



Because Sustainability Matters

CapitaLand Investment Limited
**Macquarie 13th ASEAN
Conference**

23 August 2022

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Sustainability Is At The Core Of Everything We Do

We will grow in a **responsible** manner, deliver **long term** economic value, and contribute to the **environmental** and **social well-being** of our communities.

Core Values:

Winning Mindset

Enterprising

Respect

Integrity

We create great customer value and experiences through high-quality products and services.



For our **CUSTOMERS**

We deliver sustainable shareholder returns and build a strong global network of capital partners.



For our **INVESTORS**

We develop high-performing people and teams through rewarding opportunities.



For our **PEOPLE**

COMMITMENT TO OUR STAKEHOLDERS

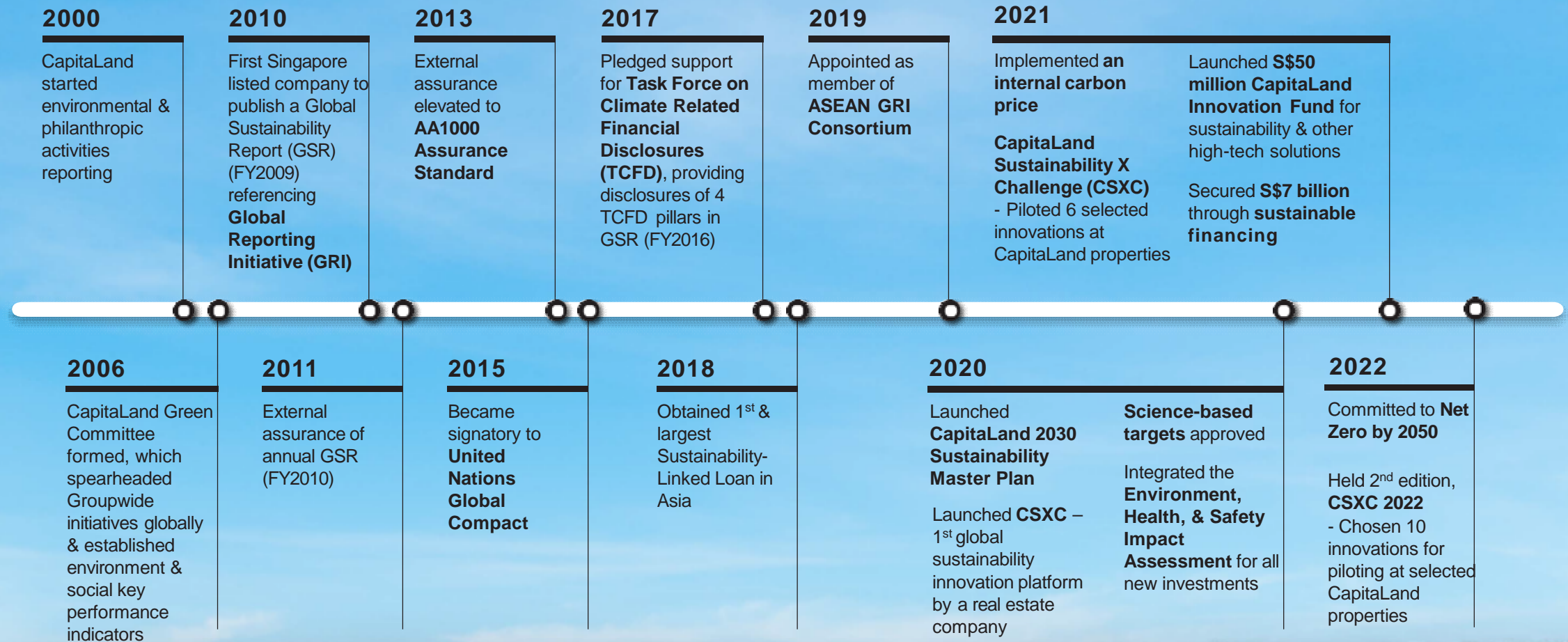
We care for and contribute to the economic, environmental and social development of communities.



For our **COMMUNITIES**

A Sustainability First Mover

20 years from the formation of CapitaLand and counting...



