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 current view of management on future events.
Contents

• CapitaLand Group
• FY2009 Results Overview
• Next Phase of Growth
CapitaLand Group

- One of Asia’s largest real estate companies, with operations spanning more than 110 cities in over 20 countries

- Our Business Focus:

<table>
<thead>
<tr>
<th>Real Estate</th>
<th>REITs</th>
<th>Financial Services</th>
<th>Hospitality</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Real Estate Investment &amp; Development</td>
<td>• Real Estate Investment Trusts</td>
<td>• Property Funds</td>
<td>• Serviced Residences Investment &amp; Development</td>
</tr>
<tr>
<td>• Asset Management Services</td>
<td></td>
<td>• Mezzanine Financing/Credit Enhancement</td>
<td>• Asset Management</td>
</tr>
</tbody>
</table>
Complete Real Estate Value Chain

Strong Development Profits + Stable Fee Income

- Investor
- Developer
- Manager
- Operator
- Financial Advisor
- Fund Manager

- Fund Mgmt/ Acquisition Fee
- DPU
- Project Mgmt Fee
- Property Mgmt Fee
- Property Mgmt Fee
- Asset Mgmt Fee
- Advisory Fee

CapitaLand Presentation *March 2010*
CapitaLand’s transformation in 10 years

Total Group Market Capitalisation

- Nov 2000: S$8.9bn
- Dec 2009: S$40.3bn

<table>
<thead>
<tr>
<th>Year</th>
<th>No. of listed companies/REITS</th>
<th>Assets of listed companies/REITS</th>
<th>No. of cities</th>
<th>No. of REITS and Private Equity Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>4</td>
<td>S$26.8bn</td>
<td>33</td>
<td>1</td>
</tr>
<tr>
<td>2009</td>
<td>8</td>
<td>S$57.7bn</td>
<td>114</td>
<td>20</td>
</tr>
</tbody>
</table>

CapitaLand Presentation *March 2010*
Our Businesses

The Group manages S$47.7 billion of real estate assets
Multi-Sectored, Geographically Diversified Business

- **Pro Forma FY2009 Total Assets of S$27bn**
  assuming acquisition of Orient Overseas Developments is completed on 31 Dec’09

### SBUs

- **CapitaMalls Asia**
  - $6.5B, 24%
- **Commercial**
  - $2.6B, 10%
- **Financial Services**
  - $0.2B, 1%
- **Residential S’pore**
  - $2.3B, 8%
- **Serviced Residences**
  - $3.7B, 14%
- **CapitaLand China Holdings**
  - $6.2B, 23%
- **Others**
  - $5.5B, 20%

### Geography

- **Singapore**
  - $9.9B, 37%
- **China**
  - $8.9B, 33%
- **Europe**
  - $1.2B, 4%
- **Australia**
  - $4.6B, 17%
- **Other Asia**
  - $2.4B, 9%

---

1. Excludes cash held at Group Treasury of S$3.1bn
2. China includes Macau & Hong Kong
3. Excludes Singapore & China but includes projects in GCC
4. Includes Corporate office & Australand
FY 2009 Results Overview
**Above S$1 billion Net Profit For Fourth Consecutive Year**

<table>
<thead>
<tr>
<th>(S$ million)</th>
<th>FY 2006</th>
<th>FY 2007</th>
<th>FY 2008</th>
<th>FY 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PATMI</strong></td>
<td>1,012.7</td>
<td>2,759.3</td>
<td>1,260.1</td>
<td>1,053.0</td>
</tr>
</tbody>
</table>
FY09 PATMI up 66% (excl revals & impairments)

- FY09 PATMI of S$1,631.5m (excl revals & impairments), ↑66% YoY
- FY09 Revenue of S$2,957.4m
- Strong performance driven by
  - Strong residential development profits in China, Singapore and Vietnam
  - Gain of shareholder value from IPO of CapitaMalls Asia
- Proposed Dividends - 5.5 cents first and final dividend
  - 5.0 cents special dividend
## FY2009 Performance

