



For immediate release

NEWS RELEASE

**CapitaLand posts S\$1.57 billion net loss for FY 2020 mainly due to revaluation losses and impairments**

- ***Operationally profitable with full-year cash PATMI<sup>1</sup> of S\$924 million***
- ***2H 2020 cash PATMI<sup>1</sup> more than double of 1H 2020***
- ***Proposes an ordinary dividend of 9 Singapore cents per share for FY 2020***

**Singapore, 24 February 2021** – CapitaLand Limited posted a **net loss** of S\$1,574.3 million for FY 2020 against a profit of S\$2,135.9 million in FY 2019. The net loss was mainly attributed to revaluation of investment properties, and impairment of projects and equity investments totalling S\$2,498.1 million, which are non-cash in nature. The revaluation losses were limited to a few assets most impacted by COVID-19, while the rest of CapitaLand's portfolio remained resilient.

**Operating PATMI<sup>2</sup>** for FY 2020 was S\$769.9 million, 27.2% lower year-on-year. Including divestment gains and realised revaluation gains, **cash PATMI<sup>1</sup>** for FY 2020 was S\$924 million. Supported by an improved COVID-19 situation in CapitaLand's two core markets of Singapore and China, cash PATMI<sup>1</sup> of S\$653.3 million in 2H 2020 was more than double the S\$270.5 million in 1H 2020.

**Revenue** for FY 2020 rose 4.8% year-on-year to S\$6,532.6 million. This was mainly due to higher handover from the residential projects in China and Vietnam, as well as full year consolidation of results for Raffles City Chongqing and the Ascendas-Singbridge (ASB) portfolio acquired in June 2019. The increase was partially offset by the recognition of rental rebates granted to tenants, as well as lower performance from the Group's shopping malls and lodging businesses amid COVID-19. Collectively, Singapore and China accounted for 76.4% of CapitaLand's revenue.

**EBIT** for FY 2020 fell 95.4% year-on-year to S\$231.5 million. This was primarily due to revaluation losses from investment properties, impairment of residential projects and investments, lower gains from asset recycling, as well as lower contribution from retail and lodging operations amid COVID-19. The decrease was partially mitigated by full year contribution from the ASB portfolio acquired in June 2019, as well as higher contribution from residential projects in China and Vietnam.

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<sup>1</sup> Cash PATMI comprises operating PATMI, divestment gains and realised revaluation gains.

<sup>2</sup> Operating PATMI refers to profit from business operations excluding any gains or losses from divestments, revaluations and impairments.

CapitaLand's FY 2020 results are broadly in line with its profit guidance dated 22 January 2021. Subject to shareholders' approval, the Board is proposing a final ordinary dividend of 9 Singapore cents a share for FY 2020, which corresponds to a total dividend payout of S\$467.4 million. This represents a dividend payout ratio of about 52% of FY 2020's cash PATMI<sup>1</sup>.

### Financial highlights

|   | <b>FY 2020<br/>(S\$ m)</b> | <b>FY 2019<br/>(S\$ m)</b> | <b>Variance<br/>(%)</b> | <b>2H 2020<br/>(S\$ m)</b> | <b>2H 2019<br/>(S\$ m)</b> | <b>Variance<br/>(%)</b> |
|---|----------------------------|----------------------------|-------------------------|----------------------------|----------------------------|-------------------------|
| Revenue                                 | 6,532.6                    | 6,234.8                    | 4.8                     | 4,505.2                    | 4,103.7                    | 9.8                     |
| Earnings before Interest and Tax (EBIT) | 231.5                      | 5,067.6                    | (95.4)                  | (365.3)                    | 3,006.6                    | NM                      |
| Total PATMI / (Net Loss)                | (1,574.3)                  | 2,135.9                    | NM                      | (1,670.9)                  | 1,260.5                    | NM                      |
| Comprising:                             |                            |                            |                         |                            |                            |                         |
| Operating PATMI <sup>2</sup>            | 769.9                      | 1,057.2                    | (27.2)                  | 508.7                      | 695.9                      | (26.9)                  |
| Portfolio gains                         | 153.9                      | 435.6                      | (64.7)                  | 144.6                      | 300.9                      | (51.9)                  |
| Non-cash items:                         |                            |                            |                         |                            |                            |                         |
| (a) Revaluation Gains / (Losses)        | (1,636.7)                  | 674.7                      | NM                      | (1,459.0)                  | 295.4                      | NM                      |
| (b) Impairments                         | (861.4)                    | (31.6)                     | NM                      | (865.2)                    | (31.7)                     | NM                      |

NM = Not meaningful

Mr Ng Kee Choe, Chairman of CapitaLand Limited, said: "Despite a challenging 2020, CapitaLand remains operationally profitable and financially strong, which underpin our continuing ability to distribute returns to our shareholders. During the year, we extended help to tenants, business partners and vulnerable groups in the community impacted by COVID-19. We further reinforced our commitment to pursue long-term growth in a socially responsible and sustainable manner with CapitaLand's 2030 Sustainability Master Plan. We will strive to continue to do well, do good and do right by our stakeholders as we steadfastly execute our recovery and growth plans."

Mr Lee Chee Koon, Group CEO of CapitaLand Group, said: "COVID-19 has disrupted but will not change the plans for CapitaLand to become a globally competitive asset manager and real estate company. In 2020, we continued to grow our fund management business, deploy capital into new economy asset classes, and took the chance to digitalise and rationalise our existing business. Not only will CapitaLand's strong balance sheet and cashflow position tide us through the ongoing COVID-19 pandemic; more importantly, we will be able to capitalise on new opportunities to further transform our business."

## **About CapitaLand Limited ([www.capitaland.com](http://www.capitaland.com))**

CapitaLand Limited (CapitaLand) is one of Asia's largest diversified real estate groups. Headquartered and listed in Singapore, it owns and manages a global portfolio worth about S\$132.5 billion as at 31 December 2020. CapitaLand's portfolio spans across diversified real estate classes which includes commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential. With a presence across more than 230 cities in over 30 countries, the Group focuses on Singapore and China as its core markets, while it continues to expand in markets such as India, Vietnam, Australia, Europe and the USA.

CapitaLand has one of the largest real estate investment management businesses globally. It manages six listed real estate investment trusts (REITs) and business trusts as well as over 20 private funds. CapitaLand launched Singapore's first REIT in 2002 and today, its stable of REITs and business trusts comprises CapitaLand Integrated Commercial Trust, Ascendas Real Estate Investment Trust, Ascott Residence Trust, CapitaLand China Trust, Ascendas India Trust and CapitaLand Malaysia Mall Trust.

CapitaLand places sustainability at the core of what it does. As a responsible real estate company, CapitaLand contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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*For the full CapitaLand Limited financial statement and presentation, please visit [www.capitaland.com](http://www.capitaland.com).*

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