Global Accolades

International Standards & Guidelines



Annual CLI Global Sustainability Report adopts Global Reporting Initiative reporting framework & prepared in accordance with Standards: Core option



Applies guiding principles of International Integrated Reporting Framework, ISO 26000:2010 Guidance on Social Responsibility, & references UN Sustainable Development Goals (**UN SDGs**)



References real estate sector-specific standards



Signatory to **UN Global Compact** & committed to 10 principles



Participates in annual **CDP** (Carbon Disclosure Project) Climate Change Programme & carbon footprint calculated in accordance with Greenhouse Gas (**GHG**) Protocol¹ (operational control approach)



Aligned climate disclosures with Task Force on Climate-related Financial Disclosures (**TCFD**) in four key areas of governance, strategy, risk management, & metric & targets.

Member of
Dow Jones Sustainability Indices
Powered by the S&P Global CSA

- Dow Jones Sustainability World Index for 10th consecutive year
- Dow Jones Sustainability APAC Index for 13th consecutive year
- 1st and longest standing company in Singapore to be listed



- MSCI World ESG Leaders Index for 8th consecutive year
- MSCI World Socially Responsible Investment Index for 8th consecutive year

Sustainability Yearbook
Member 2022
S&P Global

- Constituent for 13th year
- 1st and longest standing company in Singapore to be listed

GLOBAL 100
by Corporate Knights

- Constituent for 10th year



- “Global Sector Leader for Diversified - Listed” award, 1st real estate company in Singapore to win four years



- FTSE4Good
- Constituent for 8th consecutive year

Carbon Clean 200™
by Corporate Knights & As You Sow

- Constituent for 4th year

¹ Developed by World Resources Institute & World Business Council for Sustainable Development, which sets global standard on how to measure, manage & report greenhouse gas emissions

CapitaLand's 2030 Sustainability Master Plan Framework is our strategic blueprint to guide our ESG efforts

ENVIRONMENT



Low Carbon Transition
targets validated by SBTi



Water Conservation & Resilience



Waste Management & Circular Economy



Green Certification

SOCIAL



Healthy & Safe Buildings



Robust Supply Chain Mgt



Proactive Customer Relationship Management



Dynamic Human Capital

MARKET LEADERSHIP



Sustainable Operational Excellence



Sustainability Innovation & Technology



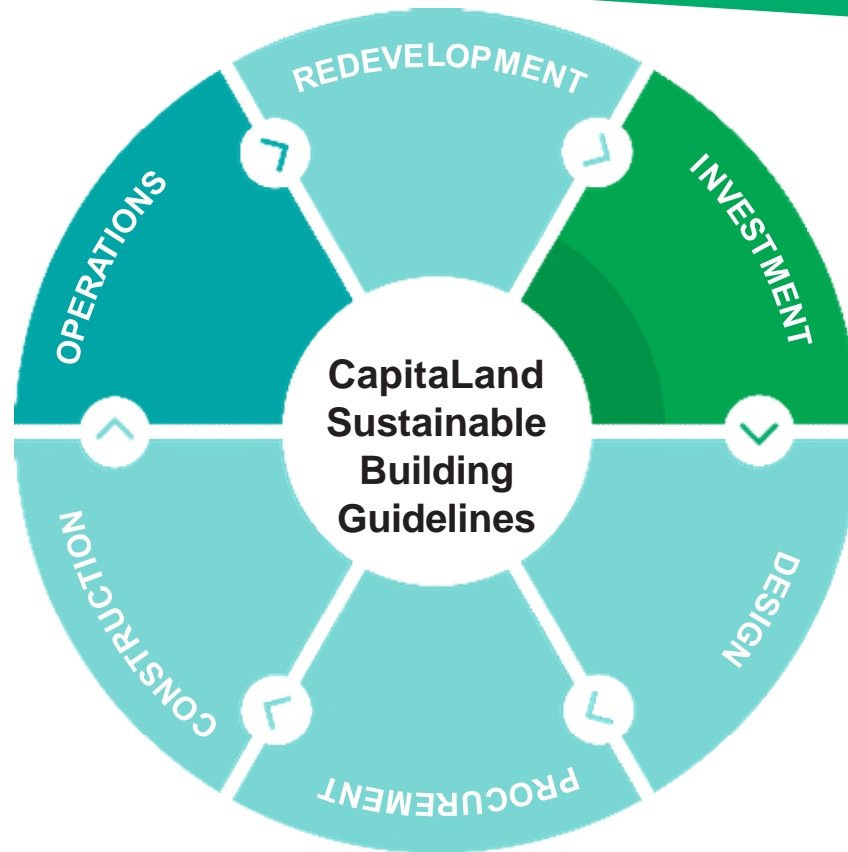
Sustainable Finance

RETURN ON SUSTAINABILITY

A multi-stakeholder measure of value generated from investing in sustainability

Integrating Sustainability in CLI's Real Estate Life Cycle

Embedding targets for low carbon transition, waste management & circular economy, water conservation & resilience, accessible, healthy & safe building & supply chain management throughout the real estate life cycle



