Disclaimer

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the current view of management on future events.
Contents

• Results Overview

• Financials & Capital Management

• Highlights

• Going Forward
Results Overview
Highlights

• YTD Sep10 Statutory PATMI increased 349% to S$751m

• 3Q Sep10 PATMI down 43% yoy to S$160m
  – Due largely to lower recognition on completion of residential projects in Singapore

• Key events in 3Q10
  – Ascott recycled stabilised assets into Ascott Reit
  – Acquired prime Bedok Town Centre site for integrated retail-cum-residential development
  – 5th residential development project in Vietnam
  – Successful listing of CapitaMalls Malaysia Trust (“CMMT”) on Bursa Malaysia
  – Formed CapitaValue Homes (affordable housing SBU)

• Group managed real estate assets totaled S$50bn

• Proactive Capital Management
  – Strengthened financial flexibility with the issuance of an aggregate S$1b of bonds
  – Strong cash liquidity of S$6.4bn
  – Healthy Net Debt/Equity of 0.21
Financials & Capital Management
Net Profit (PATMI) of S$751m YTD Sep10: increase of 349% over corresponding period last year

- Revenue YTD Sep10 of S$2,246m, up 6% YoY

<table>
<thead>
<tr>
<th>(S$ million)</th>
<th>YTD Sep09</th>
<th>YTD Sep10</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>2,124.3</td>
<td>2,245.8</td>
<td>+122</td>
</tr>
<tr>
<td>EBIT</td>
<td>490.8</td>
<td>1,558.8</td>
<td>+1,068</td>
</tr>
<tr>
<td>PATMI</td>
<td>167.2</td>
<td>751.1</td>
<td>+584</td>
</tr>
</tbody>
</table>
**Earnings performance excluding revaluation & impairments: up 20% to S$542 million**

<table>
<thead>
<tr>
<th>(S$ million)</th>
<th>YTD Sep09</th>
<th>YTD Sep10</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PATMI (Excluding reval/impairment)</strong></td>
<td>452.3</td>
<td>542.4</td>
<td>+90</td>
</tr>
<tr>
<td><strong>Reval/Impairments (Gains)/Losses</strong></td>
<td>(285.1)</td>
<td>208.7</td>
<td>+494</td>
</tr>
<tr>
<td><strong>PATMI</strong></td>
<td>167.2</td>
<td>751.1</td>
<td>+584</td>
</tr>
</tbody>
</table>
Strong performances across businesses

EBIT YTD Sep10 S$1,559m vs S$491m previously

(1) Excludes Retail and Serviced Residences in China
(2) Includes residential projects in Vietnam, Malaysia, India and Thailand
**Financials**

3Q Sep10 PATMI lower by 43% to S$160m

- Lower progressive recognition on completion of residential projects in Singapore
  - The Seafront on Meyer and Latitude received Temporary Occupation Permit during the quarter

<table>
<thead>
<tr>
<th>(S$ million)</th>
<th>3Q Sep09</th>
<th>3Q Sep10</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenue</strong></td>
<td>1,046.2</td>
<td>684.6</td>
<td>-362</td>
</tr>
<tr>
<td><strong>EBIT</strong></td>
<td>450.6</td>
<td>368.0</td>
<td>-83</td>
</tr>
<tr>
<td><strong>PATMI</strong></td>
<td>281.3</td>
<td>159.6</td>
<td>-122</td>
</tr>
</tbody>
</table>
3Q Sep10 key performance highlights:

**Lower residential and retail rental income**

- Progressive recognition for Singapore residential declined on completion of The Seafront on Meyer and Latitude
- Lower rental after injection of Clarke Quay into CMT and injection of 3 malls into CapitaMalls Malaysia Trust which was listed in July 2010

**Improving outlook across businesses**

- Sustained demand for homes in China
- Higher revenue contribution from development projects in Australia and Vietnam
- Recovery of demand for serviced residences

**Strong overseas contribution**

- Contributed 58% of Group’s total EBIT
- Strong performances from Australia, China and Other Asia

