

A dynamic background image of water splashing, with droplets and ripples in shades of blue and white.

CapitaLand Investment Limited

**Presentation to
CGS-CIMB
Securities**

30 June 2022

Forward-looking Statements

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Table of Content

01

About CLI

02

1Q 2022 Business Updates

- Key Highlights
- Updates on Key Business Segments
- Sustainability
- Supplemental Information



01

About CLI

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

A Leading Global Listed Real Estate Investment Manager With Strong Presence In Asia

S\$124B

Real estate
assets under
management

>S\$20.5B

Market capitalisation on
Singapore Stock
Exchange

S\$86B

Funds under
management

6

Listed REITs and
business trusts

>20

Private
funds

>10,000

staff globally

>260

Investment and
asset management
professionals globally



Note:
Figures as at 31 Mar 2022

Global footprint. Deep roots in Asia

- >90% of real estate assets under management in Asia
- Strong local expertise in core markets such as Singapore, China and India

Structured for focused growth and sustainable returns

- 3** Synergistic growth drivers
- Fund management
 - Lodging management
 - Capital management

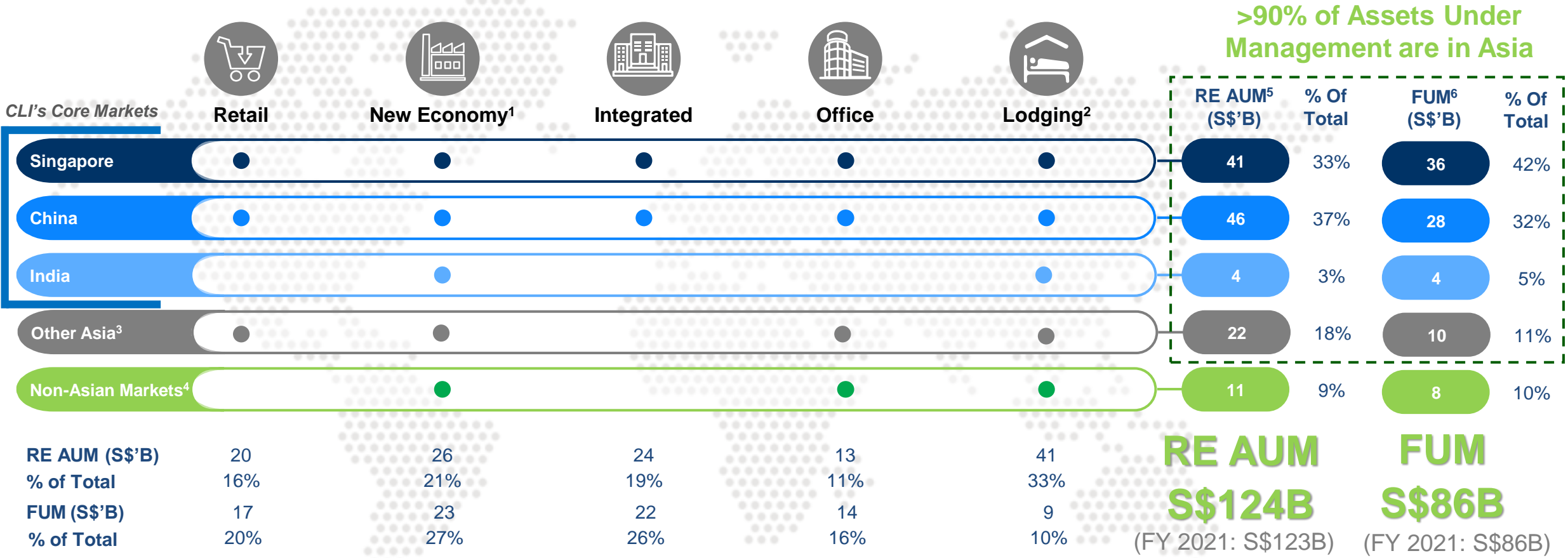
Development partnership and assets pipeline with CapitaLand Development via the One CapitaLand Ecosystem

Long-standing diversified real estate expertise

- Full stack investment and operating capabilities across multiple real estate asset classes:
- Office
 - Retail
 - Lodging
 - Business parks
 - Industrial and logistics
 - Data centres

A Well-Diversified Global Portfolio With Strong Asian Presence

More than 200 cities in over 30 countries, with long-standing real estate experience in core markets of Singapore, China and India



Notes: Figures as at 31 Mar 2022

- Includes business parks, industrial, logistics, and data centres
- Includes multifamily
- Includes Australia, Japan, South Korea, Malaysia, Vietnam, Indonesia, Thailand, Philippines and other Asian countries.
- Includes USA, UK, Europe and other non-Asian countries.
- Includes residential & commercial strata which comprises 0.3% of total RE AUM and is not reflected in chart
- Includes residential & commercial strata as well as structured credit FUM, which comprises 0.7% of total FUM and is not reflected in chart

Our Business Model

- Two key business platforms supported by three synergistic growth drivers
- Three growth drivers to increase funds under management (FUM) and fee-related earnings (FRE)

Fee-income Related Business (FRB)

comprises Listed Funds Management, Private Funds Management and Lodging Management. Together, they provide a steadily growing, recurring fee-based revenue stream.

Real Estate Investment Business (REIB)

generates a stable flow of rental income from the business parks, commercial and lodging assets that CLI owns globally. These assets are a potential pipeline for our listed and private funds.

