	**3.4**
CapitaMalls Asia	**9.8**	**21.7**	**-**	**(10.4)**	**-**	**21.1**
The Ascott Limited	**9.0**	**0.2**	**(1.6)**	**7.5**	**-**	**15.1**
CapitaLand Financial	**-**	**-**		**-**	**4.0**	**4.0**
Australand / Others	**-**	**12.1**[1]	**18.4**	**-**	**-**	**30.5**
TOTAL	**22.9**	**343.4**	**16.8**	**(3.4)**	**18.3**	**398.0**

[1] Group's share of Raffles City China Fund's fair value gains held through CapitaMalls Asia
[2] Excludes Singapore and China and includes projects in GCC

1H10 PATMI impact Map: Revals & Impairments

SBU & Geographic Impact of all Revaluations & Impairments

1H2010 PATMI impact of Revals & Impairmts (S$ mil)	S'pore	China	Aust	Other Asia*	Europe & Others	Total
CL Residential Singapore	**14.5**	**-**	**-**	**-**	**-**	**14.5**
CapitaLand China Holdings	**-**	**140.8**	**-**	**-**	**-**	**140.8**
CapitaLand Commercial	**(10.4)**	**-**	**-**	**(0.5)**	**14.4**	**3.5**
CapitaLand Retail	**6.4**	**12.9**	**-**	**(6.5)**	**-**	**12.8**
Serviced Residences	**9.0**	**0.2**	**(1.6)**	**7.5**	**-**	**15.1**
CapitaLand Financial	**-**	**-**	**-**	**-**	**4.0**	**4.0**
Australand / Others	**-**	**7.9**	**10.2**	**-**	**-**	**18.1**
TOTAL	**19.5**	**161.8**	**8.6**	**0.5**	**18.4**	**208.8**

** Excludes Singapore and China and includes projects in GCC*

Impact to CL PATMI: 4 Key Listed Entities

The following 4 Key Listed Entities reported their results earlier.
The PATMI impact to CL of their Revaluations & Impairments is shown below.

1H CL PATMI IMPACT Listed Entities	CL Share S$ million			Effective Stake %	SBU / Remarks
	Total	Revals	Impair.		
Listed Entities					
CMA (Subsidiary) [1]	**12.8**	*12.8*		65.5	CapitaMalls Asia
Australand (Subsidiary)	**10.2**	*10.2*		59.3	Australand
CCT (Associate)	**(10.3)**	*(10.3)*		31.7	CapitaLand Commercial
Ascott Reit (Associate)	**15.1**	*15.1*		47.7	The Ascott Limited
Total Impact to CL	**27.8**	*27.8*			

[1] Includes the revaluations & impairments of CMT & CRCT

Financials

List of major revaluation & impairment items

Major Revaluations and Impairments arising from rest of the Group

1H CL PATMI IMPACT Major Items	CL Share S$ million			Effective Stake %	SBU / Remarks
	Total	Revals	Impair.		
Rest of Group					
ION Orchard	**25.9**	*25.9*		32.8	CapitaMalls Asia
Raffles City Hangzhou *	**12.6**	*12.6*		45.1	CapitaLand China Holdings
Raffles City Beijing *	**6.9**	*6.9*		45.1	CapitaLand China Holdings
Raffles City Chengdu *	**6.3**	*6.3*		45.1	CapitaLand China Holdings
Raffles City Shanghai *	**10.6**	*10.6*		25.2	CapitaLand China Holdings
Raffles City Shenzhen	**102.0**	*102.0*		50.2	CapitaLand China Holdings