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* Other Asia includes Vietnam and Abu Dhabi
Revenue Under Management

- **Revenue Under Management**: Revenue of all properties managed by the Group

- **Statutory Revenue**
  - YTD September 2009: 2.1 S$bn
  - YTD September 2010: 2.2 S$bn
  - Growth: 5%

- **Revenue Under Management**
  - YTD September 2009: 4.3 S$bn
  - YTD September 2010: 4.8 S$bn
  - Growth: 12%
## Financials

### Group Managed Real Estate Assets of S$50bn

<table>
<thead>
<tr>
<th>Group Managed RE Assets&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Sep10 (S$bn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Balance Sheet &amp; JVs</td>
<td>20.2</td>
</tr>
<tr>
<td>Funds</td>
<td>9.4</td>
</tr>
<tr>
<td>REITs/Trusts</td>
<td>16.5</td>
</tr>
<tr>
<td>Others&lt;sup&gt;2&lt;/sup&gt;</td>
<td>3.8</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>49.9</strong></td>
</tr>
</tbody>
</table>

<sup>1</sup> This is the value of all real estate assets managed by CapitaLand Group entities stated at 100% of the property carrying value

<sup>2</sup> Others include 100% values of properties under management contracts
Financials

Diversified and Balanced Asian Real Estate Portfolio

Assets by SBUs and Geography as at Sep10 (ex treasury cash): S$28.2b

**SBUs**

- **Australand /others**: S$5.5b, 19%
- **CL Financial**: S$0.3b, 1%
- **Ascott**: S$3.7b, 13%
- **CMA**: S$6.7b, 24%
- **CL Commercial**: S$2.7b, 10%
- **CL Residential Singapore**: S$2.1b, 7%
- **CL China Holdings**: S$7.2b, 26%

**Geography**

- **Singapore**: S$10.1b, 36%
- **Australia**: S$4.6b, 16%
- **Europe**: S$1.1b, 4%
- **Other Asia**: S$1.1b, 4%
- **China**: S$9.9b, 35%

---

1. Excludes Retail and Serviced Residences in China
2. Includes residential projects in Vietnam, Malaysia, India and Thailand
3. Includes Corporate office and others
4. China includes Macau and Hong Kong
5. Excludes Singapore and China and includes projects in GCC
## Financial flexibility for new investments

<table>
<thead>
<tr>
<th></th>
<th>3Q2009</th>
<th>3Q2010</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equity (S$bn)</td>
<td>14.2</td>
<td>17.3</td>
<td>Increased</td>
</tr>
<tr>
<td>Cash (S$bn)</td>
<td>5.4</td>
<td>6.4</td>
<td>Increased</td>
</tr>
<tr>
<td>Net Debt (S$bn)</td>
<td>5.0</td>
<td>3.7</td>
<td>Improved</td>
</tr>
<tr>
<td>Net Debt/Equity</td>
<td>0.35</td>
<td>0.21</td>
<td>Improved</td>
</tr>
<tr>
<td>% Fixed Rate Debt</td>
<td>71%</td>
<td>73%</td>
<td>Stable</td>
</tr>
<tr>
<td>Ave Debt Maturity(Yr)¹</td>
<td>3.7</td>
<td>3.6</td>
<td>Stable</td>
</tr>
</tbody>
</table>

¹ Based on put dates of Convertible Bond holders.
### Asset Matrix 3Q10 – Diversified Portfolio

