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NEWS RELEASE

**CapitaLand taps start-ups with S\$100-million venture fund
to build real estate of the future**

***C31 Ventures set to be the largest real estate focused tech venture fund in
Asia that offers start-ups a gateway to the region***

Singapore, 15 June 2016 – CapitaLand Limited announced today that it is setting up C31 Ventures, a venture fund to tap global tech start-ups in its ongoing effort to innovate and build real estate of the future. Starting with the Group's S\$15-million investment in the Early Stage Venture Fund III (ESVFIII) by Singapore's National Research Foundation (NRF) in May 2016 for local tech start-ups, CapitaLand is prepared to eventually invest up to S\$100 million as it seeks compelling investment opportunities beyond Singapore. C31 Ventures was announced by Mr Lim Ming Yan, President & Group CEO, CapitaLand Limited, at the company's 'Gateway to Asia' networking event in San Francisco, USA, that saw over 50 attendees from start-ups and venture capital firms in the Bay Area, the nexus of the world's best high-tech corporations, start-up companies and venture capitalists.

Mr Lim Ming Yan, President & Group CEO of CapitaLand Limited, said: "C31 Ventures will allow CapitaLand to invest in promising tech start-ups that are relevant and add value to our business. CapitaLand's portfolio of real estate assets offers a living lab to start-ups where they can validate their ideas and prototypes. Given our strong foothold in Asia, CapitaLand will also serve as a conduit for start-ups to enter the regional market, especially China. We are confident C31 Ventures will greatly sharpen our innovation focus on real estate and customer engagement, bolstering our efforts to develop integrated and interconnected smart buildings as well as create seamless online and offline customer experiences."

He added: "CapitaLand is future-proofing its business by leveraging technology to innovate and build real estate of tomorrow. As a market leader with scale and depth across the entire real estate value chain, it is incumbent on us to reinvent real estate to work for our customers who are making increasing use of a growing array of online tools in how they live, work and play. We will continue to assess opportunities that will allow us to stay ahead of the curve and seize first-mover advantages."

C31 Ventures targets Series A to Series C start-up companies that fit into CapitaLand's focus areas of innovation in energy, operations and maintenance; building and construction; design and building materials; real estate funding as well as customer engagement.

Shortlisted start-ups will be reviewed by an investment committee comprising CapitaLand's senior management and external advisors, including notable venture capitalists, Mr Foo Jixun, Managing Partner of GGV Capital and Mr David Su, Managing Partner of Matrix Partners China. The start-ups will be assessed based on a combination of criteria

ranging from speed to market, product and financial viability, to valuation and operating metrics.

Mr Foo Jixun, Managing Partner of GGV Capital, said: “Unique to CapitaLand is a real estate portfolio that spans integrated developments, shopping malls, serviced residences, offices and homes, and value chain expertise as a property developer, owner, manager, investor and fund manager. Start-ups from around the world can leverage the Group’s deep domain expertise and validate their innovations across CapitaLand’s real estate portfolio and customer platform. C31 Ventures offers not just funding, but experimentation in real-world settings which involves diverse groups of customers and users as co-creators in this validation process.”

Mr David Su, Managing Partner of Matrix Partners China, said: “As one of Asia’s largest real estate developers with presence in over 150 cities in more than 20 countries, as well as China’s largest foreign real estate developer, CapitaLand offers start-ups unparalleled access to Asia. With a rising middle class, the region is set to become the world’s largest consumer economy. Entry into Asian markets, especially China, is an uphill task for most start-ups. Through C31 Ventures, overseas tech start-ups will be given the opportunity to test their innovations directly in Asian markets.”

The launch of C31 Ventures marked the end of a tech-scout trip by CapitaLand in New York and San Francisco, where the Group met start-ups including those in the Internet of Things, data analytics, and virtual and augmented reality sectors. CapitaLand’s senior management also met with Microsoft executives at the tech giant’s headquarters in Seattle. During the visit, CapitaLand gleaned first-hand insights to Microsoft’s latest technology for the hospitality, retail, workplace and construction sectors that can be applied to its real estate business.

Earlier this month, CapitaLand joined the Microsoft Accelerator programme as an official global network partner to provide mentorship to start-ups as well as gain access to new ideas and technology. In May, CapitaLand was selected to co-invest in the ESVFIII by NRF, a department within the Prime Minister’s Office of Singapore. The S\$25 million fund for Singapore comprises S\$10 million from the NRF and S\$15 million from C31 Ventures. Under ESVFIII, CapitaLand will invest in Singapore tech start-ups with innovations that will complement and enhance its business.

For more information on C31 Ventures, please visit capitaland.com/C31Ventures.

About CapitaLand Limited (capitaland.com)

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 CapitaLand Mall Trust, CapitaLand Commercial Trust, Ascott Residence Trust, CapitaLand Retail China Trust and CapitaLand Malaysia Mall Trust.

About C31 Ventures (capitaland.com/C31Ventures)

C31 Ventures is CapitaLand's real estate focused venture fund. It has a global mandate to invest in Series A to Series C tech start-ups with innovations in the realms of real estate, covering energy, operations and maintenance; building and construction; design and building materials; real estate funding; as well as customer engagement. C31 Ventures offers tech start-ups from across the world the opportunity to validate their innovations with CapitaLand's real estate portfolio and customer platform, and leverage the Group's deep domain expertise to build real estate of the future.

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