

Supplementary Slides





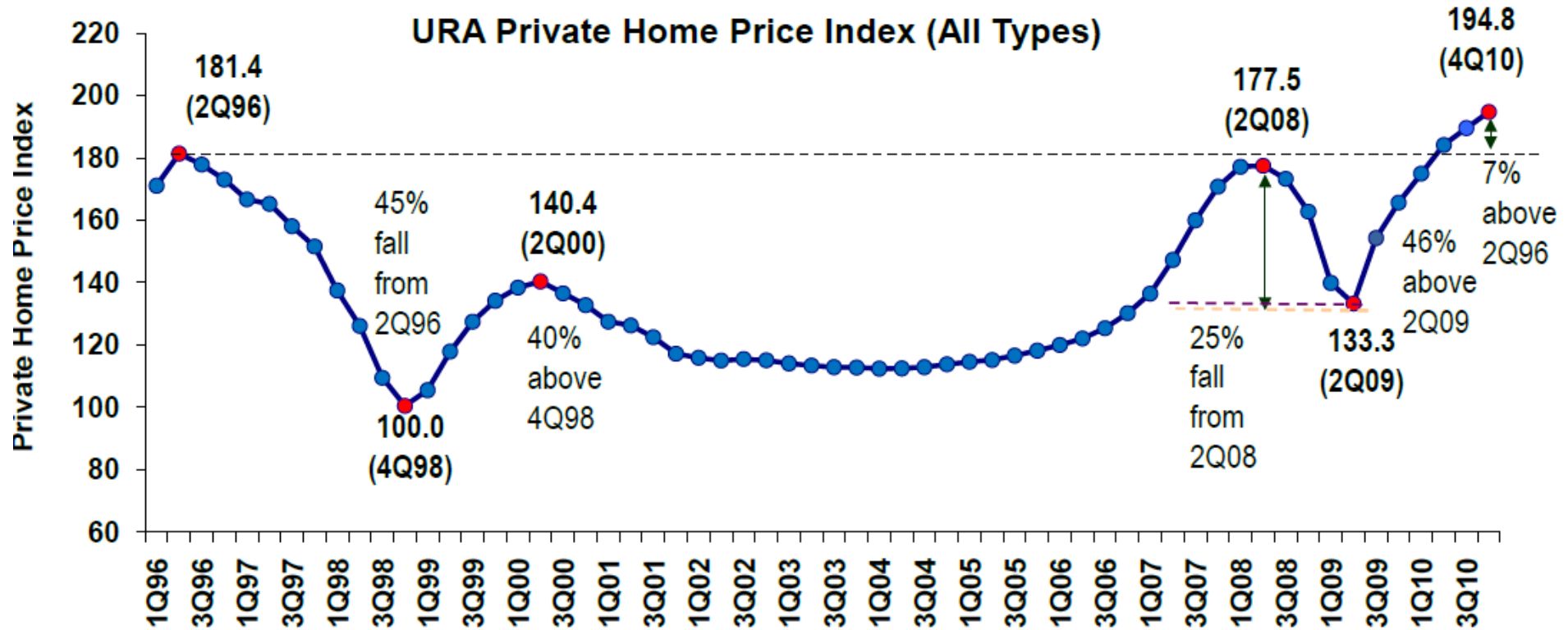
Singapore - Stages of Construction Completion¹

Project Launched	Total Units	Units Launched	% of Launched Units Sold	% Completed
			As at Dec 2010	As at Dec 2010
2007				
The Seafront on Meyer	327	327	97%	100%
The Orchard Residences	175	175	90%	100%
2008				
The Wharf Residence	186	186	97%	26%
Latitude	127	127	66%	100%
2009				
The Interlace	1,040	600	98%	16%
Urban Suites	165	165	99%	8%
2010				
d'Leedon	1,715	250	58%	2%