** Includes the revaluation gains from CapitaLand's effective interest in CMA*

Financials

Revenue by SBU – 1H 2010

S$ Million	1H 2009	1H 2010	Better/(Worse) Variance		Remarks
CapitaLand Residential Singapore	102.0	512.4	410.4	402.2%	Revenue recognition from The Seafront on Meyer and Latitude projects
CapitaLand China	230.7	191.3	(39.4)	-17.1%	Fewer sales from subsidiaries' projects
CapitaLand Commercial	70.7	153.1	82.4	116.7%	Higher revenue recognition from The Vista project
CapitaMalls Asia	108.7	147.6	38.9	35.8%	Revenue from the retail Fund manager entities, higher rental from malls in M'sia and China, and higher project mgt fee in S'pore
The Ascott Limited	186.2	194.8	8.6	4.6%	Improved business, partially offset by weaker Euro and GBP exchange rates
CapitaLand Financial	80.1	47.4	(32.7)	-40.8%	Transfer of retail REIT/fund mgt business to CMA
Australia/Others	299.8	314.5	14.7	4.9%	Favourable AUD exchange rate, partly offset by lower sales from development projects
Total Revenue	**1,078.2**	**1,561.1**	**482.9**	**44.8%**	

Financials

EBIT by SBU – 1H2010

S$ Million	1H 2009	1H 2010	Better/(Worse) Variance		Remarks
CapitaLand Residential Singapore	77.8	232.2	154.4	198.4%	Higher revenue and better margins
CapitaLand China	291.5	397.8	106.3	36.5%	Higher fair value gains, divestment gains and share of associates' results
CapitaLand Commercial	(260.0)	64.3	324.3	NM	FV gains for investment properties compared to a loss previously, absence of impairment loss, gain on divestment of Robinson Point and cost savings
CapitaMalls Asia	154.1	232.4	78.3	50.7%	Higher revenue, profit from The Orchard Residences and ION orchard, partially offset by lower FV gains
The Ascott Limited	7.5	49.4	41.9	558.7%	FV gains compared to loss in 2009, higher revenue and lower depreciation, partially offset by lower portfolio gain
CapitaLand Financial	46.8	38.3	(8.5)	-18.2%	Higher share of associates' profit due to write back of impairment losses, offset by loss of contribution from retail REIT/Fund mgt business
Australand / Others	(277.6)	176.4	454.0	-163.5%	Australand benefited from FV gains compared to FV losses previously, absence of impairment losses and better operating margins. Rihan Heights profit recognition. FX gains.
Total EBIT	**40.2**	**1,190.8**	**1,150.6**	**NM**	

Asset Matrix 1H2010

S$ Million	S'pore	China	Australia	Other Asia[1]	Europe & Others	TOTAL
CL Residential S'pore	2,590	-	-	-	-	**2,590**
CL China	-	7,549	-	-	-	**7,549**
CL Commercial	1,808	-	-	818	35	**2,661**
CapitaMalls Asia	3,372	2,077	-	1,209	-	**6,658**
The Ascott Limited	1,420	403	203	320	1,003	**3,349**
CL Financial	103	13	16	60	53	**245**
Others[2]	3,096	22	4,156	185	26	**7,485**
TOTAL	**12,389**	**10,064**	**4,375**	**2,592**	**1,117**	**30,537**

(1) Excludes Singapore and China. Includes projects in GCC
(2) Includes Corporate office, Australand and Others.

Singapore Residential : Stages of Construction Completion[1]

PROJECT	Total Units	Units Launched	Effective Stake %	% Sold As at June 2010	% Completed As at June 2010
Launched in 2007					
The Seafront on Meyer	327	327	100%	97%	99%
The Orchard Residences	175	175	32%	88%	88%
Launched in 2008					
The Wharf Residence	186	186	100%	97%	14%
Latitude	127	127	100%	61%	92%
Launched in 2009					
The Interlace	1,040	590	60%	84%	5%
Urban Suites	165	165	50%	99%	3%