<table>
<thead>
<tr>
<th>S$million</th>
<th>S'pore</th>
<th>China (1)</th>
<th>Aust</th>
<th>Other Asia (2)</th>
<th>Europe &amp; Others</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>CapitaLand Residential Singapore</td>
<td>2,129</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,129</td>
</tr>
<tr>
<td>CapitaLand China</td>
<td>-</td>
<td>7,243</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>7,243</td>
</tr>
<tr>
<td>CapitaLand Commercial</td>
<td>1,889</td>
<td>-</td>
<td>-</td>
<td>796</td>
<td>36</td>
<td>2,721</td>
</tr>
<tr>
<td>Ascott</td>
<td>1,266</td>
<td>551</td>
<td>223</td>
<td>663</td>
<td>979</td>
<td>3,682</td>
</tr>
<tr>
<td>CapitaLand Financial</td>
<td>108</td>
<td>14</td>
<td>18</td>
<td>66</td>
<td>49</td>
<td>255</td>
</tr>
<tr>
<td>CapitaMalls Asia</td>
<td>3,830</td>
<td>2,043</td>
<td>-</td>
<td>789</td>
<td>-</td>
<td>6,662</td>
</tr>
<tr>
<td>Others</td>
<td>3,881</td>
<td>23</td>
<td>4,370</td>
<td>180</td>
<td>26</td>
<td>8,480</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>13,103</td>
<td>9,874</td>
<td>4,611</td>
<td>2,494</td>
<td>1,090</td>
<td>31,172</td>
</tr>
</tbody>
</table>

(1) China includes Macau & Hong Kong
(2) Excludes S'pore and China and includes projects in GCC
Highlights
Revenue YTD Sep10 underpinned by strong pre-sales

- **Started revenue recognition for The Wharf Residence in 3Q 2010**
- **Achieved S$1.4b sales for YTD Sep 2010**
  - Sold about 520 residential units, mainly from Urban Suites and The Interlace
  - Average sales value of S$2.7m/unit; higher than industry average of S$1.55m/unit
- **Received Temporary Occupation Permit (TOP) in 3Q 2010**
  - The Seafront on Meyer (327 units)
  - Latitude (127 units)
Healthy Singapore market fundamentals

• Residential market to remain stable
  – Demand supported by positive economic growth, low interest rate environment and high liquidity
  – Cooling measures aim to reduce speculation and encourage financial prudence
  – Home prices expected to remain steady or increase moderately

• Projects to be launch-ready in 4Q2010
  – Farrer Road development
  – The Nassim

• Acquisition of prime Bedok Town Centre site
  – Integrated development with approximately 500 apartments and a one-stop family shopping mall
## Singapore - Stages of Construction Completion

### PROJECT

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>Total Units</th>
<th>Units Launched</th>
<th>% Sold As at Sept 2010</th>
<th>% Completed As at Sept 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Launched in 2007</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Seafront on Meyer</td>
<td>327</td>
<td>327</td>
<td>97%</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Launched in 2008</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Wharf Residence</td>
<td>186</td>
<td>186</td>
<td>97%</td>
<td>19%</td>
</tr>
<tr>
<td>Latitude</td>
<td>127</td>
<td>127</td>
<td>64%</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Launched in 2009</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Interlace</td>
<td>1,040</td>
<td>590</td>
<td>93%</td>
<td>11%</td>
</tr>
<tr>
<td>Urban Suites</td>
<td>165</td>
<td>165</td>
<td>99%</td>
<td>7%</td>
</tr>
</tbody>
</table>

1. Figures might not correspond with income recognition
Good residential sales performance in China

- **Sales of RMB3.3bn (S$670m) YTD Sep10**
  - Sold 1,935 residential units YTD and over 700 in 3Q10

- **Former OODL projects achieved healthy sales**
  - In line with price expectations
  - The Pinnacle, Shanghai (Nanmatou site)
    - 98 units sold in 3Q10
    - 45% of 242 units released-to-date sold
    - Average selling price of RMB 30,000 psm
  - The Metropolis, Kunshan (Huaqiao site)
    - 209 units sold in 3Q10
    - 82% of 500 units released-to-date sold
    - Average selling price of RMB 11,000 psm

- **Sales of other projects picked up speed in 3Q10**
  - The Loft, Chengdu
    - 259 units sold in 3Q10
  - Foshan projects
    - 174 units sold in 3Q10
# CapitaLand China Holdings (CCH)

