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NEWS RELEASE

CapitaLand ranks top with most number of BCA Universal Design Mark Platinum Awards

- ***CapitaLand has bagged three out of the seven Platinum awards ever accorded by BCA***
- ***12 of the Group's properties recognised at BCA Awards 2015 including two BCA Universal Design Platinum Awards and two BCA Green Mark Platinum Awards***
- ***CapitaLand named prestigious BCA Quality Excellence Award - Quality Champion for the third consecutive year***

Singapore, 14 May 2015 – CapitaLand Limited has added two Building and Construction Authority of Singapore (BCA) Universal Design Mark Awards (UD Mark) of the highest Platinum standard for the d'Leedon residential development, and the Westgate and Westgate Tower integrated development. This makes CapitaLand the real estate developer with the most number of UD Mark Platinum projects, having bagged three out of the seven Platinum awards accorded by BCA since the award was re-launched in October 2012. Westgate and Westgate Tower[1] is also the first commercial non-residential real estate development to win UD Mark Platinum.

CapitaLand's office buildings Six Battery Road and Twenty Anson have also clinched BCA Green Mark Platinum Awards, another milestone in the Group's continued commitment to green its existing portfolio.

A total of 12 CapitaLand shopping mall, office, residential and integrated developments were recognised for their building quality, inclusive and green features by BCA. Since last year's BCA Awards, CapitaLand has been accorded eight BCA Green Mark awards and three UD Mark awards. To date, the Group has received a total of 92 Green Mark awards and 14 UD Mark awards for its development projects in Singapore, China, Indonesia, Malaysia, Vietnam and most recently, Australia.

CapitaLand's wholly owned serviced residence subsidiary The Ascott Limited clinched a Green Mark Gold for Citadines St Georges Terrace Perth, marking the Group's first BCA-awarded property in Australia. CapitaLand mall The Mines in Selangor, Malaysia and Mulberry Lane in Vietnam were accorded BCA Green Mark Gold and Green Mark certification respectively.

CapitaLand was also awarded the prestigious BCA Quality Excellence Award - Quality Champion (Gold^{PLUS}), the third time the Group is named a Quality Champion since the award

[1] Westgate Tower was divested by CapitaLand Group in October 2014.

was incepted in 2013, in recognition of its continued commitment to higher quality and workmanship standards of its new buildings in Singapore over the years.

Mr Lim Ming Yan, President & Group CEO, CapitaLand, said: “CapitaLand is honoured to once again be recognised by BCA, winning 13 awards at the BCA Awards 2015. We are also pleased to be the real estate developer with the largest number of UD Mark Platinum projects to date, attesting to our commitment to design user-centric built environments where people can live, work, play and connect comfortably, regardless of age and mobility.”

He added: “CapitaLand has been a keen supporter of BCA’s efforts to improve building standards. We were one of the pioneer adopters of BCA’s Green Mark framework a decade ago. We also broke ground several times for UD Mark – JCube was recognised as one of the first completed UD Mark projects in 2013; The Interlace became the largest UD Mark Platinum residential project in 2014 while Westgate and Westgate Tower is named the first commercial non-residential UD Mark Platinum project this year.”

He added: “Sustainability is a continuous process that is integral to our business. We developed our Sustainable Building Guidelines in 2007 to drive a systematic approach in designing, building and operating properties sustainably across the Group. Looking ahead, we will continue our commitment to improve the economic, environmental and social well-being of our stakeholders through the execution and management of our projects.”

CapitaLand’s Sustainable Building Guidelines (SBG), an in-house guide developed since 2007, outlines environmental, health and safety, as well as universal design considerations to be factored in at all stages of a project, from feasibility studies, design, procurement, construction, operation to redevelopment. SBG is incorporated into the Group’s Environmental, Health and Safety Management System (EHSMS) and sustainability targets linked to key performance indicators.

Stakeholder engagement is a key component and CapitaLand properties have been committed to spread the call to action on environmental sustainability. Earlier this year, over 250 CapitaLand properties in 21 countries participated in World Wide Fund for Nature (WWF) Earth Hour 2015. It was the eighth year CapitaLand supported the annual global sustainability movement to show its commitment towards protecting the environment.

Please refer to the Annex for a listing of CapitaLand’s BCA Award winners and more details on the respective award-winning projects.

