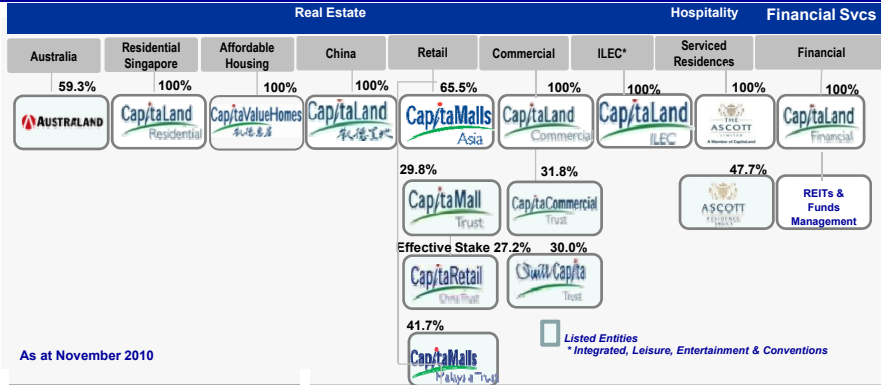




## FOCUS, BALANCE & SCALE



## FY 2010 Net Profit up 21% YoY

(\$ m)	FY2009	FY2010	Change
Revenue	2,957.4	3,382.7	14.4%
EBIT	1,549.0	2,384.2	53.9%
PATMI <sup>1</sup>	1,053.0	1,273.1	20.9%

<sup>1</sup>Profit After Tax and Minority Interest

## FY 2010 PATMI surged 21% YoY

Figures in S\$ million



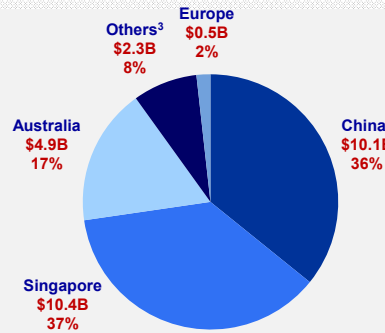
## Segmentation

### By Geography

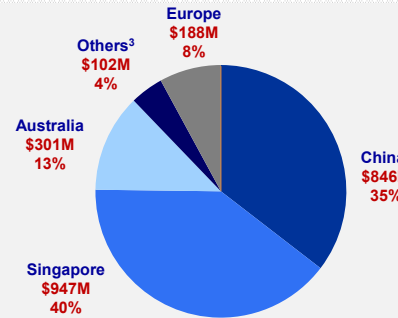
<sup>2</sup> China includes Macau & Hong Kong  
<sup>3</sup> Excludes Singapore & China but includes project in GCC.

## TOTAL ASSETS – S\$28.2B

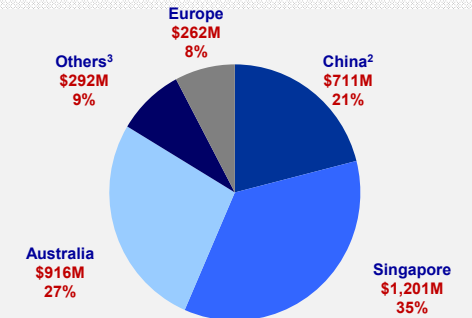
As at Dec 2010 (ex treasury cash)



## FY 2010 EBIT – S\$2.4B

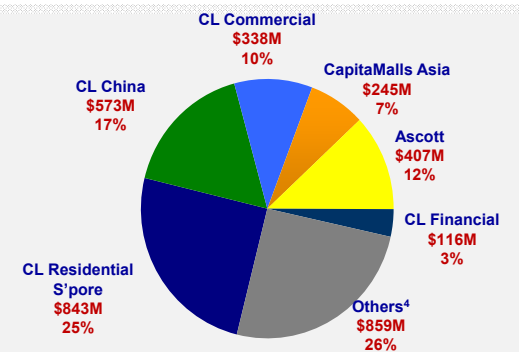
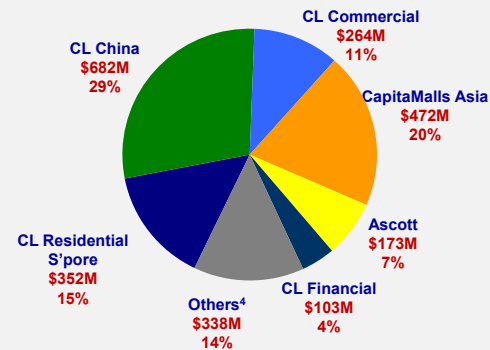
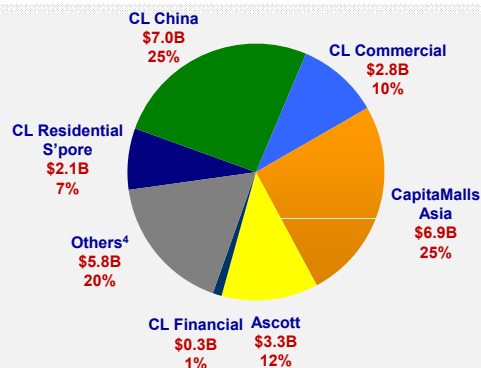


## FY 2010 Revenue – S\$3.4B



### By SBU

<sup>4</sup> Includes Corporate Office & Australia



## MARKET POSITION

In Asia	In China	Shopping Malls	Serviced Residences	REITs/ PE Funds
One of Asia's LARGEST Real Estate Companies	LEADING Foreign Real Estate Developer In China	One of the LARGEST Shopping Mall Developers, owners and managers In Asia	LARGEST International Serviced Residence Owner-Operator	LEADING Asia-Based RE Fund & REIT Manager
Group Market Capitalization S\$39bn*	Investment : S\$22b in projects value	91 Shopping Malls across Asia	Over 27,000 apartments	6 REITs & 17 Funds AUM: Over S\$30bn*