#1 Investment

- Align with 2030 Sustainability Master Plan (SMP)
- Conduct Environment, Health & Safety Impact Assessment (EHSIA) including an internal carbon price
- Quantify proprietary Return on Sustainability (ROS)

#2 Design, Procurement, Construction and Redevelopment

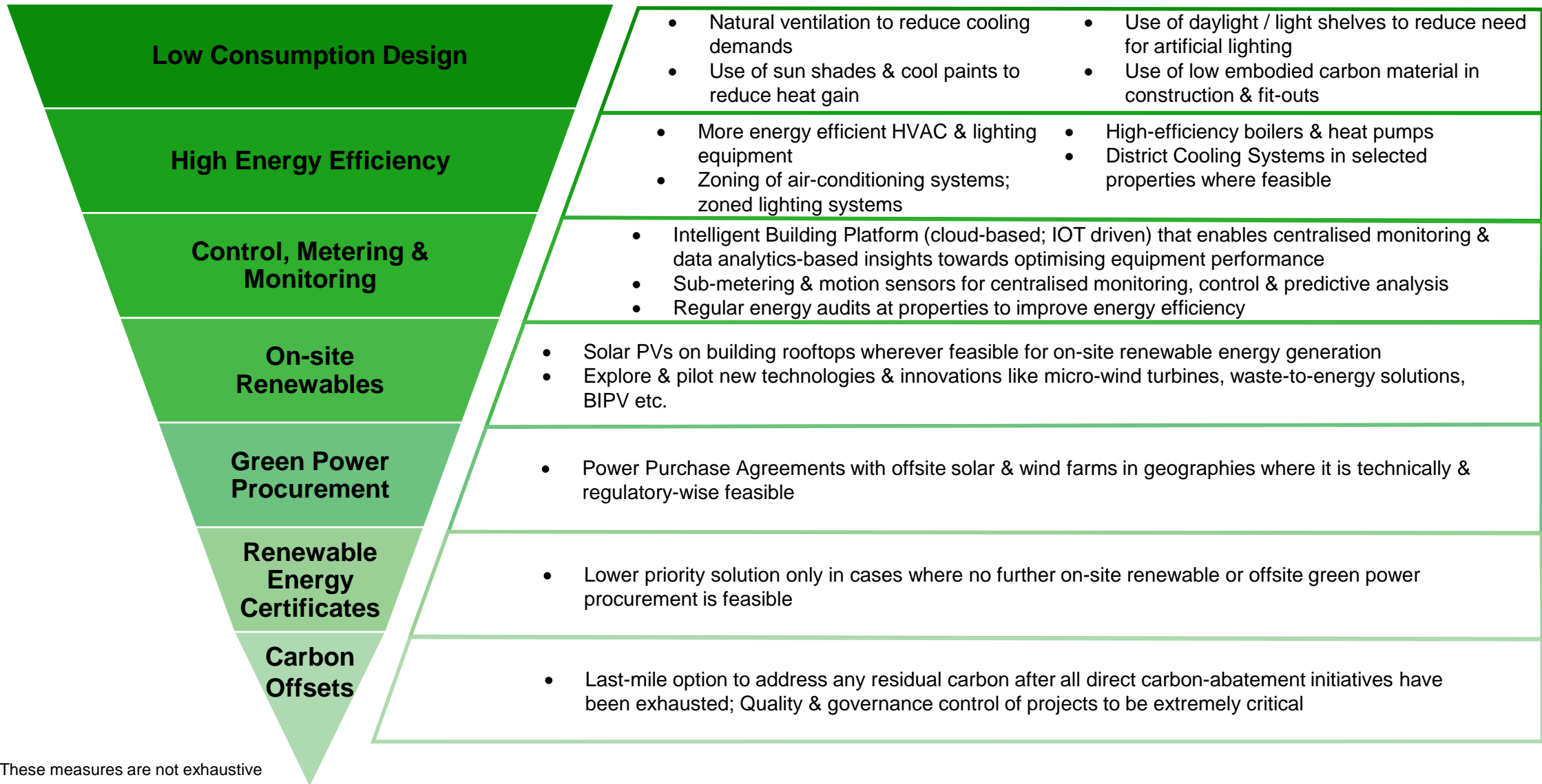
- Design in accordance with CapitaLand Sustainable Building Guidelines
- Testbed innovations
- Monitor & report performance