## Stages of income recognition

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>Units Launched</th>
<th>Effective Stake %</th>
<th>% Sold&lt;sup&gt;2&lt;/sup&gt; As at Sept 2010</th>
<th>% Completed As at Sept 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SHANGHAI</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Metropolis</td>
<td>500&lt;sup&gt;3&lt;/sup&gt;</td>
<td>70%</td>
<td>52%</td>
<td>65%</td>
</tr>
<tr>
<td>The Pinnacle</td>
<td>242&lt;sup&gt;3&lt;/sup&gt;</td>
<td>80%</td>
<td>10%</td>
<td>30%</td>
</tr>
<tr>
<td><strong>BEIJING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Pines</td>
<td>155&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>La Capitale</td>
<td>313&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100%</td>
<td>84%</td>
<td>100%</td>
</tr>
<tr>
<td>Beaufort – Phase 1</td>
<td>467&lt;sup&gt;1&lt;/sup&gt;</td>
<td>50%</td>
<td>100%</td>
<td>13%</td>
</tr>
<tr>
<td><strong>CHENGDU</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Loft</td>
<td>1,408</td>
<td>56%</td>
<td>70%</td>
<td>81%</td>
</tr>
<tr>
<td><strong>NINGBO</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Summit Residences: Plot 3</td>
<td>150&lt;sup&gt;1&lt;/sup&gt;</td>
<td>50%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Summit Residences : Plot 4</td>
<td>452&lt;sup&gt;1&lt;/sup&gt;</td>
<td>50%</td>
<td>98%</td>
<td>100%</td>
</tr>
<tr>
<td><strong>FOSHAN</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Riverside Ville</td>
<td>370</td>
<td>100%</td>
<td>57%</td>
<td>89%</td>
</tr>
<tr>
<td>The Riviera</td>
<td>208&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100%</td>
<td>68%</td>
<td>97%</td>
</tr>
<tr>
<td>Beau Residences</td>
<td>468</td>
<td>100%</td>
<td>69%</td>
<td>83%</td>
</tr>
</tbody>
</table>

1 Project fully launched  
2 % sold: units sold (S&P documentation fully completed) against units launched  
3 Newly launched OODL projects – The Metropolis launched in Jun 10 & The Pinnacle launched in Aug 10
Continue to expand our China presence

- **Market outlook**
  - Current measures aim to curb speculation and ensure market sustainability
  - Demand underpinned by income growth, urbanisation and rising affluence

- **Projects slated for next 12 months**
  - *New launches:*
    Paragon (Luwan site in Shanghai), Imperial Bay (Hangzhou)
  - *New phases:*
    The Metropolis (Kunshan in western Shanghai), The Pinnacle (Shanghai), Beaufort (Beijing)
Robust Raffles City portfolio across China

• 2 operational Raffles City continue to perform well
  – >90% occupancy for office and retail components

• 4 Raffles City under development progressing on track, with phased opening from
  – Raffles City Chengdu : 2H 2011
  – Raffles City Ningbo : 2H 2012
  – Raffles City Hangzhou : 2H 2013
  – Raffles City Shenzhen : 2014
Positive outlook for commercial portfolio in S’pore

• **Strengthening office demand**
  - Office rents increased for 2 consecutive quarters
  - Core CBD occupancy up from 93.3% to 95.2% QoQ

• **CCT* continues resilient performance**
  - 3Q Distributable Income up 7.9% QoQ
    - 98% of ’09 gross rental income already committed for 2010
  - Strong occupancies
    - Grade A offices near 100%; Portfolio 98.2%

• **Strategy for growth**
  - Unlock value of non-core assets to recycle capital
  - Actively source for good quality assets in Singapore
  - Grow new self-storage business via StorHub in S’pore and Asia
  - Extract value through proactive Asset Enhancement Initiatives
    - Six Battery Road asset enhancement starts in Nov10

*CapitaCommercial Trust*
Vietnam – Pipeline grown to over 4,500 apartments

- Signed JVA in Oct10 for 5th residential project at District 9, Ho Chi Minh City
  - Approx 500 units in affordable housing segment