As at December 2010

## TRACK RECORD

- ★ Euromoney Real Estate Awards 2010:
  - Best Developer Globally
  - Best Retail Developer Globally
  - Best Mixed-Use Developer Globally
- ★ Euromoney Asia Best Managed Company 2010
  - Best Overall Managed Property Co. in Asia
- ★ World Finance
  - Best Financial Disclosure Procedure, Asia Pacific 2010
- ★ Largest Pure-Play Retail REIT in Malaysia – CMMT 2010
- ★ 1st Pure Play China Retail REIT – CRCT in 2006
- ★ 1st Pan-Asian Serviced Residence REIT – Ascott Reit in 2006
- ★ 1st Commercial REIT in Singapore – CCT in 2004
- ★ 1st Retail REIT in Singapore – CMT in 2002

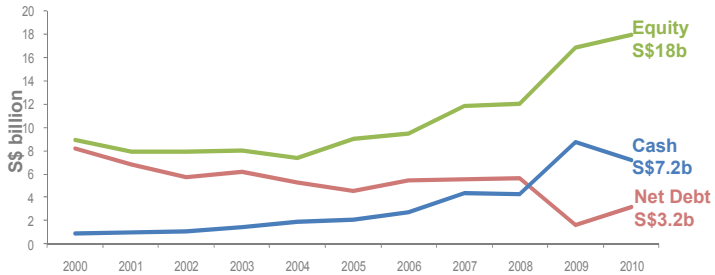
## GROUP MANAGED REAL ESTATE ASSETS OF S\$50.6B

Group Managed RE Assets <sup>1</sup>	FY 2010 (S\$bn)
On Balance Sheet & JVs	18.3
Funds	10.6
REITs/Trusts	17.8
Others <sup>2</sup>	3.9
<b>Total</b>	<b>50.6</b>

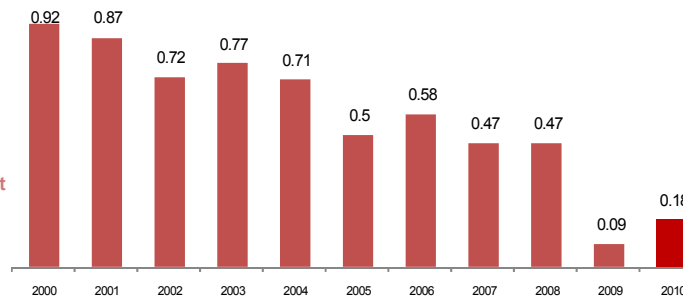
<sup>1</sup> This is the value of all real estate assets managed by CapitaLand Group entities stated at 100% of the property carrying value

<sup>2</sup> Others include 100% values of properties under management contracts

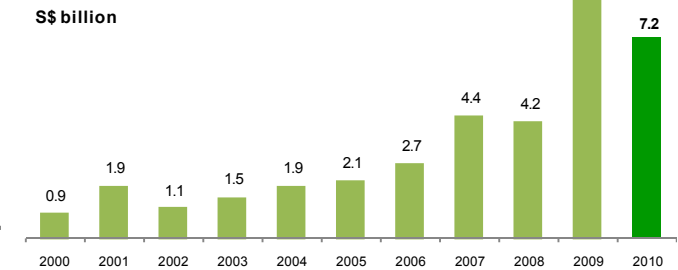
## ROBUST BALANCE SHEET



## LOW NET GEARING



## STRONG CASH LIQUIDITY



## LEADING ASIA SHOPPING MALL PLAYER

Countries	No. of Properties <sup>1</sup>				Total <sup>3</sup>
	Completed <sup>2</sup>	Target for completion in 2011	Target for completion in 2012	Target for completion in 2013 & beyond	
Singapore	15	-	2	1	18
China	38	5	5	5	53
Malaysia	4	-	-	-	4
Japan	7	-	-	-	7
India	1	1	-	7	9
<b>Total</b>	<b>65</b>	<b>6</b>	<b>7</b>	<b>13</b>	<b>91</b>

As at 31 Dec 2010

## CHINA GROWTH PLATFORM

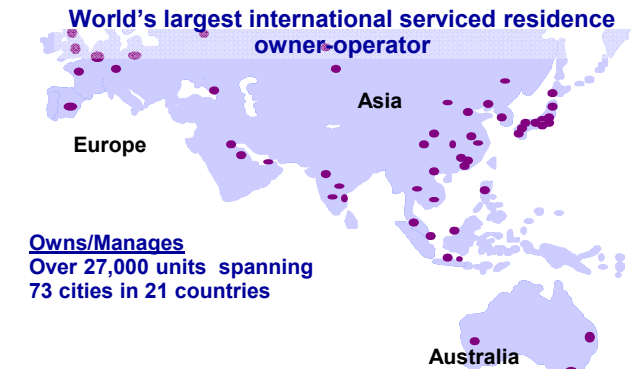
- China entry: 1994
- Total China Assets : S\$10bn

- Residential:** 18 projects (22,640 units) with a total GFA of 3.3 mil sqm
- Commercial and Mixed:** 12 projects\*, with a total GFA of 2.2 mil sqm
- Retail:** 53 malls, with a total GFA of 4.5 mil sqm
- Service Residence:** 35 projects, with 6,493 units
- Financial Service:** 9 private equity funds & 2 REITs\*\*

\* Inclusive of JV projects  
\*\* Ascott Residence Trust is a pan-Asian REIT



## SERVICED RESIDENCES



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