[1] *Figures might not correspond with income recognition*

China Residential : Stages of income recognition

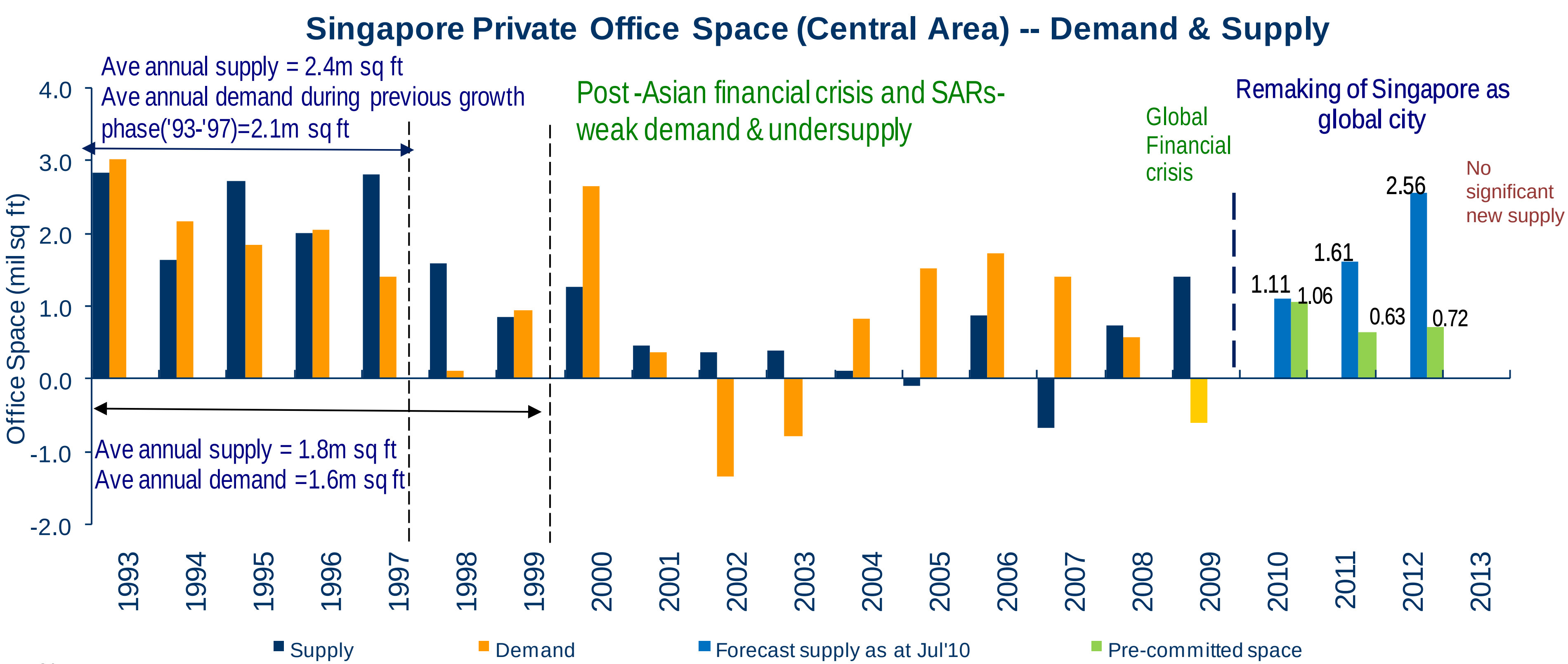
PROJECT	Units Launched	Effective Stake %	% Sold [2] As at Jun 2010	% Completed As at Jun 2010
BEIJING				
The Pines	155 [1]	100%	99%	100%
La Capitale	313	100%	80%	100%
Beaufort – Phase 1	467 [1]	50%	100%	8%
CHENGDU				
The Loft	1,109	56%	75%	74%
NINGBO				
Summit Residences: Plot 3	150 [1]	50%	100%	99%
Summit Residences : Plot 4	452 [1]	50%	98%	99%
FOSHAN				
Riverside Ville	350	100%	49%	81%
The Riviera	162	100%	83%	91%
Beau Residences	348	100%	83%	69%

[1] Project fully launched
[2] % sold: units sold (S&P documentation fully completed) against units launched

Ceased to report Luff Egret after announcement of divestment
299 units of The Metropolis was launched in Jun 2010, however the S&Ps was not signed at the accounting close. Thus, no revenue was recognised in Jun 2010.