More information on CapitaLand’s sustainable building efforts is available in its Global Sustainability Reports: http://capitaland.com/sustainability/global-sustainability-report

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About CapitaLand Limited
CapitaLand is one of Asia's largest real estate companies headquartered and listed in Singapore. The company leverages its significant asset base, design and development capabilities, active capital management strategies, extensive market network and operational capabilities to develop high-quality real estate products and services. Its diversified global real estate portfolio includes integrated developments, shopping malls, serviced residences, offices and homes. Its two core markets are Singapore and China, while Indonesia, Malaysia and Vietnam have been identified as new growth markets. The company also has one of the largest real estate fund management businesses with assets located in Asia.

CapitaLand's listed real estate investment trusts are Ascott Residence Trust, CapitaLand Commercial Trust, CapitaLand Mall Trust, CapitaLand Retail China Trust and CapitaMalls Malaysia Trust.

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ANNEX

Since last year's BCA Awards, CapitaLand has garnered eight Green Mark awards and three UD Mark awards.

To date, CapitaLand has received 92 Green Mark awards (including 14 provisional awards): 67 in Singapore, 17 in China, two in Vietnam, three in Malaysia, one in Indonesia, one in Philippines and one in Australia. The Group has also received 14 UD Mark awards.

CapitaLand was accorded the BCA Green Mark Champion Award in 2012 and the Built Environment Leadership Award (Gold) in 2009. It has been named BCA Quality Champion (Gold^{PLUS}) again in 2015, the third time the Group is named a Quality Champion since the award was incepted in 2013

No	Development	Rating
Quality Excellence		
1	CapitaLand's Quality Mark developments in Singapore over the past five years	Quality Excellence Award - Quality Champion (Gold^{PLUS})
Universal Design Mark		
2	d'Leedon, Singapore	Universal Design Mark Platinum
3	Westgate and Westgate Tower[1], Singapore	Universal Design Mark Platinum
4	Integrated Development at 9 and 11 Cairnhill Road / 22 Bideford Road, Singapore	Universal Design Mark Gold (Design)
Green Mark		
Singapore projects		
5	Six Battery Road, Singapore	Green Mark Platinum
6	Twenty Anson, Singapore	Green Mark Platinum
7	One George Street, Singapore	Green Mark Gold^{PLUS}
8	Landed development at Coronation Road, Singapore	Green Mark Certified
Overseas projects		
9	Citadines St Georges Terrace Perth, Australia	Green Mark Gold
10	The Mines, Malaysia	Green Mark Gold
11	Mulberry Lane, Vietnam	Green Mark Certified
12	CapitaMall Xinduxin, Qingdao, China	Green Mark Gold (Provisional)
Design and Engineering Safety Excellence		
13	d'Leedon, Singapore	Design and Engineering Safety Excellence (Residential) **Recipient: AECOM Singapore Pte Ltd*
Construction Excellence		
14	The Interlace, Singapore	Construction Excellence **Recipient: Woh Hup (Private) Limited*

[1] Westgate Tower was divested by CapitaLand Group in October 2014.

Universal Design Mark and Design and Engineering Safety Excellence (Residential)

d'Leedon, Singapore (Universal Design Mark Platinum and Design and Engineering Safety Excellence - Residential)

Universal Design

d'Leedon is the largest private residential development in Singapore, located in the heart of District 10 and also the first high-rise residential project designed by internationally renowned Pritzker Architecture Prize winner Zaha Hadid. It comprises seven 36-storey towers offering 1,703 apartments as well as 12 exclusive semi-detached houses. d'Leedon is highly accessible and well-served by MRT stations and main connective routes to the city.

The landscape articulation is organised in five main bands in response to the existing alignments and the main axis surrounding the site. Each band is dedicated a unique character inspired by the distinct components of mountain ecosystems: Rock, Forest, Water, Foothills and Meadow. The seven towers sitting within the bands gently taper inwards as they merge with the ground, occupying only 22% of the site. This frees up a vast amount of land dedicated to even more landscape and lifestyle facilities. Vehicular circulation is minimised by routing part of the main driveway from the entrances of Leedon Heights and King's Road into the basement level, creating a pedestrian-friendly landscape.

The Farrer Wing Clubhouse provides more family-oriented facilities such as a nursing room, wheelchair-friendly toilets as well as children pool, aqua gym pool complete with water gym equipment and accessible to wheelchair residents with appropriate pathways and ramps.