Fund Management

- Maintain organic REIT and business trust growth momentum
- Deepen and diversify unlisted funds strategies

 **\$100B**
FUM
by 2024

Lodging Management

- Travel recovery to drive new openings
- Expand into resilient long-stay lodging: multifamily, student accommodation, corporate housing
- Scale lodging units via asset-light management and franchise contracts

 **160K**
lodging units under
management
by 2023

Capital Management

- Sustain capital recycling momentum
- Prioritise supporting growth of CLI's investment vehicles to build FUM
- Consistent portfolio gains to supplement recurring return on equity

 **\$3B**
annual capital recycling
across the Group

Four Primary Fee Income Streams

Four discrete and primary fee income streams enable sustainable growth, high quality recurring and diversified fee income streams for our investors and capital partners

Listed Funds
Management

Private Equity
Real Estate,
Real Assets

Private Equity
Alternative Assets,
Real Assets

Lodging
Management

These four fee income streams are supplemented by a reservoir of future fee income via a strategic balance sheet that allows us to

- (i) incubate assets that can be converted to future fee income and
- (ii) provides us with dry powder for both organic and inorganic growth

With our four fee income streams and strategic balance sheet, we aim to **deliver sustainable double-digit return on equity** for CLI shareholders

Unique Full Stack Integrated Capabilities To Drive Growth

Digital platforms to drive sales, engagement and improve customer experience



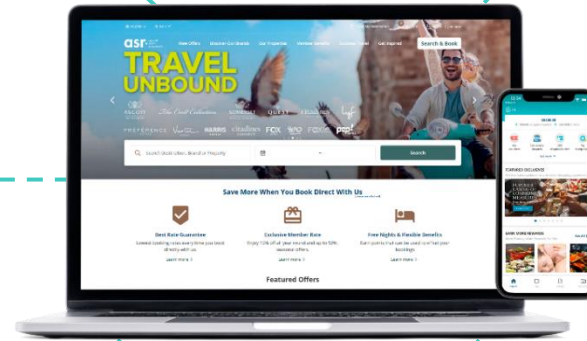
- A leading mobile-based lifestyle loyalty rewards programme for omnichannel shopper engagement
- >16.5M members
- Shop and get rewarded with STAR\$® and deals
- Empowerment of merchants through data analytics



- Digital wallet and gifting platform in CapitaStar app
- STAR\$® earned can be exchanged for eCapitaVouchers
- Accepted across 18 malls across Singapore



- Tenants to enjoy contactless access to workplace with facial recognition and QR code
- Invite visitors to workplace through QR code
- Book meeting rooms and spaces, sign up for events and receive community and building related news
- Enjoy deals from partners in and around the building



- Members of Ascott's loyalty programme, Ascott Star Rewards (ASR) enjoy the lowest rates, exclusive discounts and perks
- Sign up for ASR membership is complimentary
- Earn points for reservations across multiple channels e.g. discoverasr.com, email, phone, WeChat etc
- No minimum points and no blackout dates for points redemption



Discover ASR mobile app

- One-stop 24/7 digital concierge for ASR members to enjoy greater convenience and flexibility
- Offers a slew of services such as search for deals, manage ASR membership, purchase and redeem ASR points, perform mobile check-in and check-out, and more

Figures as at 31 March 2022

02 

1Q 2022 Business Updates

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

Key Highlights



CapitaLand Investment

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



Post-COVID Normalisation Continues to Shape Up in 1Q 2022...

CLI's diversified portfolio benefits from significant reopening of global economy and travel as more countries treat COVID-19 as endemic

Singapore:

- **Significant easing of community safe management measures** since Mar 2022¹ has led to business and consumer optimism, and increased activities
- **GDP grew by 3.4% YoY** in 1Q 2022²; 2022 GDP expected to grow between 3.0% and 5.0%³
- **Generally positive expectations of upward rental trajectory** as CLI maintains healthy occupancy rates of >90% across all asset classes

China:

- In contrast with most markets, China maintains a zero COVID-19 policy – **gradual reopening** in Jun 2022 after partial and full lockdowns in multiple cities since Mar 2022 to contain the COVID-19 cases
- **Extensive ground team** on standby to provide reasonable support for affected tenants on case-by-case basis
- **Long-term positive** on China, and on **active lookout for attractive investment opportunities**

India:

- All international flights and passenger railway services have resumed
- Marked **increase in physical use** of business parks in 1Q 2022 as government encourages employees to return to office
- **Leasing activities picked up** noticeably, construction works have fully resumed

Other Asia

- Australia** • Australia and South Korea have **re-opened borders to international travel**, including for tourists
- Japan** • Japan has eased border restrictions since Jun 2022, allowing international tourists to enter if they are on package tours
- South Korea** • Overall, CLI's workspace assets in Australia, Japan and South Korea continue to enjoy **strong occupancies of >96%** on average

Non-Asian Markets

- USA** • Most **COVID-19 restrictions have been eased**, with general return to normalcy
- UK**
- Europe** • **Economies continue to recover** even as conflicts between Ukraine and Russia disrupt geopolitical stability and global energy supply
- **Occupancy rates remain resilient and healthy** at >90%, for new economy and multifamily assets in USA, UK and Europe

Notes:

1. Please refer to Ministry of Health's website for the comprehensive list of safe management measures (<https://www.moh.gov.sg/news-highlights>)
2. MTI, "Singapore's GDP Grew by 3.4 Per Cent in the First Quarter of 2022", 14 Apr 2022, <https://www.mti.gov.sg/Newsroom/Press-Releases/2022/04/Singapore-GDP-Grew-by-3_4-Per-Cent-in-the-First-Quarter-of-2022>
3. MTI, "MTI Maintains 2022 GDP Growth Forecast at "3.0 to 5.0 per cent"", 17 Feb 2022, <https://www.mti.gov.sg/Newsroom/Press-Releases/2022/02/MTI-Maintains-2022-GDP-Growth-Forecast-at-3_0-to-5_0-per-cent>

...As A New Series Of Challenges Unfolds

Macro-economic and geopolitical uncertainties dominate global headlines in 1Q 2022, impacting market and business sentiment

1 Inflation and Rising Interest Rates

- Expect increase in cost of operations and acquisitions
- US-led recession concerns

2 Ongoing Russia-Ukraine Conflict

- Presents geopolitical uncertainties
- Disrupts global supply chains, particularly energy supply leading to higher energy costs

3 Resurgence of COVID-19 in China and Lockdowns of Key Cities

- Impedes ongoing business recovery, especially in Shanghai
- May delay planned transactions



Building Investment Management Track Record Remains Key Focus

Disciplined execution of strategy via three key growth pillars in 1Q 2022



Fund Management

Total Transacted Value¹
in YTD 2022

~S\$3.5B

- Via eight listed and private fund vehicles
- Makes up over 90% of total transacted value¹ across the Group

1Q 2022 FM FRE
~S\$132M

(4Q 2021: S\$117M)

- Includes S\$31M of performance fees from a Vietnam fund and a Singapore fund

1Q 2022 FUM

~S\$86B

(S\$86B as at 31 Dec 2021)

- FUM kept steady QoQ

1Q 2022 FM FRE/FUM²

51bps²

(FY 2021: 50bps)



Lodging Management

1Q 2022 RevPAU

~S\$71

(1Q 2021: S\$53)

1Q 2022 Occupancy

~57%

(1Q 2021: 48%)

No. of new units signed

~3,700

No. of units opened

>2,200

Total Portfolio Units

135K

84% of Year 2023

160K units target

- >80% are managed or franchised units owned by unrelated partners

1Q 2022 LM FRE

S\$55M

(1Q 2021: S\$42M)



Capital Management

Capital Recycled
YTD 2022

S\$1.6B

- More than half of annual S\$3B capital recycling target met
- Close to 80% of amount divested from balance sheet were retained as FUM