<table>
<thead>
<tr>
<th></th>
<th>(S$ million)</th>
<th>FY2008</th>
<th>FY2009</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td></td>
<td>2,752.3</td>
<td>2,957.4</td>
<td>7%</td>
</tr>
<tr>
<td>EBIT</td>
<td></td>
<td>2,213.5</td>
<td>1,549.0</td>
<td>-30%</td>
</tr>
<tr>
<td>PATMI</td>
<td></td>
<td>1,260.1</td>
<td>1,053.0</td>
<td>-16%</td>
</tr>
<tr>
<td>PATMI (excluding reval/impairment)</td>
<td></td>
<td>984.3</td>
<td>1,631.5</td>
<td>66%</td>
</tr>
<tr>
<td>EPS (cents)</td>
<td></td>
<td>37.0¹</td>
<td>26.2</td>
<td>-29%</td>
</tr>
<tr>
<td>NTA (S$)</td>
<td></td>
<td>3.57</td>
<td>3.03</td>
<td>-15%</td>
</tr>
</tbody>
</table>

¹Restated for the effects of rights issue
Ahead of the Curve, Growth during Global Crisis

- Deleveraged early and raised ~ S$5bn through equity issues
  - S$1.8bn CapitaLand rights issue in Feb 09
  - CMT, CCT, Australand rights issues ~ S$3.2bn

- Extended debt maturity through S$1.2bn convertible bonds issue

- Realised Shareholder Value with IPO of CapitaMalls Asia
  - Group raised S$2.8bn
  - Continue to participate in strong growth of shopping mall business through 65.5% stake in CapitaMalls Asia

- A stronger company despite the crisis
  - Cash liquidity doubled to S$8.7bn from S$4.2bn
  - Net Debt/Equity improved to 0.09x from 0.47x
• **Strong Financial Capacity for next phase of growth**
  
  – Deployed S$1.8bn rights proceeds to China, Vietnam, serviced residence and shopping mall businesses

  – Acquisition of Orient Overseas Developments for US$2.2bn
    • Secured 7 prime sites, 3 ready for launch
    • Raised China assets from 28% to 36% of Group’s total business
    • Doubled China property portfolio from 1.4m sqm to 2.8m sqm
    • Largest real estate M&A by a Singapore real estate company

  – Vietnam expansion continues
    • Joint venture agreement for second Hanoi residential project, a 14,000 sqm site at Ha Dong District
Strong Balance Sheet & Liquidity Position

<table>
<thead>
<tr>
<th></th>
<th>FY 2008</th>
<th>FY 2009</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equity (S$bn)</td>
<td>12.0</td>
<td>16.9</td>
<td><strong>41%</strong></td>
</tr>
<tr>
<td>Cash (S$bn)</td>
<td>4.2</td>
<td>8.7¹</td>
<td><strong>107%</strong></td>
</tr>
<tr>
<td>Net Debt (S$bn)</td>
<td>5.6</td>
<td>1.6¹</td>
<td><strong>Improved</strong></td>
</tr>
<tr>
<td>Net Debt/Equity</td>
<td>0.47</td>
<td>0.09¹</td>
<td><strong>Improved</strong></td>
</tr>
<tr>
<td>% Fixed Rate Debt</td>
<td>75%</td>
<td>66%</td>
<td><strong>Satisfactory</strong></td>
</tr>
<tr>
<td>Ave Debt Maturity(Yr)²</td>
<td>4.4</td>
<td>4.4</td>
<td><strong>Stable</strong></td>
</tr>
</tbody>
</table>

¹ Assuming that acquisition of Orient Overseas Developments is completed on 31 Dec 2009, the Pro forma financial impact is as follows: Cash S$6.0bn; Net Debt S$4.4bn; Net Debt/Equity 0.26

² Based on final maturity of the convertible bonds, if all convertible bonds are redeemed on their respective put option dates, the average debt maturity of the Group will be 3.5 years as at 31 December 2009.
Next Phase of Growth
Launching into Next Phase of Growth

**FOCUS**
- Core Real Estate Sectors in Core Markets of China, Singapore, Australia & Vietnam

**BALANCE**
- Balanced Exposure across Core Real Estate Sectors, Geography and Product

**SCALE**
- Increase Scale & Scalability of Businesses
Launching into Next Phase of Growth (cont’d)

Extend leadership in Pan-Asian shopping mall business
- 87 retail properties in 5 countries
- Launch of IPO of CapitaMalls Asia
  ✓ Successful IPO, market cap of S$9.3bn¹

Expand in Vietnam
- 10% of CL’s business
  ✓ JVA for 2nd Hanoi project

Grow China Business
- 45% of CL’s business
  ✓ OODL acquisition, China portfolio ↑36%

Seek opportunities in Singapore
- Singapore’s Global City opportunities

Build Ascott’s Global dominance
- Leverage hospitality for higher real estate value

