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.
Agenda

- Summary of 2011 Results
- Businesses Highlights
  - Our Strategic Focus
  - Our Accolades
- Corporate Social Responsibility
- Conclusions
We did well again despite global market volatility

6th Consecutive Year of Profit in Excess of S$1b

<table>
<thead>
<tr>
<th>Year</th>
<th>Profit (S$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2006</td>
<td>S$1.01b</td>
</tr>
<tr>
<td>FY 2007</td>
<td>S$2.76b</td>
</tr>
<tr>
<td>FY 2008</td>
<td>S$1.26b</td>
</tr>
<tr>
<td>FY 2009</td>
<td>S$1.05b</td>
</tr>
<tr>
<td>FY 2010</td>
<td>S$1.43b</td>
</tr>
<tr>
<td>FY 2011</td>
<td>S$1.06b</td>
</tr>
</tbody>
</table>

Cumulative Profit S$8.6b over 6 years

1 The 2010 results were restated to be comparable to the current year’s results as a consequence of the adoption of the INT FRS 115 accounting policy which was effective on 1 January 2011.
Proposed Dividend/Share\(^{(1)}\)
8 cents
Increased from 6 cents

NTA/Share\(^{(1)}\)
$3.40
Increased from $3.18

Return On Shareholders’ Funds\(^{(1)}\)
7.3%

YTD Share Price Performance
\(\uparrow 32\%\)

\(^{(1)}\) FY2011. Dividend/Share subject to shareholder approval
### Financials

**Strong Financials & Healthy Balance Sheet**

<table>
<thead>
<tr>
<th>Earnings Before Interest &amp; Tax (EBIT)</th>
<th>Profit After Tax &amp; Minority Interest (PATMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$2.1b</strong></td>
<td><strong>$1.06b</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net Debt-to-Equity</th>
<th>Cash</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>0.31</strong></td>
<td><strong>$6.3b</strong></td>
</tr>
</tbody>
</table>

FY 2011
Financials

Strong Real Estate Capabilities

Total Capital Raised

$10.0b

Group Managed Real Estate Assets

$60.3b
Increased by 19.2%

Revenue Under Management

$7.4b
Increased by 3%

Committed over S$11b of new investments in FY2011
NTA/Share From 2001-2011

S$

2.37 2.40 2.39 2.10 2.41 2.65 3.53 3.57 3.03 3.18 3.40

Year

Dividend in specie of CCT units
# Dividend Details

## Proposed Total Dividend for FY2011: 8 cents

<table>
<thead>
<tr>
<th>Dividend Period</th>
<th>1 January 2011 – 31 December 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>First &amp; Final 1-tier dividend</td>
<td>6 cents</td>
</tr>
<tr>
<td>Special 1-tier dividend</td>
<td>2 cents</td>
</tr>
<tr>
<td>Books Closure Date</td>
<td>5:00 pm, 9 May 2012</td>
</tr>
<tr>
<td>Dividend Payment Date</td>
<td>22 May 2012</td>
</tr>
</tbody>
</table>
Businesses Highlights
Strategic Focus

3 + 3 + 2 market strategy

Core markets
- Singapore
- China
- Australia
  (~90% of Group’s total assets\(^1\))

Secondary markets
- Europe (serviced residences only)
- Malaysia
- Vietnam
  (~6% of Group’s total assets)

Opportunistic markets
- Japan
- India
  (~3% of Group’s assets)

Note: Others markets for ~1% of assets
\(^1\) Excluding treasury cash
Singapore - Residential

The Only Private Development in Bedok Central

Bedok Residences

- 583 units (GFA 375,266 sqft)
- 88% sold since launch; average selling price @S$1,350psf

Designed by Moshe Safdie

Sky Habitat

- 509-units (GFA 632,770 sqft)
- Sold 125 units on launch weekend
- Avg selling price ~ S$1,642 - S$1,747psf

Launched on 14 April 2012
Singapore - Commercial

Westgate
- 7-storey lifestyle shopping mall; target to open by Dec 2013; 20-storey office tower by late 2014

CapitaGreen
- A new landmark building in Raffles Place

Designed by Benoy

Designed by Toyo Ito as Most “Green” Building in CBD

CapitaLand Limited Annual General Meeting *30 April 2012*
Successful Opening of JCube

- Opened on 2 April 2012
- 99.0% of NLA Committed

Attraction for ice skating enthusiasts

Singapore’s first Olympic size ice rink
Singapore – Shopping malls (cont’d)

The Star Vista

Exterior facade

- Strategically sited within Vista Exchange, directly linked to Buona Vista Mass Rapid Transit (MRT) Interchange station
- 163,189 sqft of NLA

Target to open in 3Q2012
China - Raffles City Portfolio

Designed by Moshe Safdie

- 8th Raffles City in China
  - Prime site in heart of Yuzhong District in Chongqing
China - Raffles City Portfolio