#3 Operations

- Align asset planning with 2030 SMP
- Sustainable operational excellence
- Innovate & collaborate
- Track & evaluate performance through Sustainability Implementation Committee

Training Of Staff
Stakeholder & Community Engagement

Carbon Mitigation Hierarchy



*These measures are not exhaustive

Strengthen innovation and collaboration: CSXC 2021



CONTINEWM®
(Japan)

CSXC 2021 Completed Pilot Project

- Piloted at LogisTech, Singapore (Industrial/logistics building)
- Patented ceramic net emitting infrared
- Lifespan of >20 years

Achieved

↓ **up to 51%**

Fan consumption

↓ **up to 16%**

Cooling load

Up to 153 kWh/day

Of energy savings across 2 AHUs

Timeline

Sep – Nov 2021
Pre-pilot data collected

Nov 2021
50 CONTINEWM® nets installed on 2 AHUs

Dec 2021 – Mar 2022
Piloting data collected

MOST INNOVATIVE AWARD Climatec Corp (Singapore)

- Pilot at CapitaGreen, Singapore (Office Building)
- Unique process to treat cooling tower water without using chemicals



To test

↓ **~3%**
energy consumption

↓ **~80%**
blowdown water

HIGH IMPACT AWARD INOVUES Inc (USA)

- Pilot at Creekside 5, Portland, USA (Business Park)
- Insulating glass retrofit technology reduces heat gain in building during summer & heat loss during winter



To test

↓ **~10%**
of energy consumption
(for cooling & heating buildings)

Aeroseal (USA)

- Pilot at Six Battery Road, Singapore (Office Building)

- Air duct sealing technology using airborne adhesive particles injected into HVAC ducts to seal leaks



To test

↓ **~30%**
AHU energy consumption

LumenAire (Singapore)

- Pilot at Citadines Rochor (Lodging) & Raffles City (Integrated Development), Singapore
- Indoor air disinfection solution



To test

↓ **>90%**
virus survivability

New Generation Bio Water Saving Stick (Austria)

- Pilot at Aperia, Singapore (Integrated Development)
- Irrigation via transfer of humidity from air to ground



To test

>20%
irrigation water savings

Intelligent Building Platform

OpenBlue Enterprise Manager CapitaLand

Asset Manager System Info Analytics Define Dashboard Search...

Intelligent Building Platform / Singapore

Building Performance

Building	Chiller	Chiller Plant	Cooling Tower	Cooling Tower I
BP_1 Changi Business Park	-	-	-	-
BP_Honeywell	-	-	-	-
BP_3I BP	0.606 kW/TR	0.704 kW/TR	0.034 kW/TR	-
BP_Acer	0.503 kW/TR	0.579 kW/TR	0.022 kW/TR	-
BP_AkzoNobel House	-	-	-	-
BP_Alpha	0.453 kW/TR	0.527 kW/TR	0.014 kW/TR	-
BP_Aries	-	-	-	-
BP_Ascend	0.566 kW/TR	0.650 kW/TR	0.009 kW/TR	-
BP_Capricorn	0.353 kW/TR	0.415 kW/TR	0.014 kW/TR	-
BP_Cintech	0.526 kW/TR	0.601 kW/TR	0.020 kW/TR	-
BP_Corporation Place	0.520 kW/TR	0.588 kW/TR	0.019 kW/TR	-

Connected Buildings

OpenBlue Enterprise Manager CapitaLand

Asset Manager System Info Fault Management Define Dashboard

Intelligent Building Platform

Chiller Plant System Inefficiency - Peak

Present: 20th Jul '22 - 18th Aug '22

Fault Information

Fault Name: Chiller Plant System Inefficiency -Peak
Equipment Name: Westgate CH Plant Header
BAS Point Name: Virtual Point_Total Plant Room System Efficiency (SYS EFF)_WG CH SYS ENERGY (RT)
Space Name: Intelligent Building Platform > Singapore > R_WestGate > 5th Floor (CH Plant)
Category: Energy
Priority: Critical
Duration (Hrs): 8.22
Count: 4

Fault Trend

Equipment & Fault Relationships

Westgate CH Plant Header (Spaces Served: 5th Floor (CH Plant))