¹ Figures might not correspond with income recognition



Private Residential Price Increased for the Sixth Consecutive Quarter

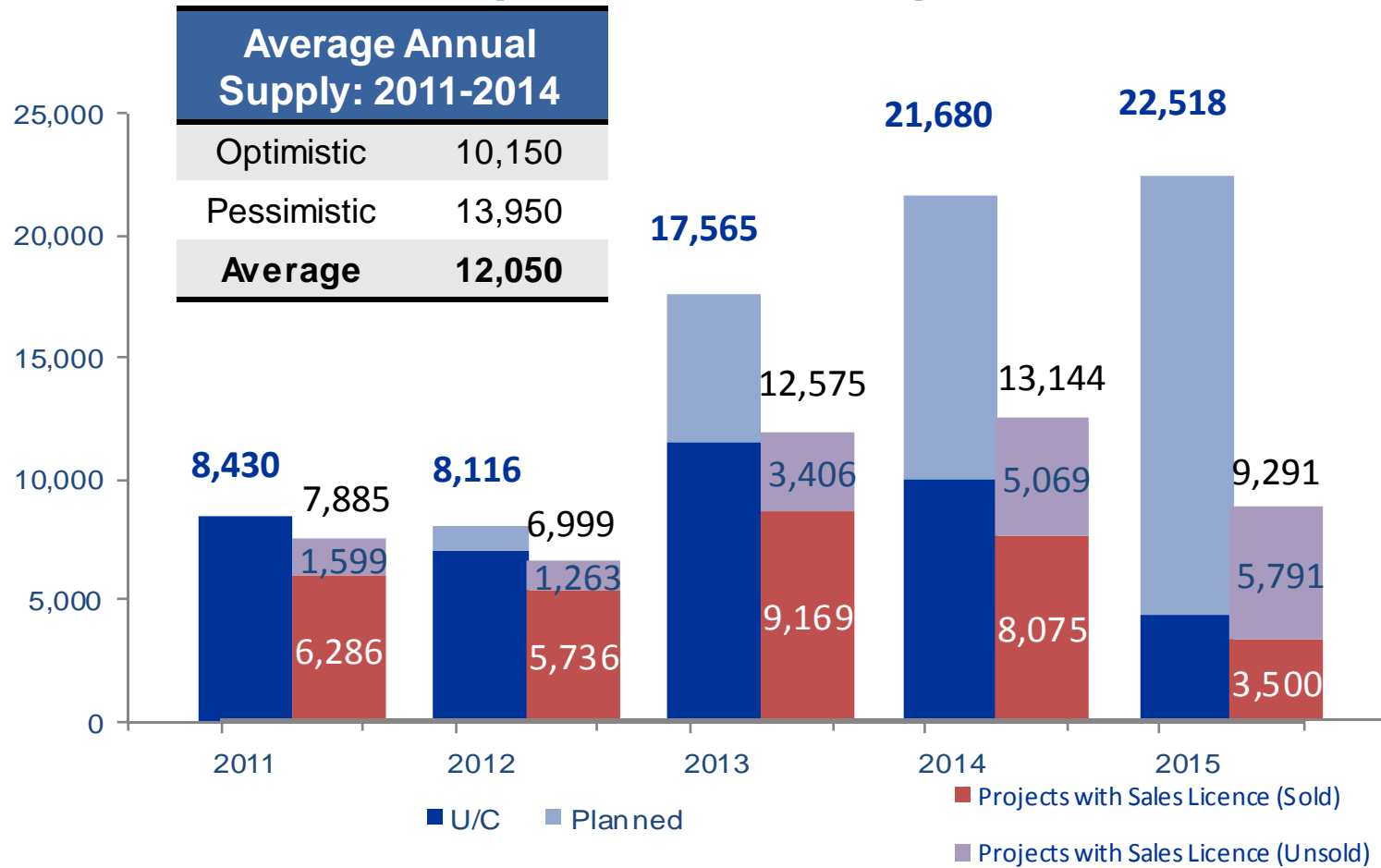


Source: URA

- Prices have risen by 7% above 1996 peak and 46% above the 2Q09 trough



Balanced Private Residential Demand/Supply for Units With Sale Licences (As At 4Q 2010)

