

A large, dynamic splash of water in shades of blue and white, filling the background of the slide.

**凯德投资**  
**CapitaLand Investment**  
**≡ & REITs Taiwan**  
**Corporate Day**

19 November 2021

# Forward-looking Statements

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**“CLI is not a new CapitaLand,  
but one with a sharpened focus  
and an exciting future.”**

Lee Chee Koon  
Group CEO  
CapitaLand Investment (CLI)



# Asia's leading listed global REIM



**Structured for Focused Growth. And Sustainable Returns.**

**3**

- Synergistic growth drivers
- Fund Management
  - Lodging Management
  - Capital Recycling

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Development partnership and assets pipeline via CapitaLand Ecosystem

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Strong focus on Sustainability, Technology and Innovation

**Long-standing Diversified RE Expertise.**

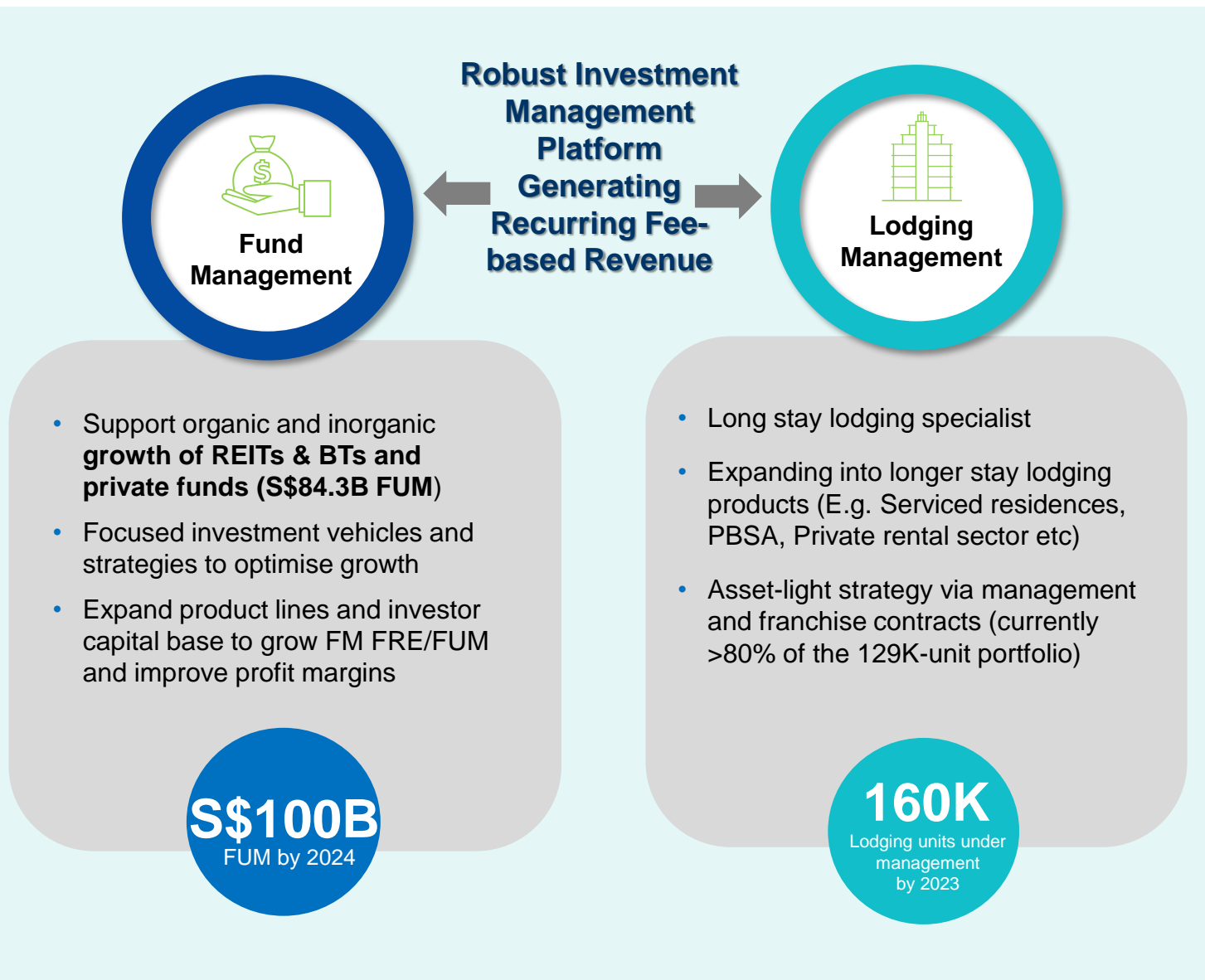
Full stack investment and operating capabilities across multiple real estate asset classes:

- Retail
- Office
- New Economy
- Lodging
- Integrated Developments

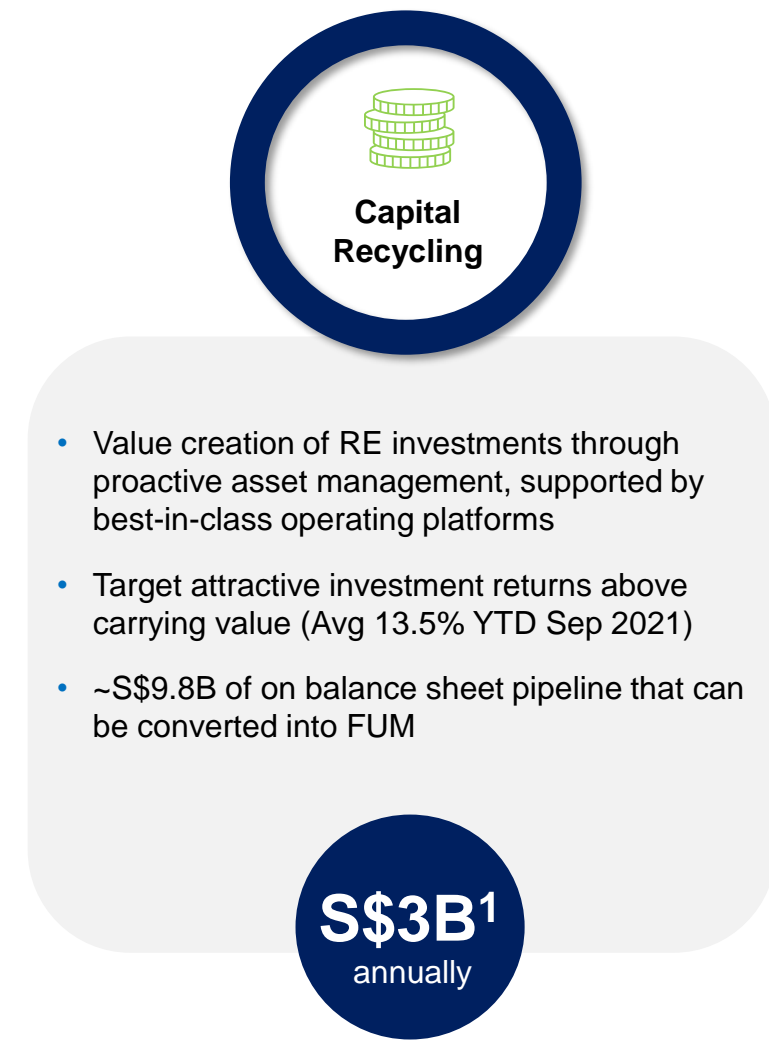
**Global Footprint with Deep Roots in Asia.**

- >80% of RE AUM in Asia
- Strong boots on the ground across core markets of Singapore, China and India
- Growing international portfolio across Australia, Japan, Europe and USA

# Focused Execution of Our Strategy



- **Proactive Asset Management**
- **Disciplined Portfolio Reconstitution Generating Portfolio and Valuation Gains**



# Fund Management Platform

As at 30 Sep 2021



Geographical Presence	Europe, Singapore	Australia, Europe, Singapore, USA	Global	China	India	Malaysia
FUM (S\$'B)	22.5	17.4	7.3	4.7	2.9	1.3
Sponsor's Stake	23%	18%	39%	25%	22%	38%
Market Cap	S\$13.2B	S\$12.6B	S\$3.0B	S\$1.9B	S\$1.6B	MYR1.3B
No. of Properties	24	210	89	16	39	5
Gearing <sup>1</sup>	40.9%	37.4%	35.3%	36.4%	35%	35.6%
<b>Sponsor's Stake in Listed Funds</b>					<b>S\$7.4B in Market Value</b>	

# REITs and Business Trusts Continue to Pursue Growth With Focused Mandates

- ~S\$1B<sup>1</sup> of acquisitions made in 3Q 2021; S\$3.1B<sup>1</sup> total investments in YTD 2021
- Growing exposure in new geographies/sub-sectors, and enhancing portfolio balance
- New economy FUM reached 25% (S\$20.8B)

## Ascendas Reit's proposed acquisition of 11 last mile logistics properties in Kansas City, United States, for S\$207.8M

Complements Ascendas Reit's business park portfolio in the USA and expands its global network in logistics assets and clientele.

## CLCT's maiden foray into China's logistics sector with proposed acquisition of a portfolio of four prime logistics properties across Shanghai, Chengdu, Kunshan and Wuhan for S\$350.7M

This is CLCT's second major move into new economy assets since acquiring a portfolio of five business parks in 2020.

## ART's acquisition of two PBSA in Texas and Illinois, USA in Sep and Nov 2021 respectively for total purchase consideration of US\$153.3M (S\$206.2M)

ART has now a total of four student accommodation assets and expects to continue allocating to longer-stay lodging products to increase income stability.

## a-iTrust completed the acquisition of land for development of its maiden data centre (DC) campus in Navi Mumbai, India for INR 1.3B/S\$23.8M<sup>3</sup> in Oct

Site to be developed in phases into fully-fitted DC campus comprising two buildings with total sanctioned load of 90MW.

Phase 1, with a total estimated investment of INR 12B/S\$216.6M<sup>3</sup>, is expected to be completed by 3Q 2024.



# Footnotes

## **Slide 5: Focused Execution of Our Strategy**

1. Includes assets divested/transferred by CapitaLand and CapitaLand REITs/Business Trusts/Unlisted Funds. Based on agreed property value (100% basis) or sales consideration.

## **Slide 6: Fund Management Platform**

1. As at 30 Jun 2021

## **Slide 7: REITs and Business Trusts Continue to Pursue Growth With Focused Mandates**

1. Values based on agreed property value (100% basis) or purchase/investment consideration
2. Based on exchange rate of S\$1 to INR55.0





# Thank You

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Investment