95% of 2010 supply already pre-committed

32% of 2011 and 2012 supply pre-committed



Note:

(1) Central Area comprises 'The Downtown Core', 'Orchard' and 'Rest of Central Area'

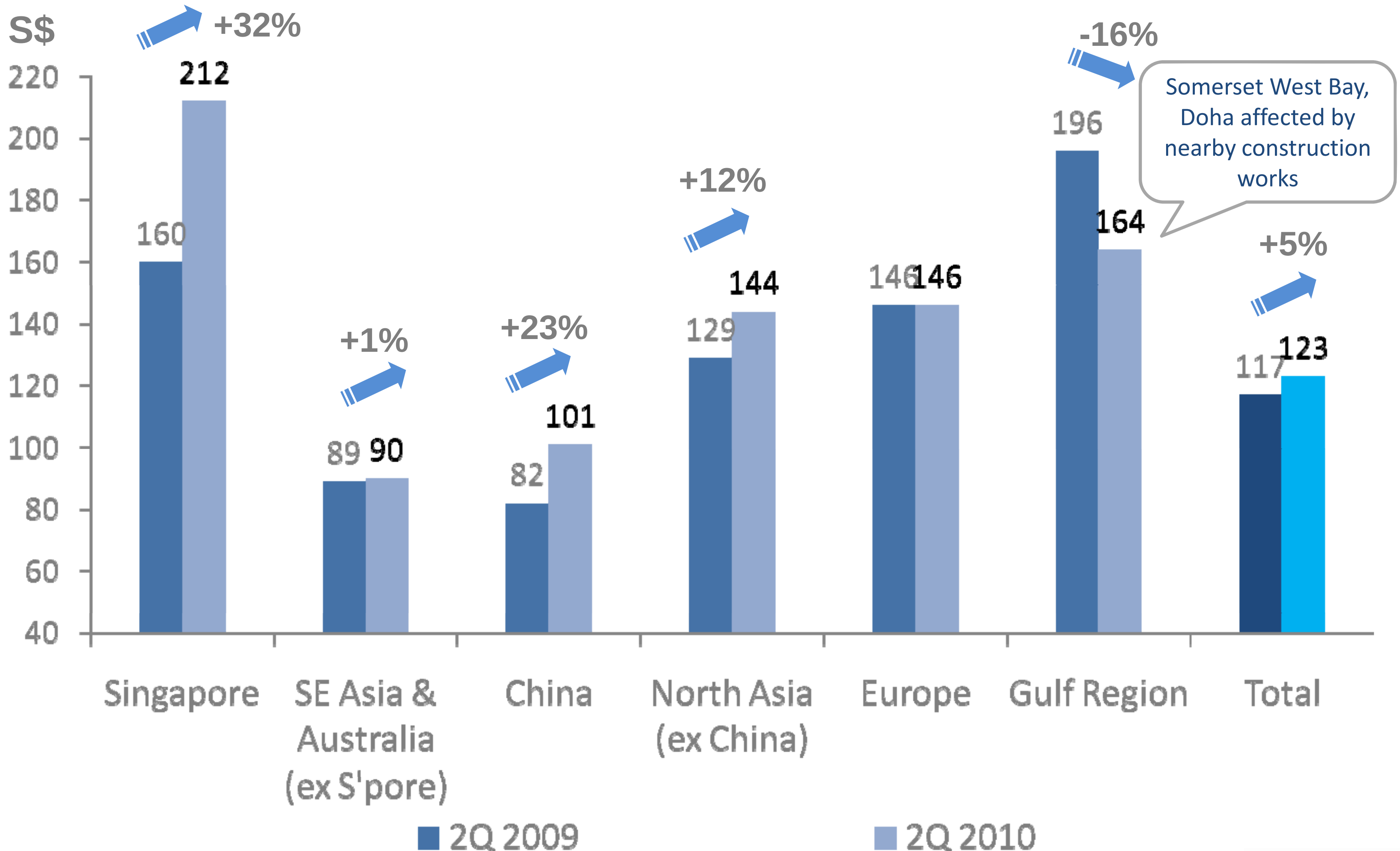
Source: Consensus Compiled from CBRE & JLL (Jul 10)