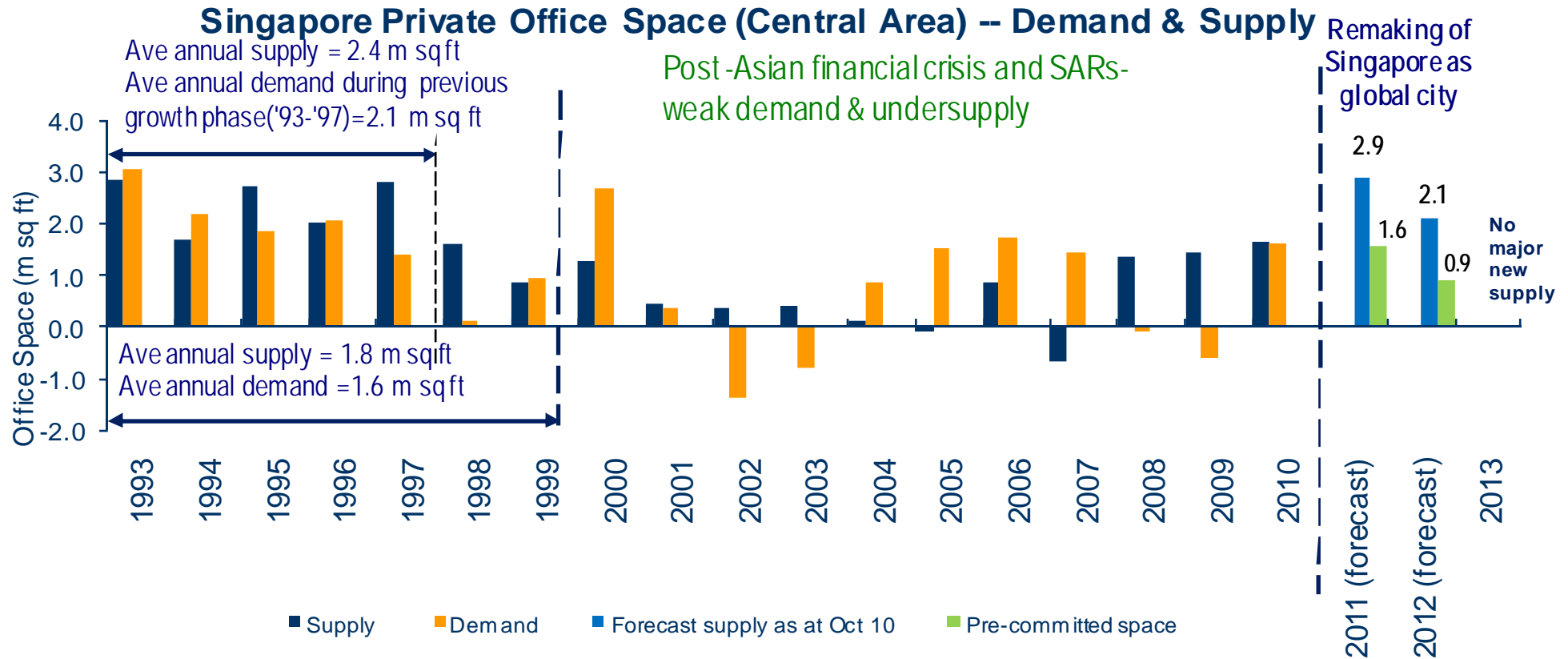


*URA total supply forecast includes developments (i) less than 4 units (ii) with no intention to sell (ie rental properties/serviced apartments), and (iii) that have not obtained sale licences

Source: URA & CapitaLand Research



Future Supply in Central Area until 2012 at 4.95m sq. ft. of which 49% has already been pre-committed



- Barring unforeseen circumstances, the office market is likely to remain strong in 2011 as the business environment continues to be positive and support growth in occupier demand

Notes:

- (1) Central Area comprises 'The Downtown Core', 'Orchard' and 'Rest of Central Area'
- (2) No new Grade A Office supply in Central Area is expected in 2013-2014
- (3) Supply shown has not taken in approximately 1.7 million sq ft of office space to be converted into residential

Source: Consensus Compiled from CBRE, JLL, UOB Kay Hian (Jan 11) Nomura (Dec 10)



Details of known Future Office Supply in Central Area (2011-2012)

Exp. DOC	Proposed Office Projects	Micromarket	NFA (sf)	Pre-commitment Level as at 4Q10
1Q11	50 Collyer Quay	Raffles Place	412,000	60%
2Q11	Ocean Financial Centre (OFC)	Raffles Place	850,000	80%
2Q11	Asia Square Tower 1	Marina Bay	1,260,000	50%
2011	1 Raffles Place (Tower 2)	Raffles Place	350,000	N.A.
Subtotal (2011):			2,872,000	54%
1Q12	Marina Bay Financial Centre (MBFC – Phase 2)	Marina Bay	1,300,000	66%
2Q12	Asia Square Tower 2	Marina Bay	782,000	N.A.
Subtotal (2012):			2,082,000	41%
TOTAL FORECAST SUPPLY (2011 – 2012)			4,954,000	49%

* No new Grade A Office supply in Central Area is expected in 2013-2014

Source: CBRE, UOB Kay Hian (Jan /11) Nomura (Dec/10) / Media reports



Stages of Income Recognition

PROJECT	Units Launched	Effective Stake %	% Sold ²	% Completed
			As at Dec 2010	As at Dec 2010
SHANGHAI				
The Metropolis	500 ³	70%	97%	77%
The Pinnacle	242 ³	80%	51%	41%
BEIJING				
La Capitale	313 ¹	100%	94%	100%
Beaufort – Phase 1	467 ¹	50%	100%	22%
Beaufort – Phase 2 ⁴	220 ¹	50%	30%	0%
CHENGDU				
The Loft	1,662	56%	83%	89%
NINGBO				
Summit Residences : Plot 4	452 ¹	50%	99%	100%
FOSHAN				
Riverside Ville	526	100%	79%	95%
The Riviera	208 ¹	100%	91%	100%
Beau Residences	468	100%	98%	86%