- 3 projects under construction (~3,310 units)
  - The Vista, Ho Chi Minh City (850 units)
    - Sold 74% (633 units)*
    - Expected completion: 2011
  - Mulberry Lane, Hanoi (~1,500 units)
    - Sold 73% (561) of 768 units launched*
    - Piling completed; superstructure works starting in Nov10
  - Beau Rivage, Ho Chi Minh City (962 units)
    - Obtained Project Approval in Aug10
    - Completed 50% of piling
    - Launch-ready by end-2010

- Grow total assets from current S$400m to S$2bn over 3-5 years

* As at 30 Sept10
CapitaMalls Asia (CMA)

Retail growth on track

• **Key retail indicators continue to grow**
  – Continued growth in shopper traffic and GTO¹

• **Capital recycling & acquisition**
  – Completed the sale of Clarke Quay to CMT for S$268m
  – Successful listing of CMMT with net proceeds of S$228m
  – Acquired prime Bedok Town Centre site in Singapore
    (Total development cost: ~S$550m)

• **Three malls in China to open in 4Q10**

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¹ GTO: Gross Turnover
The Orchard Residences 90% sold

TOP on 6 October 2010
Singapore: ION Sky – 55th & 56th floor on top of ION Orchard
The Ascott Limited (Ascott)

Poised for growth
World’s largest international serviced residence owner-operator

• **Transformation of Ascott Residence Trust (Ascott Reit)**
  – Divestment of 28 properties in Asia and Europe to Ascott Reit
  – Ascott Reit becomes bigger and stronger platform
  – Complements Ascott’s global growth strategy to scale up to 40,000 apartment units by 2015

• **Increased financial capacity**
  – Divestment proceeds of S$974m
  – Ready to capture new opportunities in Asia and Europe

• **Acquisition of Ascott Beijing for S$213m**
  – To enhance and re-position for future strata-title sale

• **Improved business across most regions**
  – RevPAU growth driven by Asia
Ascott Reit’s size and footprint expanded significantly

- **S$2.83bn portfolio value**
- 6,432 apartment units in 64 properties
- 23 cities in 12 countries

**Locations:***
- **Japan**: 20 properties
- **United Kingdom**: 4 properties
- **France**: 17 properties
- **Belgium**: 2 properties
- **Germany**: 2 properties
- **Spain**: 1 property
- **Vietnam**: 4+1 properties
- **Singapore**: 2+1 properties
- **Indonesia**: 2 properties
- **Philippines**: 3 properties
- **China**: 3 properties
- **Australia**: 2 properties

**Notes:**
(1) Based on Ascott Reit’s share of asset values as at 31 December 2009 (assuming the acquisition of 28 properties and divestment of Ascott Beijing were completed on 31 December 2009) and excludes Country Woods Jakarta which was divested w.e.f. 29 October 2010.
Financial Services

Growing fund management business

- Ascott Reit completed acquisition of Europe and Asia assets
- CapitaMalls Malaysia Trust listed on Bursa Malaysia on 16 July 2010
- Target to close Vietnam Development Fund by end-2010
- REITs under management show increase in Distribution Per Unit (DPU) for YTD Sep10

6 REITs and 15 private equity funds
Total AUM as at 3Q10: S$28.2bn

<table>
<thead>
<tr>
<th>REITs¹</th>
<th>DPU YTD Sep10 YoY Chng (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMT</td>
<td>↑ 6.8</td>
</tr>
<tr>
<td>CCT</td>
<td>↑ 13.7</td>
</tr>
<tr>
<td>CRCT</td>
<td>↑ 3.1</td>
</tr>
<tr>
<td>QCT</td>
<td>↑ 4.0²</td>
</tr>
</tbody>
</table>

¹) Excludes Ascott Reit due to issue of new units in 3Q10 and CapitaMalls Malaysia Trust which was listed on 16 July 2010
²) Based on earnings per unit
New SBU in affordable housing