Issued **S\$400M CLI's** maiden senior notes in Apr 2022

~S\$919M raised in sustainability financing by CLI and listed funds YTD 2022

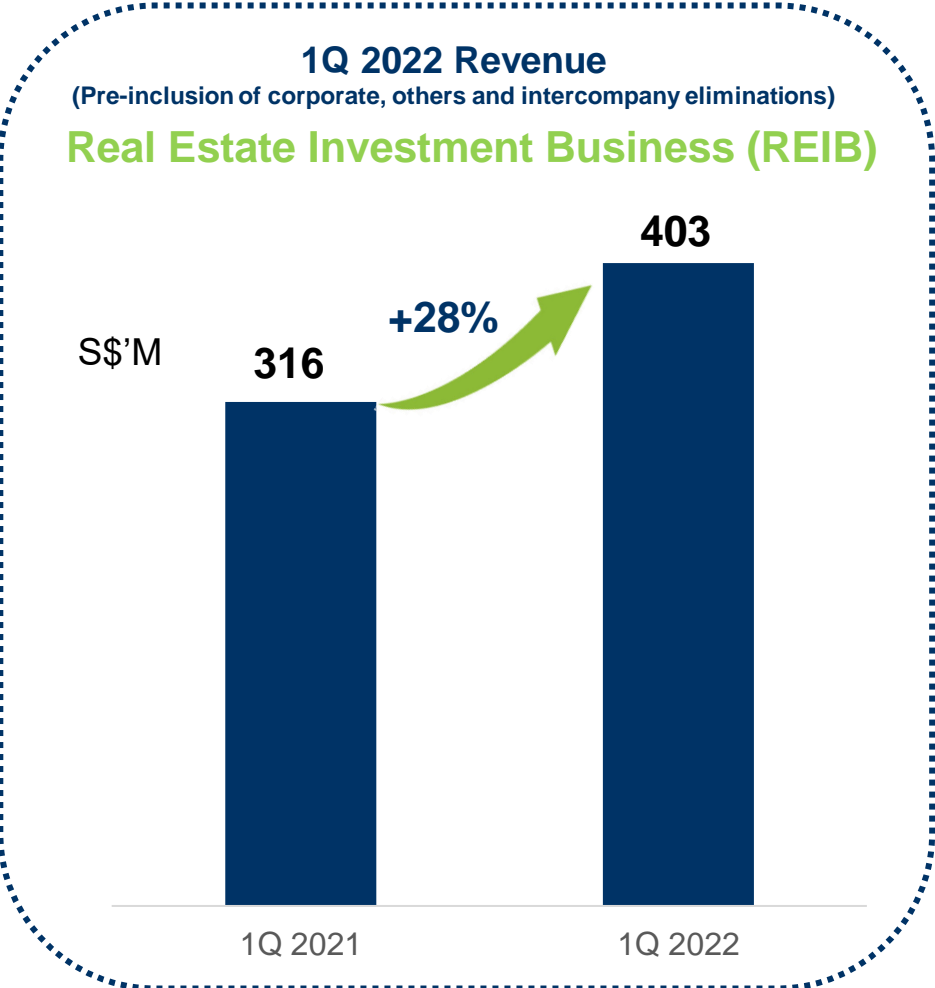
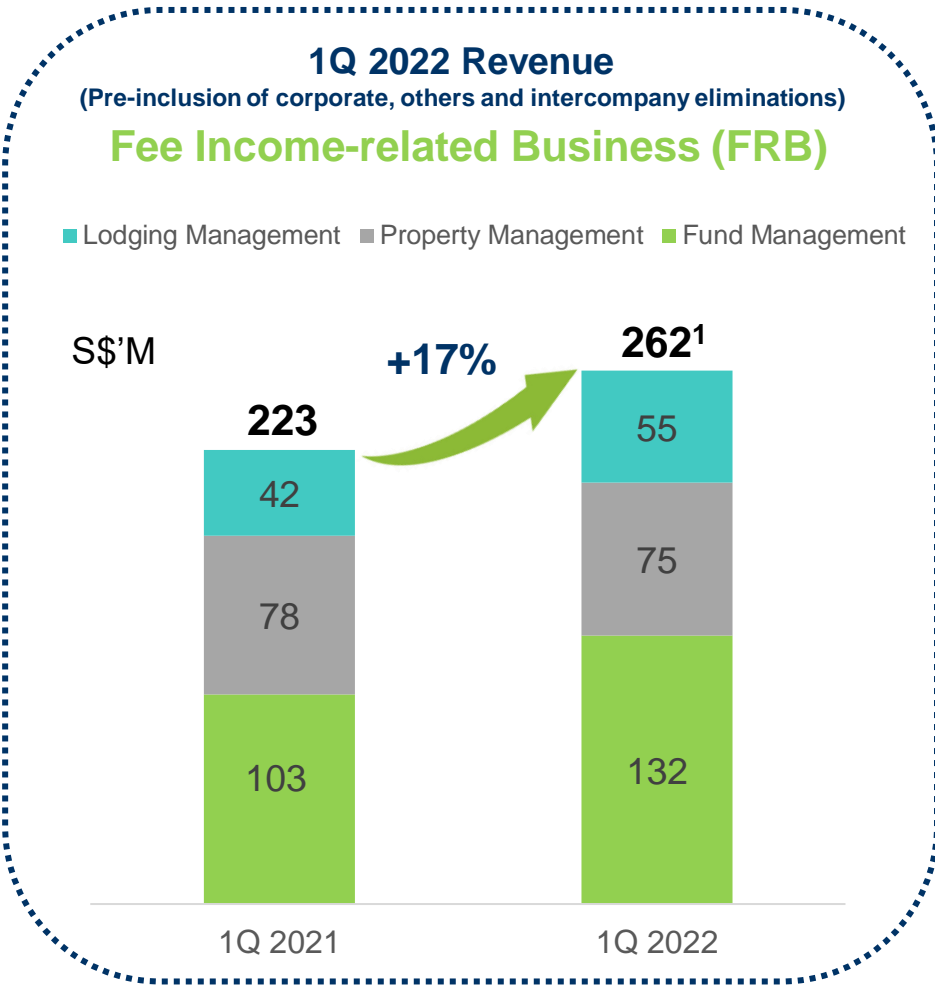
- a-iTrust closed a new S\$100M sustainability-linked term loan
- ART issued sustainability-linked bond of S\$200M – first hospitality trust to do so

Notes: Figures and information as at 31 Mar 2022

1. Total value of investments and divestments via fund vehicles on a 100% basis.
2. 1Q 2022 FRE/FUM ratio of 51bps is computed on a run-rate basis. The ratio is computed based on average FUM for the year. FM FRE includes performance fees of S\$31M from a Vietnam fund and a Singapore fund.