¹ Project fully launched

² % sold: units sold (S&P documentation fully completed) against units launched

³ Newly launched OODL projects in FY 2010 – The Metropolis and The Pinnacle launched in Jun 10 & Aug 10 respectively

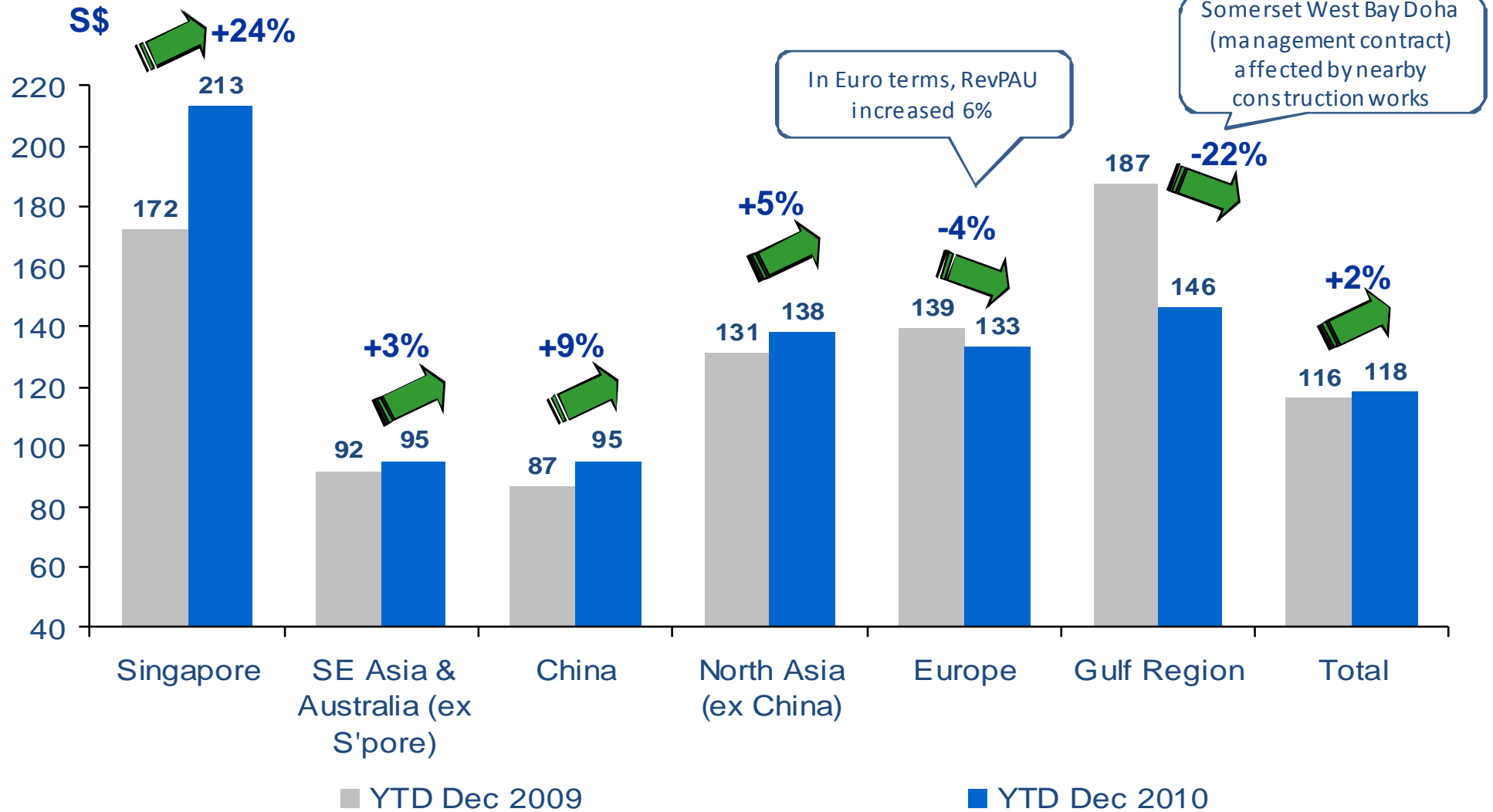
⁴ Launched phase from existing project in 4Q 2010 – Beaufort Phase 2 launched in Dec 10



The Ascott Limited (Ascott)