Number of Chillers Operated are more than Required
 Poor Total Chillers Efficiency

OpenBlue Enterprise Manager CapitaLand

Asset Manager System Info Fault Management

Intelligent Building Platform / Singapore / 100% City Singapore

- C_Capital Tower
- C_Six Battery Road
- I_Aperia
- I_CapitaSpring QR
- I_CapitaSpring SR
- I_Furion
- I_Baffles City Singapore
- R_Bedok Mall
- R_Bugs+
- R_Bank Transing Plaza
- R_Chatter Gully
- R_MM

OpenBlue Enterprise Manager CapitaLand

Asset Manager System Info Fault Management Define Dashboard

Intelligent Building Platform

Value	Unit	Target	Delta
1,827.04	kWh	1,500	327.04
0.37	kWh/kWh	0.4	-0.03
1,500	kWh	-	-
2,046 / 615.43	TR	2,000	46.43
0.016	kWh/TR	-	-
6,404.06	kWh	-	-
1,800	TR	-	-
0.41	kWh/kWh	-	-
8,056 / 1,927	TR	8,000	56
32.38	TR	-	-
188	TR	-	-
2750	TR	-	-
400	TR	-	-

Energy Consumption

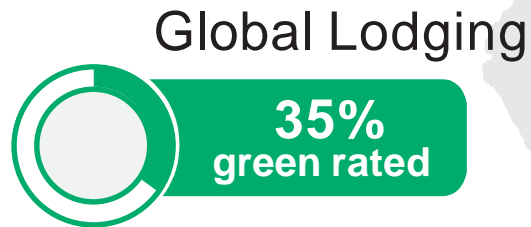
Equipment Fault Category

Equipment Alarm Category

Green Buildings

CLI targets to green all its existing properties by 2030 with each property achieving a minimum certification level by a green rating system administered by a national government ministry/agency or a World Green Building Council.

48% of global portfolio achieved green rating¹



72% green rated

18 business park buildings
LEED Platinum or Indian Green Building Council Platinum

India

67% green rated

20 buildings Building & Construction Authority (BCA) Green Mark Platinum (including 1 building BCA Green Mark Super Low Energy)

Singapore

34% green rated

China

¹This refers to CLI's owned and managed properties by m²

On-site and Other Renewable Energy Solutions

India

Europe

- Ascott's serviced residences in UK and Belgium source 100% of their electricity from renewable energy

- Ascott's serviced residences source 100% of their electricity from an off-site wind farm



- On-site generated & purchased solar energy accounted for ~50% of the total electricity consumption by business parks
- Rooftop solar panels totalling 3.1 MW in capacity installed across seven business parks

Carbon avoidance:
19,300 tonnes



Singapore

- >46,000m² of rooftop solar panels generating ~11,460 MWh of energy on 11 properties*

Carbon avoidance:
4,450 tonnes



- CLI's corporate office has been powered by 100% renewable energy since 2020

Carbon avoidance:
406 tonnes



* Installation of rooftop solar panels on seven of these properties are in a partnership with Sembcorp Industries

Accelerating through Sustainable Finance

Over S\$10 B raised in sustainable finance since 2018 by CLI and its listed REITs and business trusts

1st loan facility agreement referencing Singapore Overnight Rate Average (SORA) in Singapore (2020)

1st and largest sustainability linked loan in Asia's real estate sector (2018)

	Sustainability-linked Loan with DBS	S\$300M		Maiden Sustainability-linked Loan with UOB (Leading REIT in Singapore to pioneer a sustainability-linked loan for a China portfolio)	S\$150M
	Sustainability-linked Loans with Credit Agricole, Natixis and Société Générale	S\$300M		Green Loan with OCBC	S\$200M
	Sustainability-linked Loan with UOB	S\$500M		Sustainability-linked Loan with UOB	S\$200M
	Sustainability-linked Loan with OCBC (S\$150M referencing SORA)	S\$300M		Green Bond (Sole lead manager/bookrunner: HSBC)	JPY10Bn
	Sustainability-linked Loan with MUFG	S\$400M		Green Loans with HSBC, UOB & OCBC	S\$600M
	Sustainability-linked Loan with HSBC	S\$400M		1 st hospitality trust in Singapore to obtain a green loan.	S\$50M
				Green Bond (Sole lead manager/bookrunner: OCBC)	S\$100M
			Green Perpetual Securities (Sole lead manager/bookrunner: OCBC)	S\$300M	
			Maiden Sustainability-linked Loan with UOB	S\$100M	
			Sustainability-linked Loan with UOB	S\$150M	