1Q 2022 Financial Performance Remains Resilient

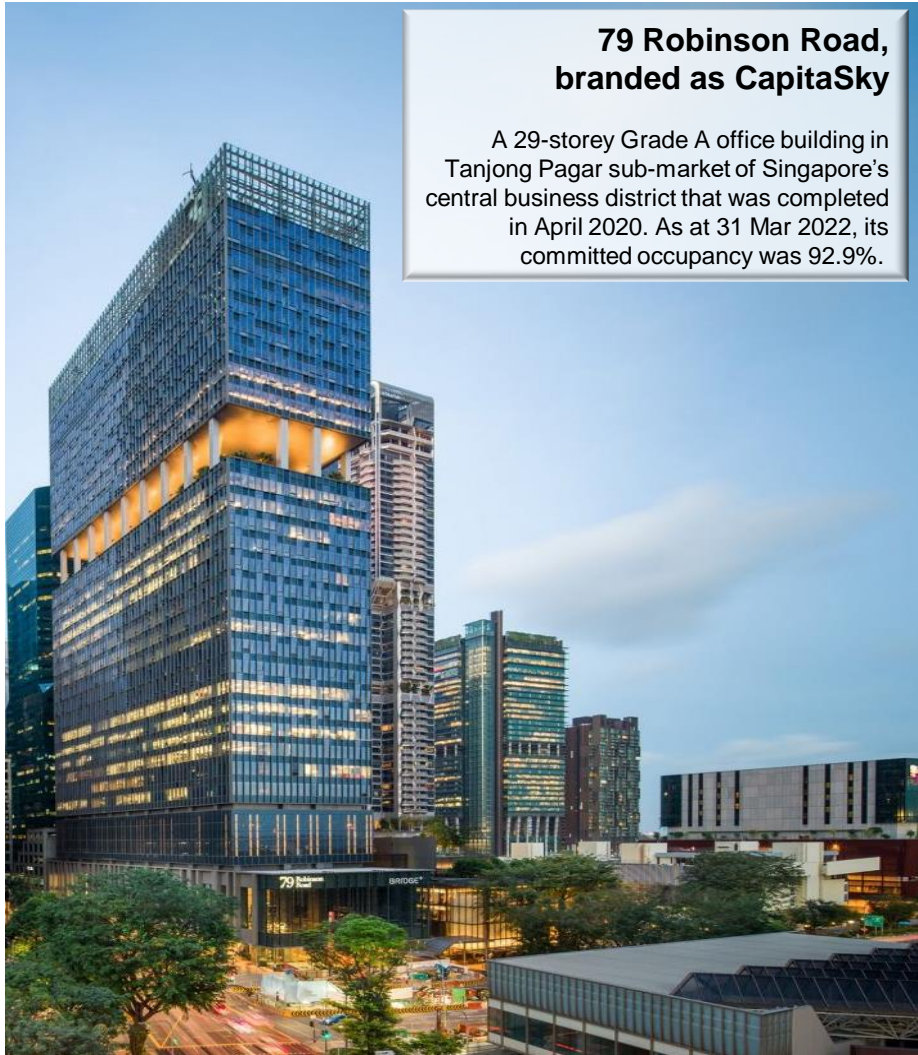
16% YoY growth in 1Q 2022 revenue to S\$598M; Healthy growth of FRE from fund and lodging management



Note:
 1. 1Q 2022 FM FRE includes performance fees of \$31M from a Vietnam and Singapore Fund recognised under other operating income.

Divestment of 79 Robinson Road to CICT and COREF

S\$1.26B transaction represents continued discipline in capital recycling and commitment to grow fund vehicles



79 Robinson Road, branded as CapitaSky

A 29-storey Grade A office building in Tanjong Pagar sub-market of Singapore's central business district that was completed in April 2020. As at 31 Mar 2022, its committed occupancy was 92.9%.

Transaction covers >40% of CLI's annual S\$3B capital recycling target

Proactive Portfolio Reconstitution

- Unlock value for CLI and joint venture partners
- Portfolio build-up for CICT and COREF

Retention of balance sheet assets as FUM generating recurring FRE

Agreed property value (100%)

S\$1,260M (S\$2,423 psf)

CLI and joint venture partners (Mitsui & Co., Ltd. and Tokyo Tatemono Co., Ltd) to realise:

Total proceeds

S\$391M

Estimated gain

S\$72M

Original CLI's effective stake

65%

Post-transaction exposure

CICT	COREF
70%	30%

“One CapitaLand” Ecosystem Enables Synergies and Partnership Amongst Sister Entities

Successful Fund Exit Demonstrates Strong Asia Expertise

Exited CLI-managed Vietnam Value-add Fund in Jan 2022, realising IRR¹ of 34%→ three times the fund's hurdle rate²



Deep Local Expertise in Vietnam Enables Full Value Chain Execution

- Executed development and asset management via partnership with CLD and divested the asset at a premium to book value.
- Access to regional debt markets enabled an efficient capital structure, further boosting Vietnam fund's returns

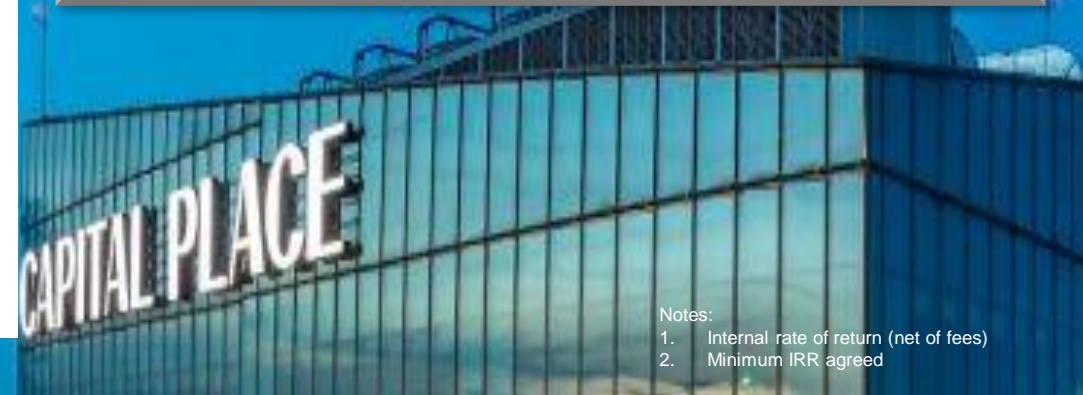


Synergies Within “One CapitaLand” Ecosystem

- CLD has committed CVCVF's divestment proceeds as seed capital for future funds with CLI in Vietnam
- Potential to leverage synergistic capabilities viz. CLI's strength in fund management and CLD's real estate experience and network in Vietnam to launch new private equity funds in Vietnam in future