Serviced Residence

YTD Dec 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

CapitaLand Presentation *Feb 2011*

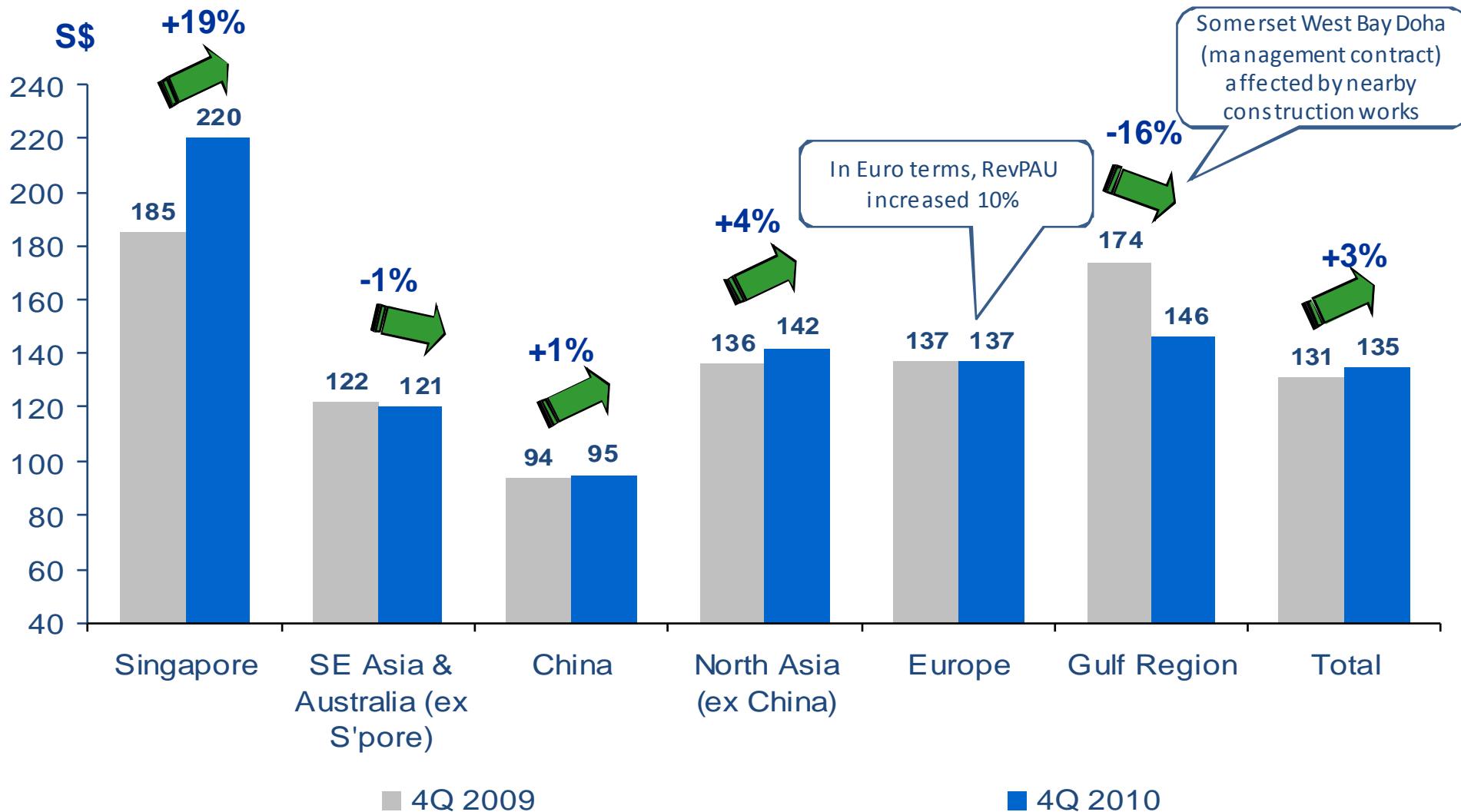




The Ascott Limited (Ascott)

Serviced Residence

4Q 2010 RevPAU Performance



Somerset West Bay Doha (management contract) affected by nearby construction works