Grow Financial Services franchise
- Extend leadership in REITs & PE Funds

¹ As at 19 March 2010
15 years in China

- CapitaLand first invested in China in 1994
- Current portfolio worth over S$20bn\(^1\) comprising over 100 projects in 40 cities across China

- **Residential**: built more than 11,000 quality homes
- **Retail**: 51 retail properties in operation/under devt across 33 Chinese cities
- **Integrated Developments**: 2 “Raffles City” branded projects completed; 3 under devt
- **Serviced Residences**: 26 properties, ~ 5,000 units
- **Financial Services**: 8 private funds & 2 REITs

\(^1\) **Does not include portfolio from Orient Overseas Developments**
The China asset bubble debate

• What is an asset bubble?
  
  “A bubble may be defined loosely as a sharp rise in the price of an asset or a range of assets in a continuous process, with the initial rise generating expectations of further rises and attracting new buyers – generally speculators interested in profits from trading in the asset rather than its use or earnings capacity”

  *Charles Kindleberger, MIT professor emeritus; Author of Manias, Panics, and Crashes: A History of Financial Crises*

• Is a bubble forming in China?
  
  – Prices have gone up as recent government stimulus resulted in huge increase in loans
    • Total loans of RMB 4.9 tr in 2008; almost doubled to RMB 9.58 tr by end 2009
  
  – National wide housing prices increased 25%, from RMB 3,578 psm in 2008 to RMB 4,474 psm at end of 2009
  
  – But affordability has also improved due to increase in household income growth and decline in mortgage rate
Historical nation-wide house price growth has been in line with income growth

Index
(2003 = 1.0)

Nominal GDP
Urban disposable income per capita
Nationwide Commodity Building (Residential) Selling Price

Source: CEIC
Nation-wide affordability is healthy & sustainable although Tier I cities showing some strain

**Nation Wide Affordability Ratio**

Bank lending criteria of max 50%

Long term average: 39%

**35 Big Urban Cities Affordability**

Bank lending criteria of max 50%

Long term average: 43%

**Beijing Affordability Ratio**

Bank lending criteria of max 50%

Long term average: 58%

**Shanghai Affordability Ratio**

Bank lending criteria of max 50%

Long term average: 47%

* 35 Big Urban Cities include capital cities in various provinces and municipalities; China’s house mortgage market started from 1998

Source: NBS, CEIC
Demand Has Outstripped Supply in both Tier 1 & Tier 2 cities

- **Shanghai Residential Demand vs Supply**
  - Floor Space Sold (Demand)
  - Floor Space Completed (Supply)
  - Estimated Floor Space Completed (Future Supply)

- **Beijing Residential Demand vs Supply**
  - Floor Space Sold (Demand)
  - Floor Space Completed (Supply)
  - Estimated Floor Space Completed (Future Supply)

- **Hangzhou Residential Demand vs Supply**
  - Floor Space Sold (Demand)
  - Floor Space Completed (Supply)
  - Estimated Floor Space Completed (Future Supply)

- **Ningbo Residential Demand vs Supply**
  - Floor Space Sold (Demand)
  - Floor Space Completed (Supply)
  - Estimated Floor Space Completed (Future Supply)

Source: CEIC, NBS. Floor space started in 2008 & 2009 used to estimate floor space completion in 2010 & 2011.
Chinese buyers have significant savings to fund house purchases

China’s household savings rate has been growing as income levels rise

Note: China’s household savings defined as (urban disposable income per capita – urban consumption expenditure per capita)
Source: Bloomberg and CEIC
China’s case is therefore different from the property bubble experiences of other countries.

Unlike many developed nations during their respective crises, China’s household income growth still outpaced its house price growth.

<table>
<thead>
<tr>
<th>Country</th>
<th>(Period)</th>
<th>Cumulative household income growth (%)</th>
<th>Cumulative house price growth (%)</th>
<th>Average household income growth (%)</th>
<th>Average house price growth (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>China</td>
<td>(2004–2009)</td>
<td>82</td>
<td>72</td>
<td>16.4</td>
<td>14.4</td>
</tr>
</tbody>
</table>

Note: For US and UK, low interest rates started around 1995.
Source: CEIC, Bloomberg; Data are based on nationwide average.

= Favourable
= Unfavourable

CapitaLand Presentation *March 2010*
Is there a property bubble in China?