- Extended core residential business to include affordable housing sector in China and Vietnam
## Opportunities in affordable housing in China and Vietnam

1. Escalation of property prices drives demand for Affordable Housing

2. Real, non-speculative demand, driven by rapid urbanisation

3. Ability to leverage on track record in property development and established local network

4. Address a new market segment that is scalable
## CapitaValue Homes (CVH)

### Affordable Housing parameters

<table>
<thead>
<tr>
<th>Target Market</th>
<th>Product Differentiation</th>
<th>Key Drivers</th>
</tr>
</thead>
</table>
| • Homebuyers whose mortgage capacity are pegged to ~40% of household income level of the city (mortgage repayment / gross household income) | • Basic facilities (no swimming pool nor club house)  
• Unit size: China - 90 sqm; Vietnam - 60 to 70sqm  
• Standardised design | • Scalability  
• Fast inventory turnover  
• Effective cost management |
| | | |
New SBU for Affordable Housing

CapitaValue Homes (CVH)

Premium Housing
Mid to High End Homes

Affordable Housing
Mass Commodity Homes

China:
Social Housing

Vietnam:
Economic Housing

Not CapitaLand’s market segment
CapitaValue Homes (CVH)

1st affordable housing project in Vietnam

- Phuoc Long B Ward, Ho Chi Minh City (Dist 9)
  - 70/30 JV with No Va Land Investment
  - Established populous area well served by amenities
  - 9,000 sqm site at city fringe to develop ~500 apartments
Potential site in Wuhan, China

- **Cai Dian, Wuhan (Hubei Province)**
  - Co-operative Agreement with Caidian District Government and Investment Framework Agreement with Chinese state owned enterprise
  - Located approximately 20km from city centre
  - 200,000sqm potential GFA to develop > 2,000 homes
Going Forward
Asia growth to be stronger than the rest of the world

- Increasing economic activity, growing middle class, urbanization, rising consumerism and lower cost of capital

Consensus Forecast of 2011 GDP Growth (%)

- **China**: 9.0%
- **Vietnam**: 7.1%
- **Singapore**: 4.8%
- **Australia**: 3.5%
- **N. America**: 2.5%
- **W. Europe***: 1.6%

*Includes the Czech Republic, Eurozone, Scandinavian countries, Switzerland and the UK.

Source: Consensus Forecast (as at 11 October 2010) & IMF World Economic Outlook (October 2010)
Positioned for Asia’s growth

- CapitaLand’s multi-country and multi-sector presence to continue to benefit from Asia’s growth
## Executing the strategy

### 1. Grow China Business
- **Target 35-45% of CL’s business**
  - Post OODL acquisition, China portfolio up to 35%
  - Added new Raffles City in Shenzhen

### 2. Expand in Vietnam
- **Grow total assets from $400m to ~$2b over 3-5yrs**
  - 5 JVs with pipeline of 4,500 residential units
  - Topped up 1st project, The Vista

### 3. Extend leadership in Pan-Asian shopping mall business
- **Target to grow China to 40% of CMA’s business**
  - Successful IPO of CMA
  - Listed 1st pure-play shopping mall REIT on Bursa Malaysia

### 4. Build Ascott’s Global dominance
- **Target to grow to 40,000 units by 2015**
  - Sale of 28 properties in Asia & Europe to Ascott Reit
  - To step-up investments in Europe and Asia

### 5. Increase presence in Singapore
- **Singapore transformation to a Global City**
  - Acquired prime Bedok Town Centre site for integrated development

### 6. Grow Financial Services Franchise
- **Open to new funds/JVs in Malaysia, China and Vietnam**
  - Upsized Raffles City China Fund to US$1.18b

### 7. Expand into Affordable Housing
- **Tap into opportunities in China and Vietnam**
  - Secured 1st project in HCMC, Vietnam
  - Identified site in Wuhan, China

*CapitaLand Presentation *October 2010*
Thank You