In Euro terms, RevPAU increased 10%

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



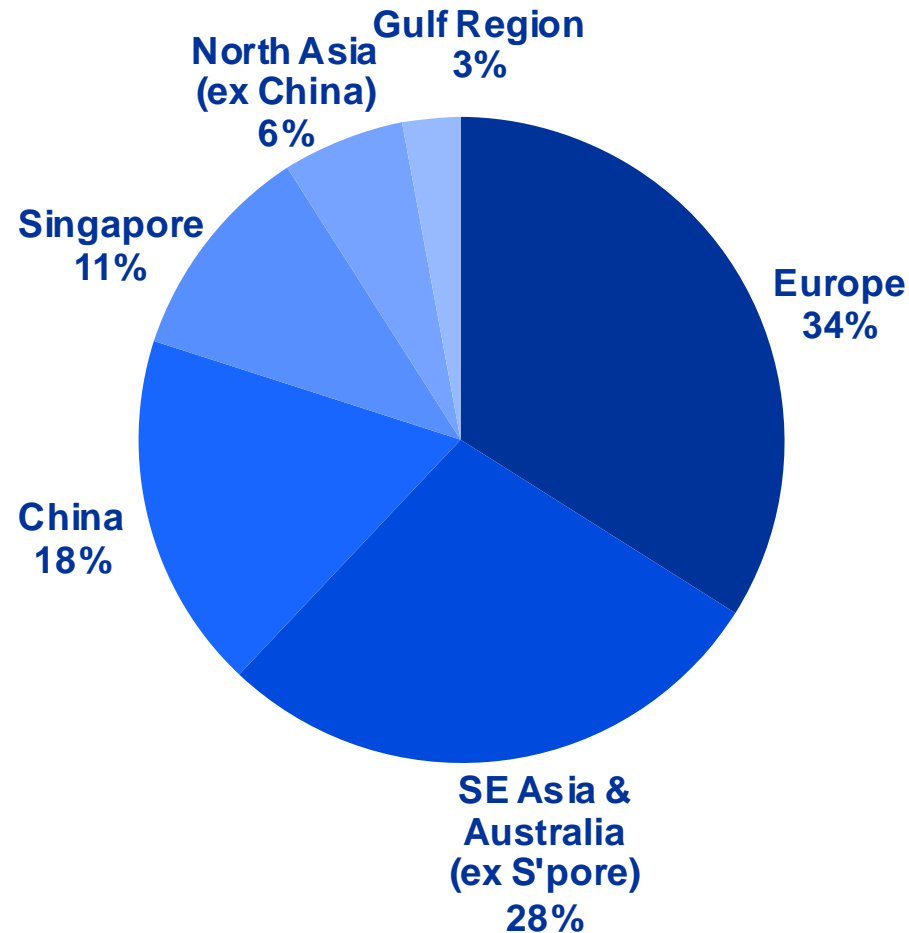


The Ascott Limited (Ascott)

FY 2010 System-wide Revenue Contribution



By Geographical Segment



YTD Dec 2010 System-wide Revenue = S\$749.1m

System-wide – Numbers include all serviced residences owned, leased and managed.
Excludes other revenue of S\$53.8m from corporate leasing and office rental



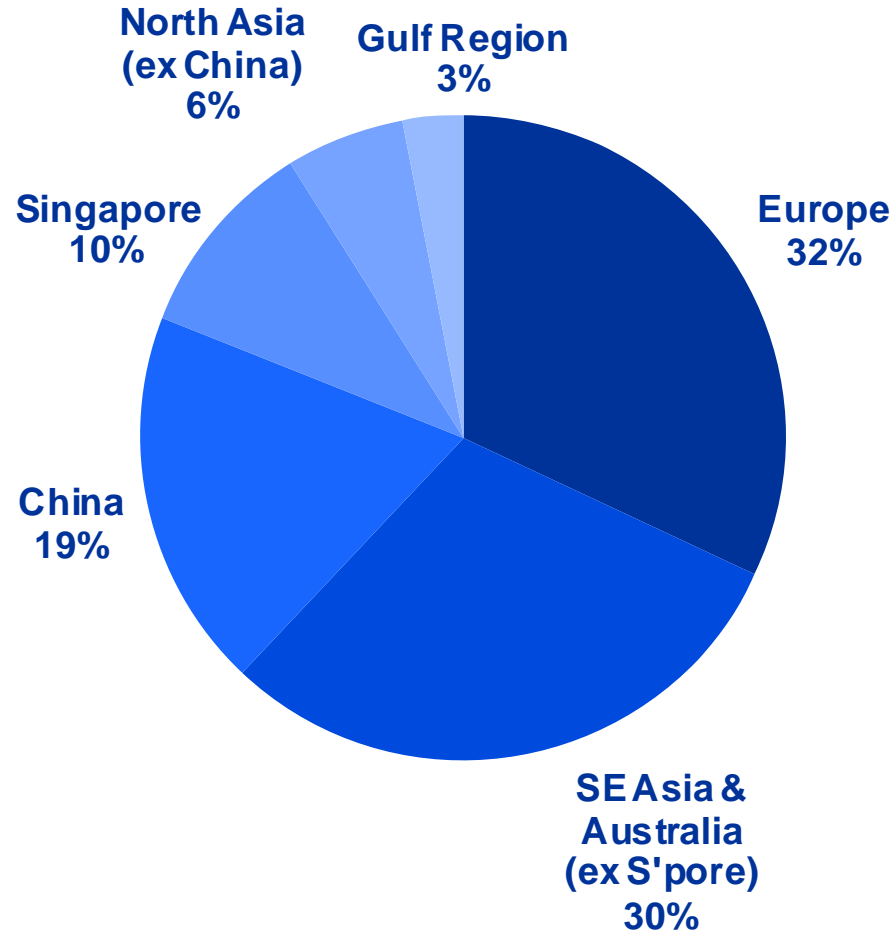


The Ascott Limited (Ascott)

