CAPITALAND LIMITED & CAPITAMALLS ASIA LIMITED

Acquisition of Bedok Town Centre Site
13 September 2010
Acquisition of Site in Bedok Town Centre

[Image of Bedok Town Centre Site]
Prime Location Next to MRT in a Mature Estate
Largest Residential Population in Singapore

Catchment with dense population

Supported by a huge catchment of condominiums, landed properties & schools

Resident Catchment Population ~ 300,000
## Site Details

<table>
<thead>
<tr>
<th>Location</th>
<th>New Upper Changi Road / Bedok North Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>268,047 sq ft</td>
</tr>
<tr>
<td>Lease Term</td>
<td>99 years</td>
</tr>
<tr>
<td>Total Gross Floor Area (GFA)</td>
<td>938,165 sq ft</td>
</tr>
<tr>
<td>Estimated Residential GFA</td>
<td>562,899 sq ft</td>
</tr>
<tr>
<td>Estimated Commercial GFA</td>
<td>375,266 sq ft</td>
</tr>
<tr>
<td>Gross Plot Ratio</td>
<td>3.5</td>
</tr>
<tr>
<td>Estimated No. of Storeys</td>
<td>13 storeys above ground</td>
</tr>
</tbody>
</table>
## Development Details

<table>
<thead>
<tr>
<th></th>
<th>Shopping Mall</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permissible GFA</td>
<td>938,165 sq ft</td>
<td></td>
</tr>
<tr>
<td>GFA</td>
<td>375,266 sq ft *</td>
<td>562,899 sq ft</td>
</tr>
<tr>
<td>% of Permissible GFA</td>
<td>Maximum of 40%</td>
<td>Minimum of 60%</td>
</tr>
<tr>
<td>Estimated Net Lettable Area / No. of Residential Units</td>
<td>230,000 – 240,000 sq ft</td>
<td>500 units</td>
</tr>
<tr>
<td>Estimated Construction Start Date</td>
<td>4Q 2011</td>
<td></td>
</tr>
<tr>
<td>Estimated TOP</td>
<td>1H 2014</td>
<td>1H 2015</td>
</tr>
<tr>
<td>Yield on Cost</td>
<td>More than 6%</td>
<td>N.A.</td>
</tr>
<tr>
<td>Capital Value</td>
<td>Approximately $3,000 psf NLA</td>
<td>N.A.</td>
</tr>
<tr>
<td></td>
<td>(Based on 3 levels of prime retail space)</td>
<td></td>
</tr>
</tbody>
</table>

* Inclusive of bus-interchange GFA

---

* N.A. indicates not applicable.
Schematic Diagram of Development

- One-stop family shopping mall, providing convenience and a variety of merchandise and specialty goods
- A new and dynamic residential lifestyle

Residential component with approximately 500 units

Amenities:
- Bedok Swimming and Sports Complex
- Bedok Community Library
- Bedok Town Centre
- Shopping malls

Direct underpass to MRT

Integrated with bus interchange at L1

3 levels of prime retail space
Changing the Landscape and Enhancing Lives

“The new project will inject a lot of life, dynamism and excitement into the lives of people living in East Coast”
Minister of State for Manpower and Trade and Industry Lee Yi Shyan, MP for East Coast GRC

- Lack of shopping malls to serve the mature estate of Bedok with the largest residential population in Singapore of close to 300,000
- Located in the heart of the Bedok transportation hub, the proposed shopping mall will offer a seamless link to the Bedok bus interchange and MRT station
- Shopping mall will be linked to the MRT via basement underpass
- The shopping mall will also benefit from the immediate catchment of residents from the proposed integrated development and adjacent residential blocks
Injecting Lifestyle Element to Bedok Town Centre
Severe Lack of Sizeable Shopping Malls in the Vicinity

- Tampines Mall (3 MRT stops away)
- Eastpoint Mall (2 MRT stops away)
- Parkway Parade (25 mins by bus)
- Bugis Junction (7 MRT stops away)
Huge Potential for Retail due to Low Retail Space per Capita

Low retail space per capita compared to other suburban town centres and the Singapore average

Estimated Retail Space per Capita

<table>
<thead>
<tr>
<th>Location</th>
<th>Estimated Retail Space per Capita (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedok (existing)</td>
<td>2.0</td>
</tr>
<tr>
<td>Bedok (with new mall)</td>
<td>2.8</td>
</tr>
<tr>
<td>Clementi</td>
<td>4.1</td>
</tr>
<tr>
<td>Tampines</td>
<td>5.2</td>
</tr>
<tr>
<td>Bishan</td>
<td>5.5</td>
</tr>
<tr>
<td>Singapore Average</td>
<td>10.8</td>
</tr>
</tbody>
</table>

Source: CapitaMalls Asia and Urbis
Current Retail Offerings in Bedok
Potential Future Complementary Retail Offerings
Examples of Existing Tenants in CMA Malls
Residential: Unobstructed Views

View to the South:

*Top level view of future development*
Residential: Unobstructed Views (cont’d)

View to the South:

*Mid level view of future development*
No New Developments in Immediate Vicinity

- Waterfront Gold (Bal. 98 yrs)  
  S$950 psf (Developer's Sales)

- Casa Merah (Bal. 95 yrs)  
  S$940 psf (Resale)

- Optima (Bal. 98 yrs)  
  S$940 psf (Resale)

- The Trumps (Bal. 89 yrs)  
  S$980 psf (Resale)

- Prime location above two transportation hubs (MRT/Bus interchange)
- Future shopping mall
For enquiries from analysts/investors on CapitaLand, please contact:
Harold Woo
Investor Relations
Tel: (65) 6823 3200
Email: harold.woo@capitaland.com

For enquiries from analysts/investors on CapitaMalls Asia, please contact:
Caroline Fong
Investor Relations
Tel: (65) 6536 1188
Email: caroline.fong@capitaland.com

Thank You