Fund Description

- CapitaLand Vietnam Commercial Value-Added Fund (CVCVF) is a private fund managed by CLI and equally owned by CapitaLand Development (CLD) and MEA Commercial Holdings Pte. Ltd.
- In Jan 2022, CVCVF sold its only asset, Capital Place, an international Grade A office building in Hanoi, Vietnam, to an unrelated party for S\$751M
- Incepted in 2017 with fund size of S\$177M (US\$130M)



Notes:
1. Internal rate of return (net of fees)
2. Minimum IRR agreed

Longer-stay Specialisation Positions CLI For Lodging Fund Opportunities

S\$433M of lodging investments made in 1Q 2022 via funds



Somerset Hangzhou Bay Ningbo, China



Citadines Canal Amsterdam, the Netherlands



Bentencho 5chome, Japan



Nakatsu 4chome, Japan



Eslead College Gate Kindaimae, Japan

Ascott Serviced Residence Global Fund (ASRGF)

Acquisition of two properties in Ningbo, China and Amsterdam, the Netherlands, for c.S\$190M

- Ningbo acquisition comprises two residential towers on a turnkey basis – project will open as **206-unit Somerset Hangzhou Bay Ningbo in 2025**; Amsterdam property is a freehold asset which will be refurbished and unveiled as **93-unit Citadines Canal Amsterdam in 2023**
- Post-acquisition, there will be **10 properties¹ with close to 2,000 units** held under ASRGF

Student Accommodation Development Venture (SAVE)

Total committed equity of c.S\$205M to develop student accommodation assets in USA

- Ascott to manage the venture and hold a 20% stake in the JV with Riyadh Capital – demonstrates CLI's ability to attract international large established capital partners

Ascott Residence Trust (ART)

Acquisition of four rental housing properties and ART's first student accommodation property in Japan for c.S\$125M

- Acquiring three rental housing and one student accommodation properties in Osaka, and one rental housing property in Fukuoka on a turnkey basis
- Comprising **657 units** in total, the acquisitions build on the **success of ART's existing rental housing portfolio** in Japan, and are expected to **complete by 2Q 2023²**
- Post-acquisition, rental housing and student accommodation properties will make up **c.17% of ART's total portfolio value, in line with its strategy to expand its stable income base**

Notes:

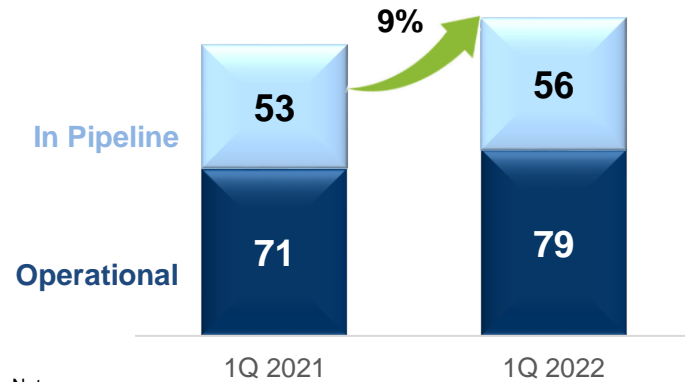
- Includes turnkey projects.
- Acquisition of the student accommodation property was completed in Mar 2022.

Continued Growth of Lodging Management

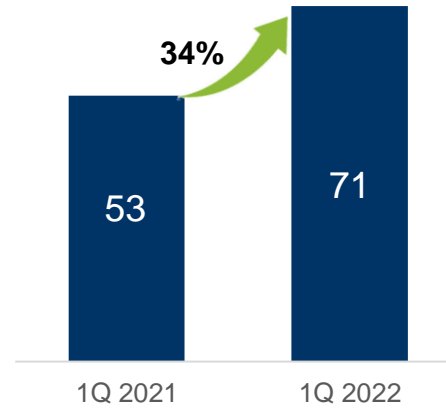
~3,700 new units signed and >2,200 units opened in 1Q 2022; LM FRE up by 31% YoY



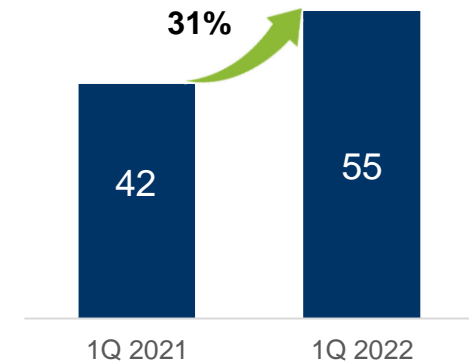
Lodging units in portfolio ('000 units)



Revenue per Available Unit (RevPAU)¹ S\$



Lodging Management FRE (S\$'M)



Note:

1. RevPAU statistics are on same store basis and include serviced residences leased and managed by the Group. Foreign currencies are converted to SGD at average rates for the relevant period. Student accommodation and rental housing properties are not managed by the Group



Ascott Gurney Penang, Malaysia



Citadines Raffles Place Singapore



Citadines Canal Amsterdam, Netherlands



Adoor Apartment Shanghai, China



lyf one north Singapore

More than 2,200 units opened, across Africa, Asia, Middle East, and Europe

~3,700 units signed, to be progressively opened from end-2022 in China, Indonesia, Netherlands Turkey and USA