4Q 2010 System-wide Revenue Contribution



By Geographical Segment



YTD Dec 2010 System-wide Revenue = S\$203.8m

System-wide – Numbers include all serviced residences owned, leased and managed.
Excludes other revenue of S\$16.3m from corporate leasing and office rental



The Ascott Limited (Ascott)

The Ascott Limited's Portfolio: 21,995 operational & 5,780 under development (As at 15 Feb'11)



	ART	ASRCF	Owned	Managed	Leased	Total
Singapore	497		146	195		838
Indonesia	401			1,181		1,582
Malaysia			303	881		1,184
Philippines	514			639		1,153
Thailand				1,580		1,580
Vietnam	818			485		1,303
STH EAST ASIA TOTAL	2,230		449	4,961		7,640
China	433	1,987	875	3108		6403
Japan	143			284		427
South Korea				422		422
NORTH ASIA TOTAL	576	1,987	875	3,814		7,252
India			390	1,188		1,578
SOUTH ASIA TOTAL			390	1,188		1,578
Australia	127		380		377	884
AUSTRALASIA TOTAL	127		380		377	884
United Kingdom	600				136	736
France-Paris	994			293	516	1,803
France-Outside Paris	677			159	896	1,732
Belgium	323					323
Germany	264		128			392
Spain	131					131
Georgia				66		66
EUROPE TOTAL	2,989		128	518	1548	5,183
U.A.E				118		118
Bahrain				318		318
Qatar				423		423
GULF REGION TOTAL				859		859
Kazakhstan				320		320
CENTRAL ASIA TOTAL				320		320
SERVICED APARTMENTS	5,922	1,987	2,222	11,660	1,925	23,716
Corporate Leasing	509		429	3,051	70	4,059
CORP LEASING TOTAL						4,059
GRAND TOTAL	6,431	1,987	2,651	14,711	1,995	27,775



**FY2010 EBIT by SBUs**

(S\$ m)	EBIT	Portfolio Gains	Revaluation Gain	Impairments Written back / (provided)
CapitaLand Residential S'pore	351.5	-	-	14.5
CapitaLand China Holdings ¹	682.4	189.0	334.8	(5.7)
CapitaLand Commercial ²	264.2	38.9	101.5	(26.5)
The Ascott Limited	173.0	73.7	91.5	(29.7)
CapitaLand Financial	103.0	14.3	-	4.9
CapitaMalls Asia	472.4	13.8	140.7	-
Australand	311.9	-	57.6	-
Others ³	25.8	-	21.3	(16.6)
TOTAL	2,384.2	329.7	747.4	(59.1)

¹ Excludes Retail and Serviced Residences in China² Includes residential businesses in Vietnam, Malaysia, India and Thailand³ Includes Corporate Office and Others



FY 2010 PATMI Impact : Revaluations

S\$'m	S'pore	China ⁽¹⁾	Aust	Other Asia ⁽²⁾	Europe	Total
CapitaLand China Holdings	-	168.2	-	-	-	168.2
CapitaLand Commercial	80.7	-	-	0.4	20.1	101.2
Ascott	35.3	8.7	(1.6)	3.6	41.4	87.4
CapitaMalls Asia	54.8	36.6	-	(6.4)	-	85.0
Australand	-	-	32.5	-	-	32.5
CL Corporate	-	14.0	-	-	-	14.0
Total	170.8	227.5	30.9	(2.4)	61.5	488.3

(1) China including Macau and Hong Kong

(2) Excludes S'pore and China. Includes projects in GCC

Financials

Asset Matrix - Diversified Portfolio
 As at 31 December 2010

S\$m	S'pore	China ⁽¹⁾	Aust	Other Asia ⁽²⁾	Europe & Others	Total
CapitaLand Residential S'pore	2,097	-	-	-	-	2,097
CapitaLand China Holdings	-	7,036	-	-	-	7,036
CapitaLand Commercial	1,997	-	-	705	43	2,745
Ascott	1,296	803	224	636	356	3,315
CapitaLand Financial	146	11	22	49	43	271
Others	4,377	44	7	162	26	4,616
Unlisted Subsidiaries Total	9,913	7,894	253	1,552	468	20,080
CapitaMalls Asia	3,967	2,201	-	776	-	6,944
Australand	-	-	4,676	-	-	4,676
Total	13,880	10,095	4,929	2,328	468	31,700