The Ascott Limited's Portfolio: 20,397 operational & 6,149 under development (30 Jul2010)

	ART	ASRCF	Owned	Managed	Leased	Total
Singapore	343		300	195	72	910
Indonesia	401			1,181		1,582
Malaysia	0		304	649		953
Philippines	594			137		731
Thailand	0			1,580		1,580
Vietnam	612		206	485		1,303
STH EAST ASIA TOTAL	**1,950**		**810**	**4,227**	**72**	**7,059**
China	883	1,973	565	2,836		6,257
Japan	143			284		427
South Korea				422		422
NORTH ASIA TOTAL	**1,026**	**1,973**	**565**	**3,542**		**7,106**
India			210	1,188		1,398
SOUTH ASIA TOTAL			210	1,188		1,398
Australia	127		380		377	884
New Zealand						
AUSTRALASIA TOTAL	**127**		**380**		**377**	**884**
United Kingdom			600		136	736
France-Paris			995	291	513	1,799
France-Outside Paris			678	158	896	1,732
Belgium			323			323
Germany			264			264
Spain			131			131
Russia				150		150
Georgia				66		66
EUROPE TOTAL			**2,991**	**665**	**1,545**	**5,201**
U.A.E						
Bahrain				318		318
Qatar				200		200
GULF REGION TOTAL				**518**		**518**
Kazahstan				320		320
CENTRAL ASIA TOTAL				**320**		**320**
SERVICE APARTMENTS	**3,103**	**1,973**	**4,956**	**10,460**	**1,994**	**22,486**
Corporate Leasing	760			3,230	70	4,060
CORP LEASING TOTAL						**4,060**
GRAND TOTAL	**3,863**	**1,973**	**4,956**	**13,690**	**2,064**	**26,546**