Case Study #1

Green Opportunities from Retrofitting Existing Buildings: 21 Collyer Quay, Singapore *BCA's Green Mark Platinum (April 2020)*

Asset Enhancement Initiative (AEI) included

- refurbishment of essential equipment
- upgrading of common areas

1

Improved energy & water performance through installation of an energy-efficient chiller plant with an adaptive control algorithm

2

Efficient lighting system with motion sensor & water-efficient fittings

3

New features such as monitoring systems to improve indoor air quality (on each floor) & to achieve a more efficient energy monitoring plan with submetering systems



712 MWh/yr
of energy savings



S\$107,000
Cost avoidance annually

Case Study #2

Improving Operating Efficiency through Continual Enhancement Initiatives: International Tech Park Bangalore* and CyberPearl Hyderabad, India*

LEED Platinum or Indian Green Building Council (IGBC) Platinum

1

Improved energy efficiency from upgrading to more efficient air-conditioning equipment & lighting

2

Implementation of an IoT platform in ITPB to optimise HVAC equipment performance through advanced data analytics

3

Improved water efficiency through adoption of low flow water fixtures in restrooms; Discoverer at ITPB also test-bedded non-chemical and non-intrusive radio frequency based solution for chiller condenser water system descaling

4

Tenant's health & safety enhanced through Ultraviolet Germicidal Irradiation (UVGI) lamps installed in Air Handling Units (AHUs) of the buildings

*The buildings include Discoverer, Creator & Innovator in International Tech Park Bangalore (ITPB); & Block I & Block II in CyberPearl Hyderabad.

Case Study #3

Collaboration in Developing Green Building Certification: Somerset Kuala Lumpur, Malaysia

Excellence in Design for Greater Efficiencies (EDGE) Certification



\$\$65,000

Cost avoidance annually

Further optimise operational efficiency & reduce energy consumption by retrofitting centralised air-conditioning plant chilled water pumps with variable speed drives



26%

more energy-efficient

Optimised operational efficiency and achieved energy savings of 26% (698 MWh/year) with the installation of energy-saving light bulbs, and retrofitting centralised air-conditioning plant's chilled water pumps with variable speed drives



28%

more water-efficient

Reduced water consumption by 28% (3,300 m³/year) by adopting water-efficient fixtures, such as low-flow faucets & dual flush closets in guest rooms & water-efficient kitchen faucets

Case Study #4



Green commercial buildings: CapitaGreen, Singapore

BCA Green Mark Platinum

1

Extensive greenery found throughout façade perimeter helping to diffuse strong sunlight, providing comfortable indoor working environment

2

Double Skin Façade helps reduce solar heat gain and diffuse strong sunlight penetrating the building. Expected to **cut heat gain by up to 26%** which translates to energy savings

3

Innovative central circulatory system known as **Cool Void** channels **higher-altitude, 2^o cooler air** to air handling units & **reduces energy** to cool the building, resulting in energy cost savings

4

Rainwater Harvesting system reduces stormwater drainage & auto-drip irrigation system uses rainwater to water greenery

Community & sustainability in a retail mall: Funan, Singapore

1

1st retail mall to deploy a low global warming potential refrigerant chilled-water system

2

Low Energy & Energy Efficient Design

- Energy efficient façade designed to minimise solar heat transmission
- LED light fittings designed with intelligent scene control system

3

Renewable Energy

- Tenant's solar panels to power urban farm

4

Extensive Greenery & Rainwater Harvesting

- largest area for *urban agriculture* in the city with 18,000-sq-ft food garden & 5,000-sq-ft urban farm

5

Singapore's first commercial building allowing **cycling through the building with *indoor cycling path*** taking cyclists straight to Bicycle Hub, where end-of-trip amenities are provided