To encourage multi-generation living, d'Leedon offers 312 units (about 18% of the development) with ageing-in-place provisions which come in varying sizes located at different blocks and levels. Such units come with help-call buttons in bathrooms and bedrooms, retractable hanging rods and adjustable shelves for the wardrobes, additional low-level view finder at the main door for children and wheelchair users, and step-less entrances at the main doors and bathrooms. These are uncommon in private residential developments in Singapore. Big families can therefore stay together in the same project, and yet enjoy the privacy of their own space.

Design and Engineering Safety Excellence Award (Residential)
Recipient: AECOM Singapore Pte Ltd

Creative solutions were designed to overcome the challenges posed by the complexities of the site including a 10m wide PUB water pipeline reserve, two Circle Line MRT tunnels, and existing steel piles left behind by the previous buildings. The petal-like tower blocks and curvilinear architectural lines of d'Leedon give rise to varying unit layouts which require creative solutions in structural stability. To avoid damage to the PUB pipeline, the basement carpark was separated on either side of the reserve and linked via a driveway at ground level. Detailed analysis was also carried out to confirm that the impact of excavation and installation of rock

socketed piles compiled with the Land Transport Authority's Code of Practice for Railway Protection. To avoid the existing steel piles, new piles for all tower blocks were installed with a two-metre thick raft cap.

In order to achieve the structural stability, satisfy the curvilinear architectural lines and spatial requirement, the core wall was combined with strategically located coupled shear walls within the residential units while façade walls and inclined perimeter columns were adopted. To further enhance buildability, over 1,300 planter units and 1,500 bay windows beams were precast to improve productivity, accuracy and ensure a high-quality finish. This also helped in achieving good safety record as these elements substantially reduced the need for construction manpower to work from a significant height d'Leedon achieved zero accident and zero workplace fatality throughout its 52 months of construction period from 2010 to 2014 with the active involvement of all stakeholders.

Universal Design Mark

Westgate and Westgate Tower[1], Singapore (Universal Design Mark Platinum)

Westgate, which was conferred the highest green building accolade, the Green Mark Platinum award in 2013, achieved BCA's other highest accolade this year – the Universal Design Mark Platinum award for inclusive design. Westgate is CapitaLand's first non-residential development in Singapore to achieve this award.

The integrated development is strategically located in the heart of Jurong Gateway, Singapore's up-and-coming largest regional centre, and is the only development that has direct connections to both the Jurong East MRT and bus interchanges. It comprises a seven-storey shopping mall named Westgate, and a 20-storey office tower called Westgate Tower.

The mall's open design seamlessly connects to neighbouring infrastructure through walkways and access points for visitors travelling via any transportation mode, including an elevated pedestrian walkway that connects the mall's Level 2 to the MRT station concourse and adjacent buildings, such as the upcoming Ng Teng Fong Hospital. All the entrances to the development are accessible, sheltered and have automatic doors. Its car park is also clearly marked with designated pedestrian walkways and crossings.

An urban park, named The Courtyard, is set within the semi-outdoor street on Level 1 of the mall, acting as a civic space for the community to enjoy and as a designated area for street artist performances, as well as special gigs such as live music shows and circus acts. .

A family and lifestyle mall, Westgate houses not one but two children's playgrounds, to the delight of its young shoppers. The 11,000-square-foot Westgate Wonderland on Level 4 is Singapore's largest thematic outdoor playground in a shopping mall. It features both dry and wet play areas, and incorporates experiential play equipment suitable for children of all ages. Showers, dryers and specially designed child-size restrooms are included on Level 4 for the convenience of parents and children. Another 4,600-square-foot thematic outdoor playground

located on the mall's Level 5 is Kids' Club, a supervised play area that offers programmed activities for children while their parents shop. Parents who work at Westgate or nearby can also make use of the child care centre located on Level 5.

Integrated development at 9 and 11 Cairnhill Road/ 22 Bideford Road – Universal Design Mark Gold^{PLUS} (Design) Award

Located in the heart of Orchard Road, the integrated development combines a serviced residence and a high-end residential development. The residential development will comprise 268 units and a serviced residence, managed by CapitaLand's wholly owned serviced residence subsidiary.

Designed with users in mind – entrances, lifts, escalators, staircases and car park ramps within the development are strategically located with clear signage for residents to find their way easily. There are also wide covered walkways and lush landscape with seats and grab bars for residents taking a stroll. Lift lobbies will be a short walk away from residents' doorsteps and step-less. The serviced residence will have wheelchair-friendly and elderly-friendly apartments with direct access to the ground level where guests can socialise. The development will also have recreational facilities such as a guest lounge, family room, function rooms, gymnasium, swimming pool, jacuzzi, pavilion and children's playground at the barrier-free ground level. Traffic circulation studies and vehicle swept path analyses have been carried out to ensure all routes are accessible and free from obstructions.