• Present China’s property boom cannot be labeled as a bubble
• Current market conditions driven mainly by physical demand vs supply and loose credit conditions
• Some degree of speculative demand in the Tier I cities
• Prices will rise due to rapid economic expansion but when they inflate to level beyond affordability then banks will not lend
• Prices will then naturally deflate back to affordable level
• Unlike the US, there is no subprime danger
• Comforting to note that the Central government taking steps to rein in the market
  – We will be more worried if the government does nothing about it
Our outlook on property investment in China

• We are a long term investor in China
• Remain focused on demand fundamentals and be disciplined in our investment management
• Rapid urbanisation and the huge demand for housing will continue to underpin the market for a long time to come
• We won’t chase up land prices to add on to speculation
  – Prefer to walk away with peace of mind
• Acquisition of OODL - we did our homework and secured the deal at a price which is supportable by real market demand
• “Aggressive discipline approach”
Growing China Business

• Acquisition of Orient Overseas Developments (OODL) for US$2.2bn
  – 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
  – Portfolio acquired at good values
  – Quick time to market

Portfolio GFA of 1.48m sqm

GFA by Geography (‘mil sqm)

- Shanghai: 0.77 (52%)
- Kunshan: 0.19 (13%)
- Tianjin: 0.52 (35%)

GFA by Type (‘mil sqm)

- Residential: 0.83 (56%)
- Office: 0.28 (19%)
- Retail: 0.26 (17%)
- Serviced Residences/Hotel: 0.11 (8%)

CapitaLand Presentation *March 2010*
Underlying Demand in China Remains Strong

• Strong demand for quality products in prime location
  – Beaufort, Beijing, launched days after government initiatives
  – 95% of phase one (467 units) sold over two weeks
  – Achieved average launch price of RMB27,000 psm
  – Total sales value of over RMB800m (S$167m)
# Growing China Business

<table>
<thead>
<tr>
<th>FY09</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Pipeline of &gt; 14,000 residential units&lt;sup&gt;1&lt;/sup&gt;</td>
<td>Launch average of 3,000 residential units annually&lt;sup&gt;2&lt;/sup&gt;</td>
</tr>
<tr>
<td><strong>Retail</strong></td>
<td></td>
</tr>
<tr>
<td>33 operational shopping malls</td>
<td>Open another 11 malls by 2011</td>
</tr>
<tr>
<td><strong>Serviced Residences</strong></td>
<td></td>
</tr>
<tr>
<td>26 properties with ~5,000 units</td>
<td>Grow to 7,500 units by 2012</td>
</tr>
<tr>
<td><strong>Integrated Developments</strong></td>
<td></td>
</tr>
<tr>
<td>2 operational “Raffles City” branded projects</td>
<td>Complete construction of another 3 “Raffles City” projects by 2013</td>
</tr>
</tbody>
</table>

<sup>1</sup> Does not include plans after acquisition of Orient Overseas Developments which will increase pipeline of residential units to ~20,000

<sup>2</sup> Does not include listed associates
Growing Vietnam Portfolio

- Target to grow Vietnam portfolio to 10% of Group’s total assets over the next 3 – 5 years
- Primary focus in residential markets of Ho Chi Minh City and Hanoi
- Total development pipeline of 4,000 residential units in Vietnam
- Market fundamentals remain strong
  - Strong GDP growth; Population growth; Rapid urbanisation; Growing affluence

<table>
<thead>
<tr>
<th></th>
<th>FY09</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Launched 549 units</td>
<td>Launch over 1,000 units in 2010</td>
</tr>
<tr>
<td>Serviced Residences</td>
<td>7 properties with about 1,200 units</td>
<td>Grow to 1,800 units by 2012</td>
</tr>
</tbody>
</table>
CapitaMalls Asia: Potential for Growth

- **IPO of CapitaMalls Asia (CMA)**
  - CapitaLand continues to participate in strong growth of integrated shopping mall business through 65.5% stake
  - Low gearing provides CMA with financial capacity of over S$2bn for expansion

- **Significant Pipeline of Developments**

<table>
<thead>
<tr>
<th>Countries</th>
<th>Completed</th>
<th>Target for completion in 2010</th>
<th>Target for completion in 2011</th>
<th>Target for completion in 2012 &amp; beyond</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Singapore</td>
<td>16</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>17</td>
</tr>
<tr>
<td>China</td>
<td>33</td>
<td>6</td>
<td>5</td>
<td>7</td>
<td>51</td>
</tr>
<tr>
<td>Japan</td>
<td>7</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>7</td>
</tr>
<tr>
<td>India</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>7</td>
<td>9</td>
</tr>
<tr>
<td>Malaysia</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>60</strong></td>
<td><strong>7</strong></td>
<td><strong>5</strong></td>
<td><strong>15</strong></td>
<td><strong>87</strong></td>
</tr>
</tbody>
</table>