1H 2022 Sustainability Updates

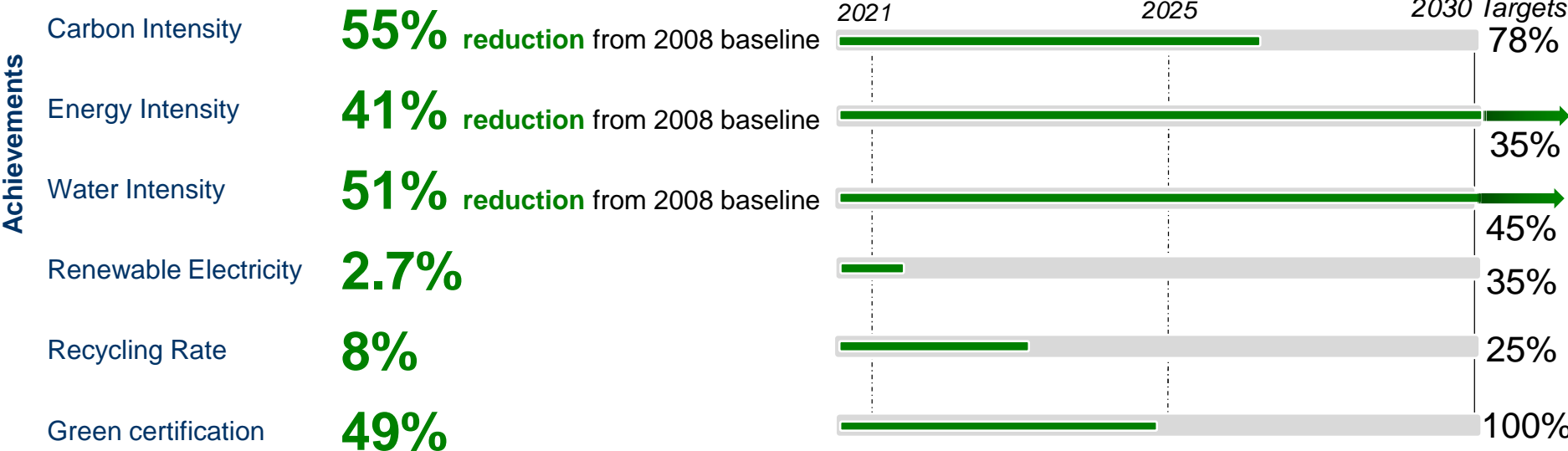
CapitaLand Investment

Channelling the energy and flexibility of water in our strategies to embrace new opportunities and create value with our Asian heritage



1H 2022 Sustainability Highlights for CLI

Continuing to build a resilient and resource-efficient real estate portfolio



Note: Performance might be uncharacteristic due to impact of COVID-19 resulting in lower building occupancy/retail footfall. Figures are for 1H 2022.

Net Zero by 2050



Global 2030 target validated by Science Based Targets initiative (SBTi) for 1.5°C scenario

Investing in our Sustainability Leadership Pipeline



Vinamra Srivastava
Chief Sustainability Officer, CLI



Lynette Leong
CEO, ESG Funds & Stewardship, CLI

CSXC 2022 Highlights

Launched in 2020, 1st global platform by a Singapore real estate company to crowdsource the world for innovation & collaboration in sustainability within the built environment.

- Up to S\$650,000 for top 10 sustainability innovations to be piloted at selected CapitaLand properties globally
- > 340 entries (↑~20%) from > 50 countries (↑~40%)

SPECIAL RECOGNITION AWARDS FOR CSXC 2022

High Impact Award

CleanAir.ai's (Canada) ALVI CleanAir Safety System™ uses sensors & active polarisation to provide buildings with HEPA-class air quality

Most Innovative Award

Enexor BioEnergy's (USA) renewable energy system can convert any combination of organic, biomass, or plastic waste into onsite renewable electricity & thermal power while offsetting significant volumes of carbon dioxide

Carbon Action Hero Award

Sunman Energy (China) has created the world's first glass-free, lightweight & flexible solar panel which can be used on roofs that are unable to support glass modules for structural reasons

CSXC 2022 Finalists chosen to be piloted

Startup Name	Country	Project Title
Maini Renewables	India	Efficient micro wind turbine
Slide Luvre	South Africa	Smart voltaic louvres
Loh and Sons Paint Co (in partnership with SolCold)	Singapore, Israel	Nanoparticle material using sunlight for active cooling.
Passive Edge Tech	China	Phase-change material for thermal control and storage
Ecoflow	Singapore	Air-compression valve to improve water meter accuracy
WI.Platt	South Korea	Intelligent building leak monitoring system
Hydroleap	Singapore	Chemical-free system to reduce cooling tower water blowdown

Supplemental Information



CapitaLand Investment

Channelling the energy and flexibility of water in our strategies to embrace new opportunities and create value with our Asian heritage

CapitaLand
Investment

2021 Performance Highlights

Net Zero

by 2050
Global 2030 target validated by Science Based Targets initiative (SBTi) for 1.5°C scenario