Green Mark

Singapore projects

Six Battery Road, Singapore (Green Mark Platinum)

Six Battery Road is a 42-storey Grade A office building located at Raffles Place, the heart of Singapore's Central Business District (CBD). The building enjoys direct basement access to Raffles Place MRT Station and excellent access to amenities. A major retrofitting exercise completed in 2014 has significantly improved the building's energy efficiency. Enhancements include a vertical green wall in the main lobby, a rainwater harvesting system for irrigation of plants as well as upgrades to the chiller plant and air conditioning units to improve their efficiency. In addition, the building management system was upgraded to optimise performance of the chiller plant room, monitor the plant room's system efficiency and the power consumption of the major system in the building. The use of Singapore Green Building Product (SGBP) certified ceiling boards, carpets in the management office and laminates in lift lobbies contribute to Six Battery Road's eco-friendly interiors. An electric car charging lot installed in the car park encourages tenants to drive cleaner emission vehicles.

Estimated energy savings: 2,942,490 kWh/yr; Estimated water savings: 4,643 m^3/yr

Twenty Anson, Singapore (Green Mark Platinum)

Twenty Anson is a 20-storey Grade A office building located near the Tanjong Pagar MRT station. The building is fitted with energy-efficient lighting and air-conditioning systems, as well as low-emission double glazing with external shading to minimise solar heat gain. A communal sky garden on the fourth storey provides conducive outdoor space for tenants and effectively reduces the air-conditioning heat load. Condensation from air-conditioning units and water drained from wash basins is collected, filtered and used to flush toilets. Carbon dioxide sensors in air-conditioning units enable monitoring of indoor air quality while carbon monoxide sensors monitor the air quality on car park floors. To encourage recycling among tenants and visitors, a recycling bin is located near the car park lifts. Low volatile organic compound (VOC) paint and Singapore Green Building Product (SGBP) certified ceiling boards are also used. As an added offering, bicycle parking lots and a shower facility are provided to encourage tenants to ride to work, hence reducing their carbon footprint.

Estimated energy savings: 83,613 kWh/yr; Estimated water savings: 13,888 m^3/yr

One George Street, Singapore (Green Mark Gold^{PLUS})

One George Street is a 23-storey Grade A office building located in the heart of Singapore's CBD. It offers commercial and recreational amenities including four landscaped sky gardens, a 25-meter infinity edge pool, a gymnasium and F&B outlets. LED light tubes, motion sensors and water efficient fittings are used throughout the building, resulting in significant savings. NEWater is used for cooling towers and sprinkler tanks which account for 55% of the building's total water consumption. Carbon dioxide sensors in air-conditioning units enable monitoring of indoor air quality. Low VOC paint and SGBP certified ceiling boards are also used. Other green features in One George Street include siphonic rainwater discharge system, refrigerant leak detector and the car park guidance system. An electric car charging lot installed in the car park encourages tenants to drive cleaner emission vehicles.

Estimated energy savings (kWh/yr): 1,124,434 kWh/yr; Estimated water savings (m^3/yr): 1,505 m^3/yr

Overseas projects

Citadines St Georges Terrace Perth (Green Mark Gold)

Citadines St Georges Terrace Perth is the first property managed by The Ascott Limited in Australia to be awarded BCA Green Mark Gold. It has a prime location in Perth's Business District and is within walking distance to galleries, restaurants, bars, department stores and many quality boutiques at Murray Street and Hay Street Malls. Citadines St Georges Terrace Perth offers 85 studio and one-bedroom apartments as well as amenities including 24-hour reception, alfresco restaurant and bar, business corner, conference room and an offsite gymnasium.

The air-conditioning systems were replaced with Singapore National Environment Agency (NEA)'s 4 Ticks high efficiency inverter systems for all apartments. Ozone depleting refrigerants from existing air-conditioners were also reclaimed and recycled to minimise potential pollution to the environment.

Energy efficient lighting such as T5 with high frequency ballasts and LEDs are used extensively throughout the property. Basin taps and showerheads within all apartments are fitted with flow regulators that meet the highest 3 Ticks /Excellent rating under the Water Efficiency Labelling Scheme of PUB, Singapore's national water agency. Apartment key card power switches and motion sensors were adopted to further reduce energy consumption.