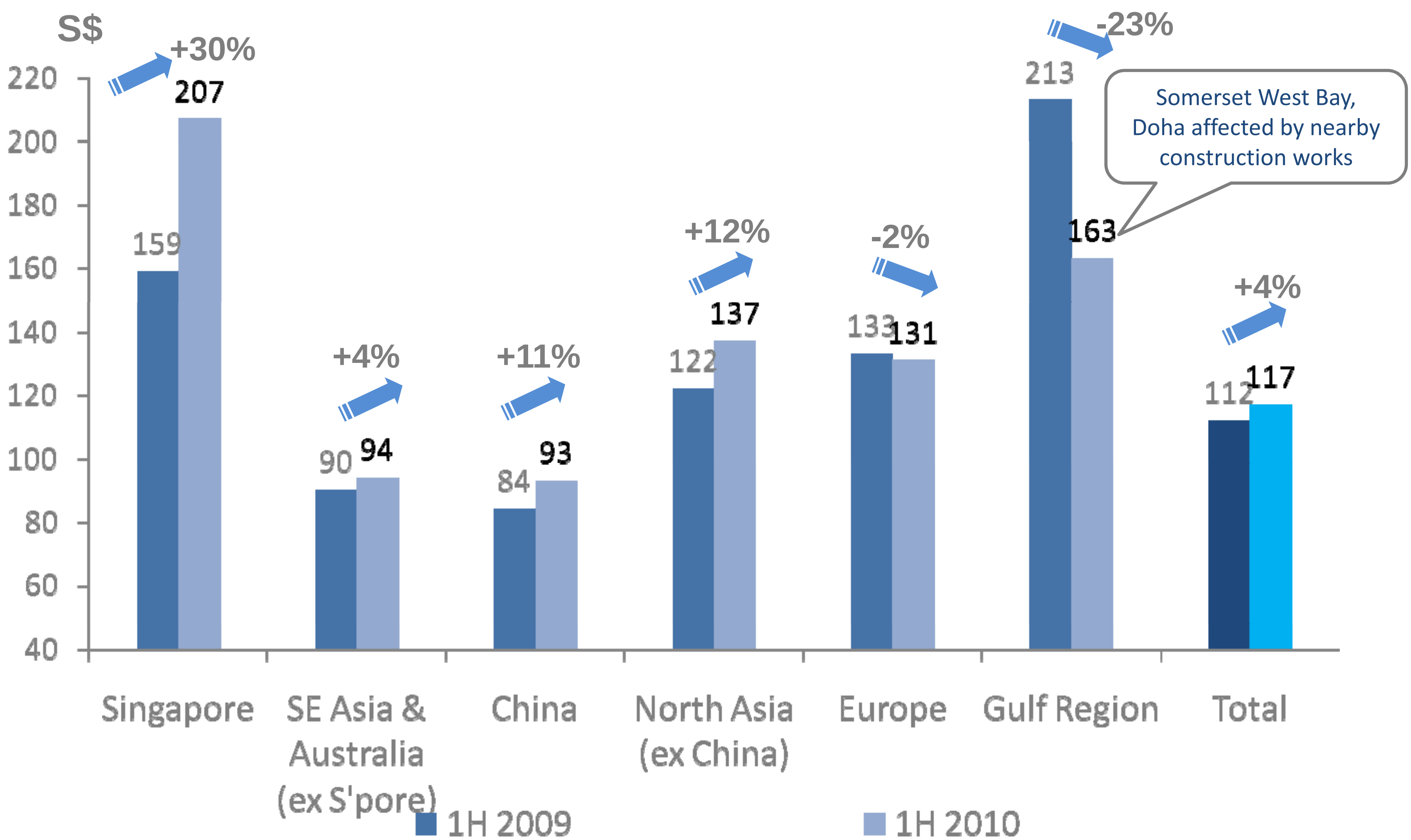
The Ascott Limited

Serviced Residence
2Q 2010 RevPAU Performance



System-wide , same-store– Numbers include all serviced residences owned, leased and managed
REVPAU – Revenue per available unit
Foreign currencies are converted to S$ at respective period's average rates