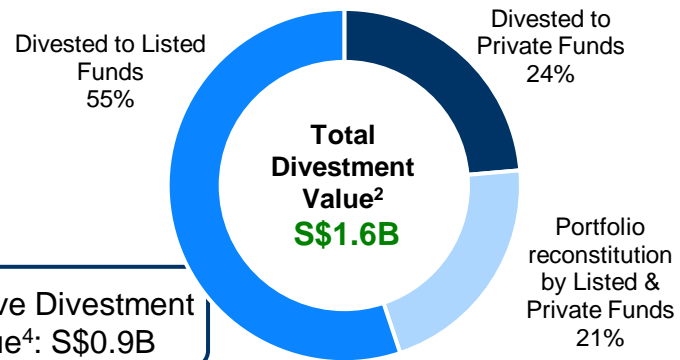
Target to sign 150 properties with over 30,000 units under lyf coliving brand by 2030

FY 2022 Capital Recycling On Track

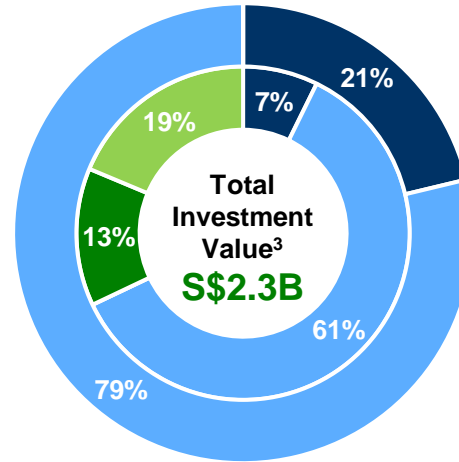
Met S\$1.6B of S\$3B annual divestment target YTD¹;



~79% of divestment value retained as FUM

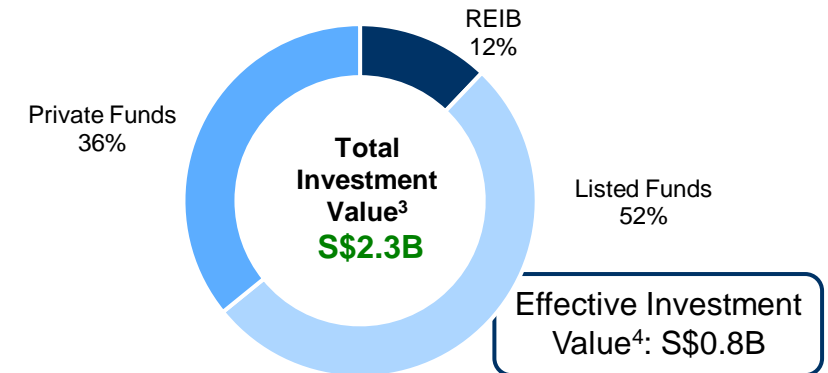


Total Divestment Value²
S\$1.6B



■ Retail ■ Office ■ New Economy ■ Lodging

~88% of investment value contributed to FUM



~93% of the S\$3.9B⁵ total transaction value generated FRE

Divestment and investment values predominantly relate to **79 Robinson Road transaction**

One-fifth of investments were in Lodging assets

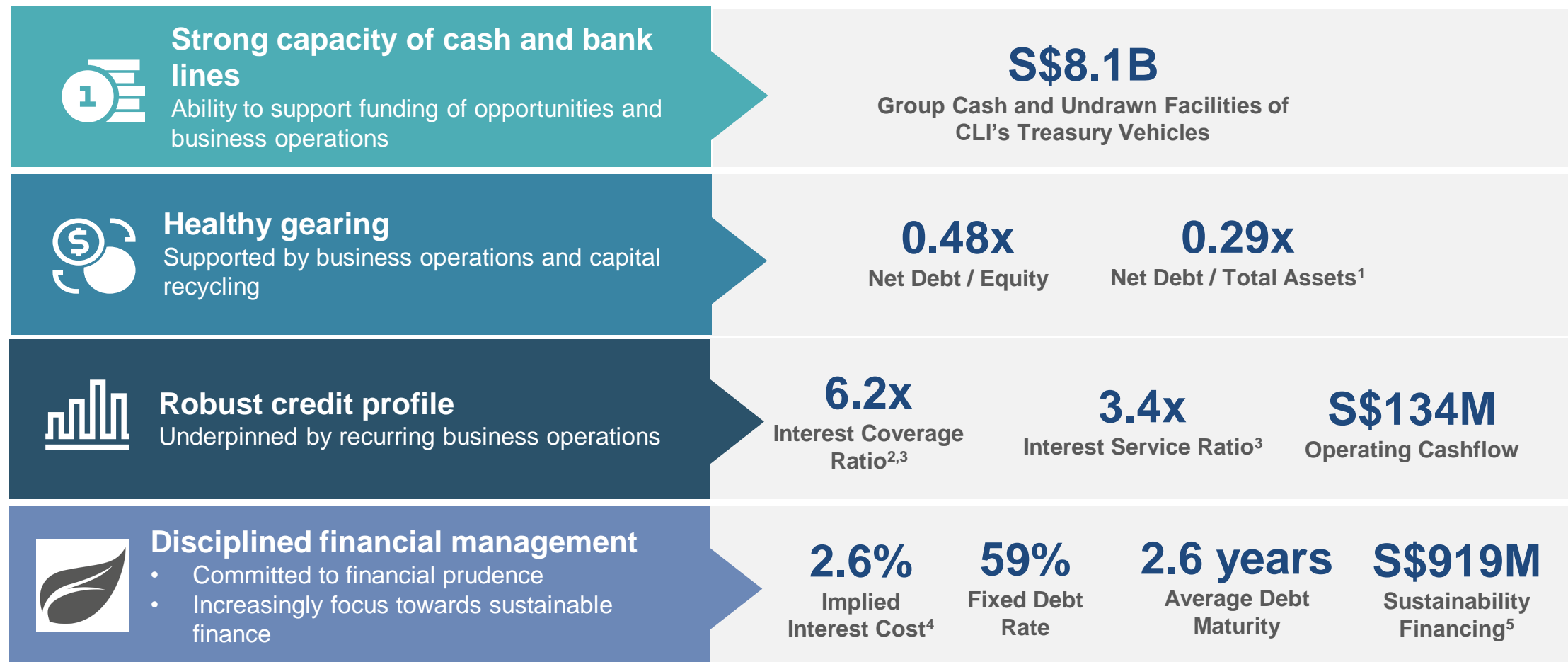
~**S\$10B** assets pipeline on balance sheet that can be converted to FUM