Guests and staff are encouraged to recycle and minimise waste through various avenues such as the provision of recycling bins and green information guides.

Environmentally-friendly products such Singapore Green Building ProductSGBP) and the NSF Sustainability (International) certified modular carpet tiles with high recycled content, GreenTag (Australia) certified furniture systems, water-based paint with low volatile organic compounds and Energy Star (Australia) certified appliances were installed in all the apartments.

Estimated energy savings: 115,879 kWh/yr; Estimated water savings: 2,206 m^3/yr

The Mines, Selangor, Malaysia (Green Mark Gold)

Located in Selangor approximately 15 kilometres south of Kuala Lumpur city centre, The Mines is a modern lifestyle and family mall. The five-storey mall is the third CapitaLand mall in Malaysia to be awarded the BCA Green Mark Gold award, after Gurney Plaza in Penang and East Coast Mall in Kuantan.

At The Mines, efforts have been made to ensure that the mechanical and electrical systems are efficient and eco-friendly. Only non-ODP (Ozone Depleting Potential) refrigerants, activated carbon filters, ultraviolet bacteria eradication light and silencers are installed in the exhaust systems to minimise air and noise pollution.

An energy audit has been conducted to determine and implement measures to improve the efficiency of the chiller system. The original T8 lights in the car park and corridors have been replaced with energy-efficient T5 and LED lights respectively. To further conserve energy, the lights are dimmed to 40% of their full brightness during mall non-operating hours.

To conserve water, a rainwater harvesting system has been in place since 2013 to cut down on the use of potable water. Water-efficient fittings that meet the recommendations of the Water Efficiency Labelling Scheme of PUB, Singapore's national water agency. were installed to reduce water consumption. In addition, utility sub-meter devices were installed to track usage levels and to facilitate quick identification of the location, in the event of a leak.

As part of sustainable operations, the mall has in place a recycling programme whereby refuse such as paper, plastic, glass and metal are collected and sent to a recycling centre. Tenants are encouraged to join in the recycling programme through briefings and circulars.

Estimated energy savings: 1,287,045 kWh/yr; Estimated water savings: 174,156 m³/yr

Mulberry Lane (Green Mark Certified)

Set in 2.4 hectares of prime land, Mulberry Lane's five towers have a north-east/south-west orientation, giving each apartment access to winds from the northeastern corridors; natural sunlight; and stunning views of the surrounding parks, lakes and landscape. The development has more than 500 trees and palms planted with sky gardens in 3 towers. Each apartment is installed with energy-efficient air conditioners, which will significantly reduce energy consumption for the home owners. In addition, energy efficient lights are installed in the common areas. To conserve water, water-efficient faucets, and shower taps and mixers installed in the apartments are at least 20% more efficient. More than 70% of the carpark area are naturally ventilated, which minimises the need for mechanical ventilation.

Estimated energy savings: 3,596,700 kWh/yr, Estimated water savings: 1,540 m^3/yr

CapitaMall Xinduxin, Qingdao, China (Green Mark Gold - Provisional)

Currently under development, CapitaMall Xinduxin is the first large-scale shopping mall in the centre of Qingdao in China. Conveniently located at the junction of Heilongjiang Road and Hefei Road in Sifang District, the mall is directly connected to Qingdao's first subway line, M3. With a total gross floor area, excluding car park, of about 104,000 square metres, the eight-storey shopping mall will offer a retail mix of fashion, F&B, leisure and entertainment tenants when it opens in 2016.

The project development team regularly monitors energy and water efficiency targets during the construction phase.

As part of the mall's design, LED lights will be installed to conserve energy and maintain desired lighting levels in the mall's common areas. Motion detectors will be installed in all stairwells to ensure that lights are turned on only when required. Water fittings such as taps, urinals and sinks will be selected based on the Singapore PUB Water Efficiency Labelling Scheme standards, to ensure low water consumption. To minimise carbon emissions, a car park guidance system will be installed to guide drivers with information to quickly locate the nearest available space. The mall's internal walls will be painted with certified low volatile organic compound (low VOC) paint that reduces the emission of pollutants and creates a quality indoor environment for the benefit of building users.

Estimated energy savings: 3,234,531 kWh/yr; Estimated water savings: 54,677 m³/yr