1Excludes interest in Horizon Realty Fund and investment in The Link REIT which were divested as of Sep 09. Includes Meili Mall in Chengdu, acquired in Feb 2010.
Extending Global Dominance

• World’s largest international serviced residence owner-operator
  – 25,000 apartment units spanning 67 cities in 22 countries

• Accelerate global expansion
  – Strategic divestments and additional investments
  – Grow management contracts

• More than 10 new properties to open in 2010
  – In Australia, China, India, Indonesia, Japan, Malaysia and Thailand

• Asset enhancement for higher yield
  – More than 1,800 apartment units in Singapore, Australia, Indonesia, Malaysia, Vietnam, France and the UK to be refurbished with new design schemes
Singapore Residential Market

• **Sustainable growth**
  - Balanced demand/supply, healthy affordability

---

**Balanced Private Residential Demand/Supply (as at 4Q’09)**

**Estimated Completion of Private Residential Units (Under Construction)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Unsold</th>
<th>Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>1,075</td>
<td>6,509</td>
</tr>
<tr>
<td>2011</td>
<td>2,936</td>
<td>5,109</td>
</tr>
<tr>
<td>2012</td>
<td>1,831</td>
<td>5,341</td>
</tr>
<tr>
<td>2013</td>
<td>2,315</td>
<td>5,229</td>
</tr>
<tr>
<td>2014</td>
<td>1,261</td>
<td>3,148</td>
</tr>
<tr>
<td>&gt;2014</td>
<td>267</td>
<td>1,887</td>
</tr>
</tbody>
</table>

Annual Average Demand (2000 – 2009) = 8,000 units

**Source:** URA & CapitaLand Research

CapitaLand Presentation *March 2010*
Singapore Residential Market (cont’d)

• **2010**: Prices in mass segment expected to flatten, Mid-end and luxury segments expected to rise

• **Recent government measures**
  – Pre-emptive move to ensure stable and sustainable property market and discourage short-term speculative activity

• **Residential market supported by long term fundamentals**
  – Strong growth in permanent residents and foreigners
  – Singapore becoming a Global Hub City
    • Opening of 2 integrated resorts in 2010
    • Youth Olympics 2010
    • Remaking of Singapore’s premiere shopping street, Orchard Road
    • Tourism Hotspot
    • Hubs in Education, Medical, Biomedical Sciences
CapitaLand Residential Singapore (CRS)

Seek Opportunities in Singapore

• Healthy pipeline of over 2,600 residential units

• Impending launches include:
  - The Interlace (new phases)
  - Development at Farrer Road
  - Urban Resort Condominium
  - The Nassim

• Continue to acquire new sites
Grow Financial Services Franchise

- **Target to originate more private equity (PE) funds**
  - Malaysia Residential Fund (launch by 1H 2010)
  - China Integrated Development Fund

- **Boost fee-based income**
  - Expand AUM: proactive AEIs and acquisitions
  - Increase 3rd-party advisory services

- **Investment opportunities in structured financial products**
  - Mezzanine financing
  - Distressed RE assets: restructuring and investment

**No. of REITs & PE Funds Originated**

<table>
<thead>
<tr>
<th>Year</th>
<th>No. of REITs &amp; PE Funds Originated</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>10</td>
</tr>
<tr>
<td>2006</td>
<td>14</td>
</tr>
<tr>
<td>2007</td>
<td>21</td>
</tr>
<tr>
<td>2008</td>
<td>24</td>
</tr>
<tr>
<td>2009</td>
<td>24</td>
</tr>
</tbody>
</table>

Including 4 PE Funds successfully matured to-date
Leveraging on Improving Australian Economy

• **FY09:** Net operating profit after tax of A$120m
  Successful recapitalisation of balance sheet

• **Strong market fundamentals in Australia**
  – Economy well-positioned for global recovery

• **Property devaluation cycle appears complete**
  with cap rates stabilising

• **Group Strategy**
  – Target 60%-70% of Group EBIT from recurrent earnings
  – Improve development divisions’ ROACE\(^1\) to at least 12% over next 3 years
  – Recycle underperforming capital in development divisions to drive earnings growth
  – Maintain gearing within target range of 25%-35%

\(^1\) Return on Average Capital Employed (EBIT/Average capital employed)