Energy and Water intensity reduction of

43% and 52%

(per m² from base year 2008) respectively



54%

carbon emissions intensity reduction since 2008



Cumulative utilities cost avoidance of

\$320 million

since 2008



48%

of CLIs global portfolio achieved green building certification



Implemented internal carbon price

for new investments and acquisitions



85

nationalities are part of CapitaLand's global workforce



40%

of senior management were

women



>410,000

training hours



>88%

of staff attended a new e-learning course on fraud, bribery and corruption



Supply Chain Code of Conduct

100%

contractors & vendors committed to abide



\$7 billion

raised in sustainable finance by CLI & its listed REITs & business trusts



\$50 million

CapitaLand Innovation Fund to support the testbedding of sustainability and other high-tech innovations



Inaugural CapitaLand Sustainability X Challenge received

>270

innovations from over

>25

countries



2021 Key Environmental Performance

	2030 Target		2021 Performance	2020 Performance
Low-carbon Transition	Reduce carbon emissions intensity by 78% ¹	○	54% reduction in carbon emissions intensity ¹	54%
	Reduce energy consumption intensity by 35% ¹	●	43% reduction in energy consumption intensity ¹	44%
	35% of total electricity consumption from renewable sources	○	4.3%	3.2%
	100% of existing buildings ² to achieve a minimum green rating	○	48% of CLI's global portfolio (by area) has achieved a green rating	52%
Water Conservation & Resilience	Reduce water consumption intensity by 45% ¹	●	52% reduction in water consumption intensity ¹	53%
Waste Management & Circular Economy	Achieve 25% recycling rate in day-to-day operations	○	8.1%	5.2%
Annual Target				
Sustainable Operational Excellence	ISO 14001 certification for its Environmental Management System (EMS)	●	Retained ISO 14001 certification in 15 countries	
	Manage risks of environmental impact		EMS is externally audited annually, providing assurance to top management & external investors on CLI's compliance & alignment to best practices	

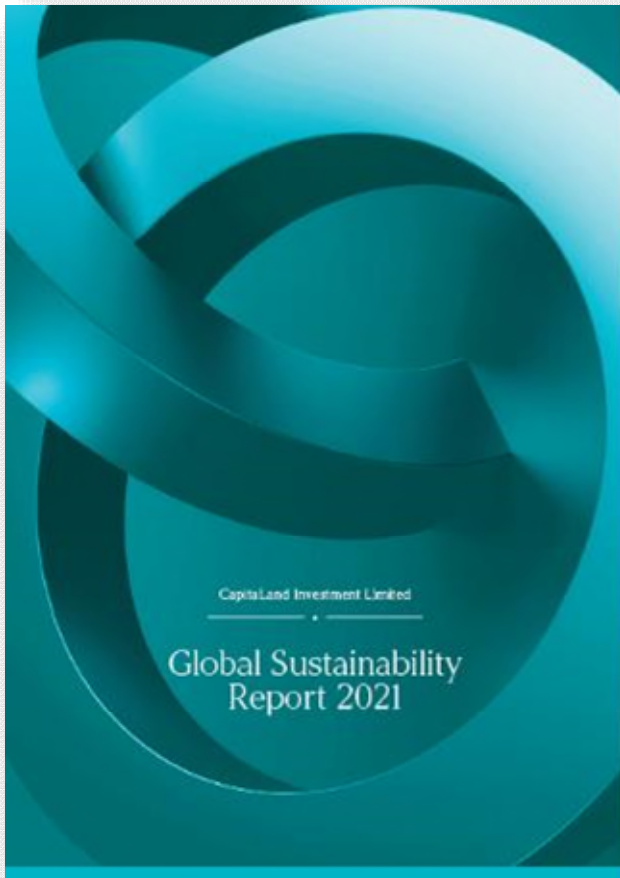
1 Using 2008 as baseline

2 Refers to CLI's owned & managed properties & includes all its real estate classes such as retail, office, lodging, business parks, industrial, & logistics

Notes:

- Achieved significant reduction in energy, water & carbon emissions intensities in 2021 & 2020 as compared to baseline year of 2008 likely due to the significant drop in activities at its properties amid COVID-19.
- Carbon intensity & energy intensity performance figures for 2020 have been updated to include district heating & district cooling energy consumption

○ In progress towards meeting 2030 targets ● Achieved/Exceeded Targets



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the full report



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Thank You

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CapitaLand
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