Designed by renowned star architects

- Raffles City Chengdu
- Raffles City Ningbo
- Raffles City Hangzhou
- Raffles City Shanghai
- Raffles City Beijing
- Raffles City Shenzhen
- Raffles City Changning

- Total floor area of 2.9m sqm
- 8 Raffles City projects with strong presence and brand recognition
- Aggregate portfolio value of RMB58b (S$12b)
# China - Value Homes & Townships (through Surbana)

<table>
<thead>
<tr>
<th>Target Launch by 4Q2012 (~2,500 units)</th>
<th>Townships</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakeside, Wuhan</td>
<td>The Botanica, Xi’an</td>
</tr>
<tr>
<td>• Acquired 2 sites in Guangzhou and Shanghai to build over 2,400 value homes</td>
<td>• Sold 2,660 units in 4 townships in 2011 (cumulative 14,356 units)</td>
</tr>
<tr>
<td>• Total development pipeline of ~5,000 value homes</td>
<td></td>
</tr>
</tbody>
</table>

S$10.5b

18 Residential

Townships

Sold 2,660 units in 4 townships in 2011 (cumulative 14,356 units)

Lakeside, Wuhan

The Botanica, Xi’an

- Acquired 2 sites in Guangzhou and Shanghai to build over 2,400 value homes
- Total development pipeline of ~5,000 value homes

CapitaLand Limited Annual General Meeting *30 April 2012*
China - Suzhou site (CMA JV)

Designed by Benoy

- 50:50 JV with Suzhou Industrial Park ("SIP") government-linked entity (S$637m\(^1\)); GFA 310,000 sqm
- Largest shopping mall in Suzhou located in the heart of western CBD in SIP

(1) Based on CMA’s effective stake of 50.0%
Serviced Residences
Largest International Serviced Residence Owner-Operator

- Portfolio expanded to over 29,000 units
- Continue to improve the quality of portfolio through new investments and asset enhancement initiatives
  - New investments with a focus on key cities in Asia Pacific and Europe
- Opening 8 more properties (>1,500 units) in 2012
Australand

INVESTMENT PORTFOLIO

Office & Industrial S$2.8b

DEVELOPMENT PIPELINE

Commercial & Industrial S$3.6b

Residential S$10.5b

• Maintain recurring earnings of 60-70% of Australand’s EBIT;
• FY 2011 EBIT: S$324.2m (16% of CL’s Group’s EBIT)

1 Estimated pipeline end values
Our Accolades in 2011

Asia’s Best Companies Poll 2011 (Singapore)
- Best Managed Company
- Best Corporate Governance
- Best Investor Relations
- Best CEO (Liew Mun Leong)
- Best CFO (Olivier Lim)

2011 All-Asia Executive Team Ranking
- Best CFO (Property by Buy Side – 2nd Runner Up) (Olivier Lim)
- Best Corporate Governance in Singapore
- Best IR Companies (Property by Buy Side - 1st Runner Up)

Singapore Corporate Awards 2011
- Best Annual Report (REITs & Business Trusts)
  - CapitaRetail China Trust (Gold)
  - Ascott Residence Trust (Bronze)
- Best Investor Relations
  - CapitaLand Limited (Silver)
  - CapitaRetail China Trust (Bronze)
Our Accolades in 2011 (cont’d)

Real Estate Awards 2011

**Global**
- Best Global Mixed-use Developer

**Asia**
- Best Retail Developer
- Best Mixed-use Developer

**Singapore**
- Best Residential Developer
- Best Mixed-use Developer

**China**
- Best Developer

Professional Design Award for Residential Design Category

RiverGate – Gold & Silver Awards
The Seafront on Meyer – Gold & Silver Awards

Property Category
- Most Transparent Company Award
  - CapitaLand (Winner for 11th Consecutive year)

REITs Category
- CapitaMall Trust (Runner-up)

Hotel and Restaurant Category
- Ascott Residence Trust (Runner-up)
Corporate Social Responsibility
Helping Underprivileged Children

Green for Hope projects

- Donated over S$4.9m to underprivileged children across Singapore through children’s charities, community development councils and all primary schools since 2008

Launch of Green for Hope @ CapitaLand 2011 in collaboration with five CDCs in Singapore
Helping Underprivileged Children

My Schoolbag

- Donated S$500,000 to assist underprivileged children purchase new school supplies through an experiential shopping experience at our shopping malls in Singapore, China, Malaysia, India and Japan
CapitaLand Staff Volunteerism

- Organised regular local and overseas staff volunteers activities to engage staff in the CSR projects and advocate CL’s credo of “Building People”
Conclusions
Conclusions

1. We have done well for the year with S$1.06b Profit After Tax

2. This is the 6th consecutive year with profit more than S$1b notwithstanding the global volatile market

3. The fundamentals of the Company are strong:
   – Strong financial position, low gearing
   – Good market demand, multi-sectors & geographies
   – Proven management execution
   – Well known brand name in Singapore & overseas
   – Complete value chain – investor, developer, operator, asset manager

4. Plenty of growth opportunities in Asia, particularly Singapore and China
Thank You