Serviced Residence
1H 2010 RevPAU Performance

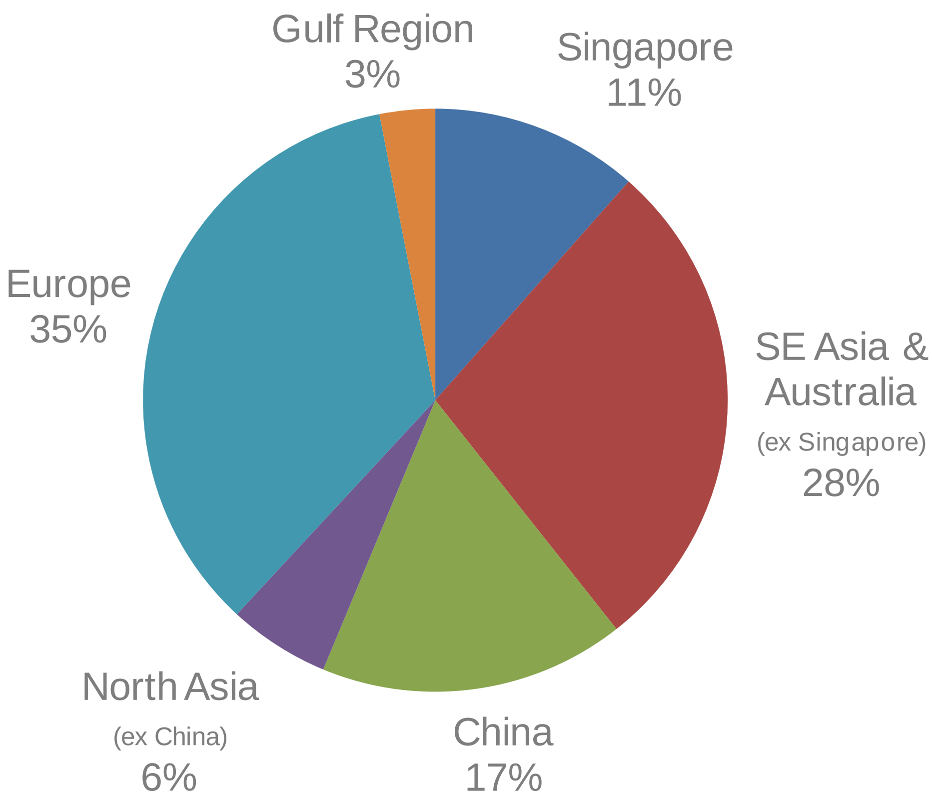


System-wide, same-store – Numbers include all serviced residences owned, leased and managed
REVPAU – Revenue per available unit
Foreign currencies are converted to S$ at respective period's average rates

The Ascott Limited

YTD June 2010 Revenue Contribution - By Geographical Segment

YTD June 2010 System-wide Revenue = S$354.1 million

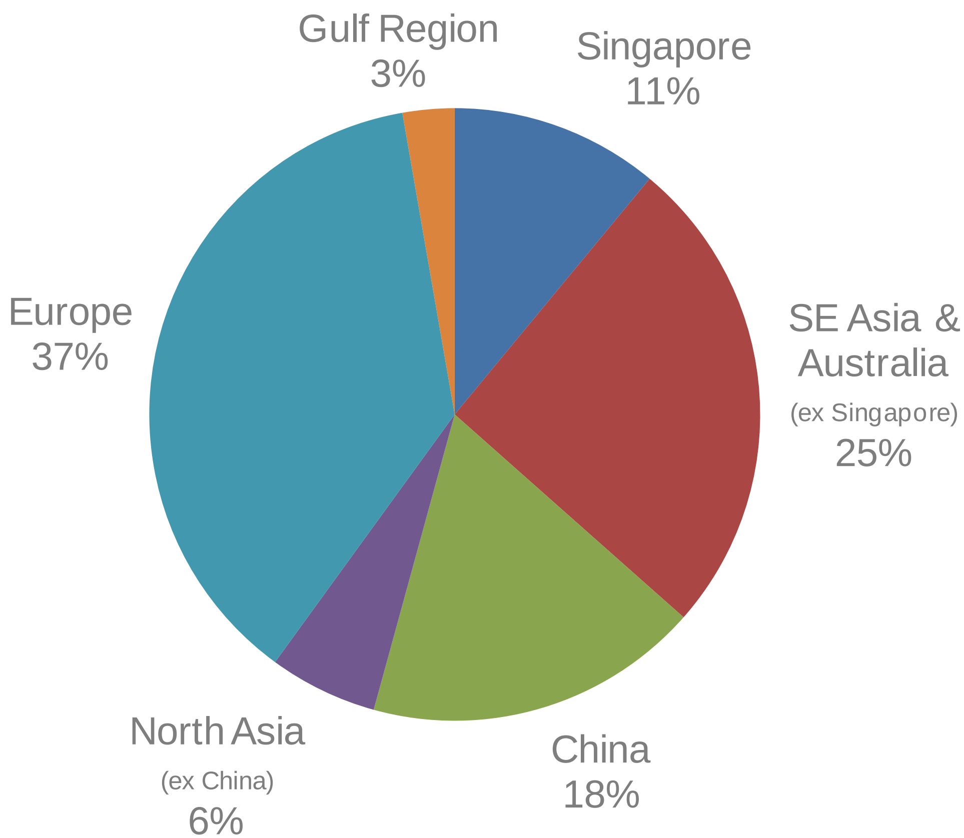


System-wide – Numbers include all serviced residences owned, leased and managed

The Ascott Limited

2Q 2010 Revenue Contribution - By Geographical Segment

2Q 2010 System-wide Revenue = S$190.1 million



System-wide – Numbers include all serviced residences owned, leased and managed