Acquisition of Orient Overseas Developments for US$2.2 billion

18 January 2010
Acquisition of OODL for USD2.2 billion

- To acquire 100% of Orient Overseas (International) Ltd’s real estate business - Orient Overseas Developments (OODL)

- OODL has a portfolio of 7 high quality sites located in Shanghai, Kunshan and Tianjin

- Total consideration of US$2.2 billion takes into account the estimated underlying portfolio value of ~US$2 billion

- Completion expected by end of 1Q 2010 subject to OOIL’s shareholders approval

- Irrevocable undertaking by controlling shareholder of OOIL (68.14% of issued share capital) to vote in favour
Investment Rationale

- Doubles China property portfolio from 1.4m sqm to 2.8m sqm
- Increases China’s asset size from 28% to 36% of total business
- Excellent strategic fit. More than 87% of portfolio in Greater Shanghai
- Portfolio mainly in city centre, next to/near MRT stations
- Good portfolio mix:
  - 50% of GFA is residential (3 projects)
  - 2 sites with integrated development potential
  - 2 serviced residences in prime Shanghai
- Portfolio acquired at good values
Acquire the entire shares in OODL which holds the portfolio

OODL
Orient Overseas Developments Ltd
OODL engages in real estate development and investment in China

OOIL
Orient Overseas (International) Ltd

OOCL
Orient Overseas Container Line Ltd
OOCL provides customers with logistics and containerized transportation services, with a network that encompasses Asia, Europe, North America and Australasia.
GFA by Geography (sqm)

87% of the portfolio in Greater Shanghai

Total GFA: 1.48mil sqm

- Shanghai: 768,538 sqm (52%)
- Kunshan: 190,350 sqm (13%)
- Tianjin: 518,503 sqm (35%)

CapitaLand Presentation *January 2010*
Portfolio Composition

Size: GFA 1.48 mil sqm / Value USD 1.99 bn

GFA by Type ('mil sqm)
- Residential: 0.83 (56%)
- Office: 0.26 (17%)
- Retail: 0.28 (19%)
- Serviced Residences / Hotel: 0.11 (8%)

GFA by Value (USD'bn)
- Residential: 0.64 (32%)
- Office: 0.63 (32%)
- Retail: 0.55 (28%)
- Serviced Residences / Hotel: 0.17 (8%)

CapitaLand Presentation *January 2010*
Portfolio Details

Mr. Jason Leow
CEO CapitaLand China Holdings
## Portfolio GFA Breakdown

<table>
<thead>
<tr>
<th>City</th>
<th>Shanghai</th>
<th>Kunshan</th>
<th>Tianjin</th>
<th>Total (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Luwan</td>
<td>Nanmatou</td>
<td>Changning</td>
<td>Hengshan</td>
</tr>
<tr>
<td>Residential</td>
<td>73,119</td>
<td>104,260</td>
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<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td>183,666</td>
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<tr>
<td>Retail</td>
<td>6,221</td>
<td>540</td>
<td>32,640</td>
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<tr>
<td>SR/Hotel</td>
<td>66,160</td>
<td>37,638</td>
<td>14,259</td>
<td>40,196*</td>
</tr>
<tr>
<td>Total</td>
<td>145,500</td>
<td>104,800</td>
<td>253,944</td>
<td>14,259</td>
</tr>
</tbody>
</table>

*Hotel completed in 2009
## Portfolio acquired at good values

<table>
<thead>
<tr>
<th>City</th>
<th>Site</th>
<th>Plot Ratio GFA (sqm)</th>
<th>Estimated Underlying Value</th>
<th></th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>RMB (million)</td>
<td>US$ (million)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shanghai</td>
<td>Luwan</td>
<td>145,500</td>
<td>3,929</td>
<td>575</td>
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<tr>
<td></td>
<td>Nanmatou</td>
<td>104,800</td>
<td>1,258</td>
<td>184</td>
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<td></td>
<td>Changning</td>
<td>253,944</td>
<td>4,317</td>
<td>632</td>
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<td></td>
<td>Hengshan</td>
<td>14,259</td>
<td>385</td>
<td>56</td>
</tr>
<tr>
<td>Kunshan</td>
<td>Kunshan Double Tree Hotel (completed in 2009)</td>
<td>40,196</td>
<td>422</td>
<td>62</td>
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<tr>
<td></td>
<td>Kunshan Huaqiao</td>
<td>728,343</td>
<td>1,347</td>
<td>197</td>
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<tr>
<td>Tianjin</td>
<td>Tianjin</td>
<td>190,350</td>
<td>1,904</td>
<td>279</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>1.48 mil</td>
<td>13,561</td>
<td>1,986</td>
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</tbody>
</table>
Shanghai Luwan Changle

high end luxury residential, hotel & serviced apartments
Shanghai Pudong Nanmatou

mid-class residential
Shanghai Changning

mixed-use office, serviced apartments and retail
Shanghai Xuhui Hengshan

high-end luxury hotel &/or serviced apartments
Huaqiao Township, Kunshan

primarily residential with retail, office & serviced apartments
DoubleTree by Hilton Huaqiao, Kunshan

398-room hotel in operation
Thank You