(1) China including Macau & Hong Kong

(2) Excludes S'pore and China and includes projects in GCC

CapitaLand Presentation *Feb 2011*

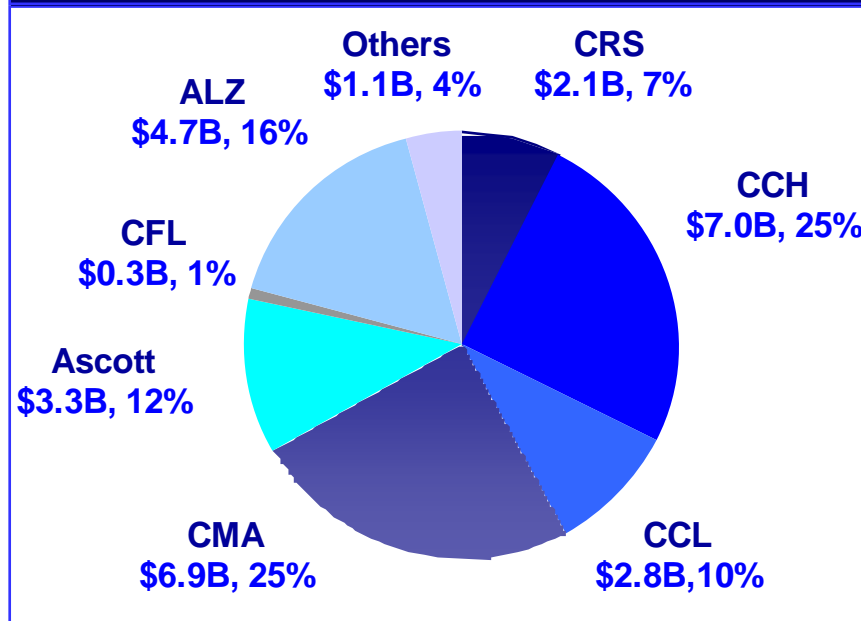




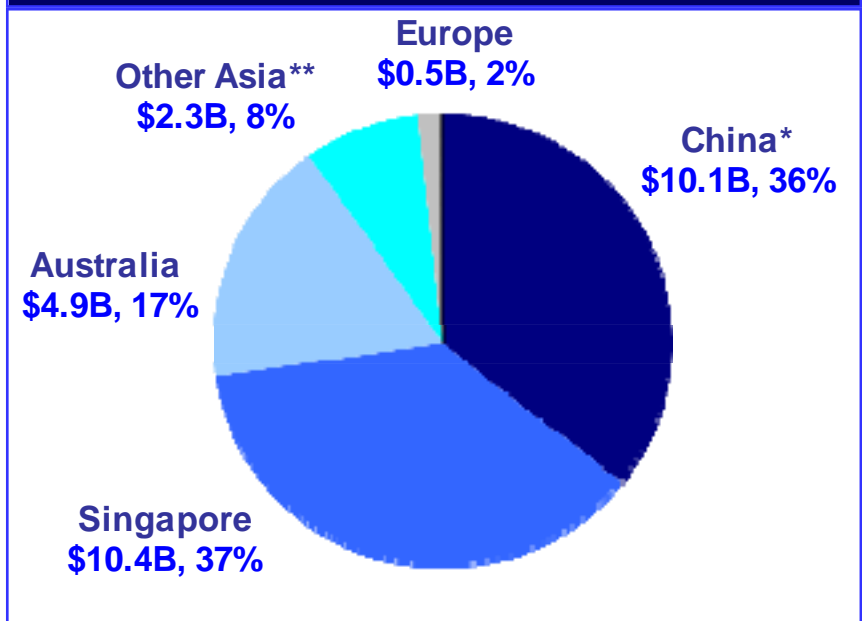
Assets by SBU & Geography

Assets @ Dec 2010 : S\$28.2 billion (ex treasury cash)

By SBU



By Geography



* China including Macau & Hong Kong

** Excludes Singapore & China and includes project in GCC

	FY 2009		FY 2010	
	S'pore	Overseas	S'pore	Overseas
ASSETS	41%	59%	37%	63%
REVENUE	33%	67%	36%	64%
EBIT	85%	15%	40%	60%



CL Businesses excluding CMA & Australand Represent 63% of Total Assets