Notes:

- As at 28 Jun 2022.
- Total gross divestment value based on agreed property value (100% basis) or sales consideration.
- Total gross investment value based on agreed property value (100% basis) or purchase/investment consideration.
- Based on CLI's effective stake invested or divested multiplied by gross investment value or gross divestment value. Subject to post-completion adjustments.
- Total gross divestment and investment values.

Disciplined Capital Management

Healthy cash balance, available undrawn facilities and robust credit profile position us well to weather future economic headwinds



Notes: Figures as at 31 Mar 2022

- Total assets exclude cash.
- ICR excludes unrealised revaluation/impairment.
- On a run-rate basis.
- Straight annualisation.
- Includes Off B/S sustainable financing.



**Updates on Key
Business Segments**



Fee Income-related Businesses (FRB)

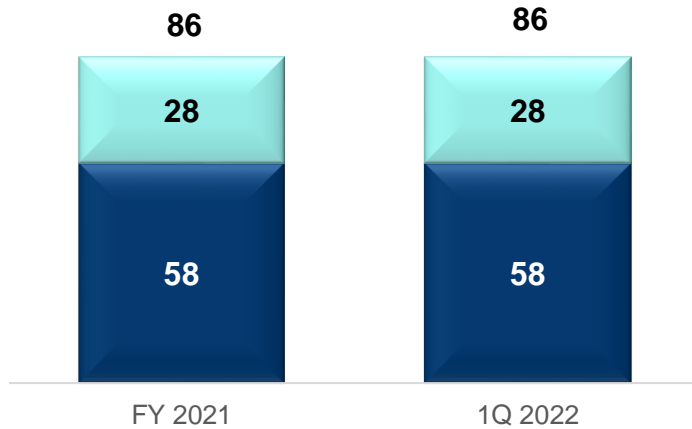
Fund Management

Performance Snapshot for Fund Management

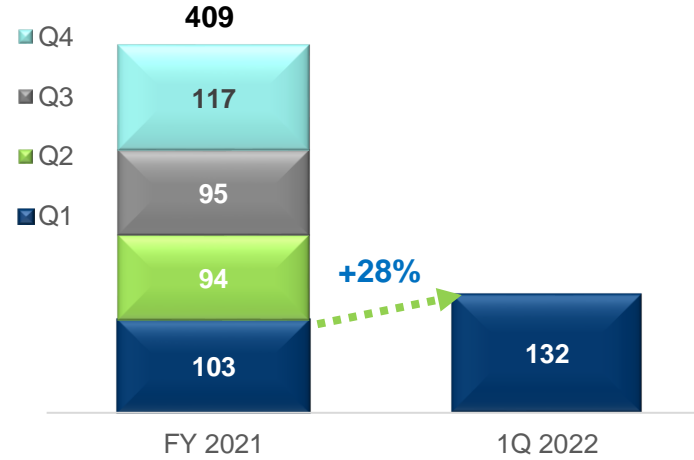
1Q 2022 FM FRE improved by 28% YoY, with 64% of S\$132M recurring in nature

■ Private Funds
■ Listed Funds

FUM (S\$'B)

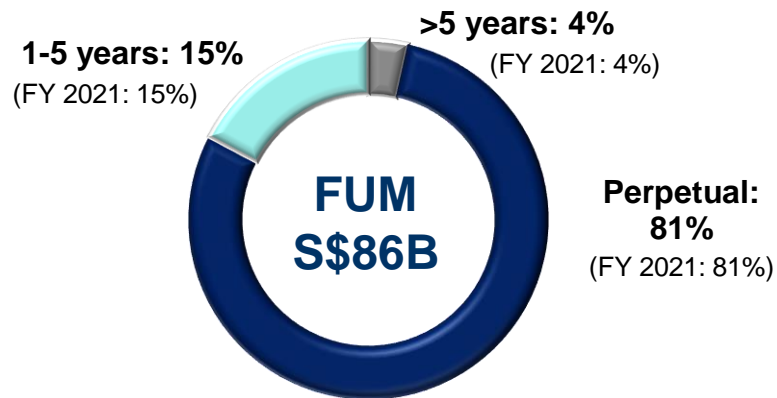


FM FRE (S\$'M)¹

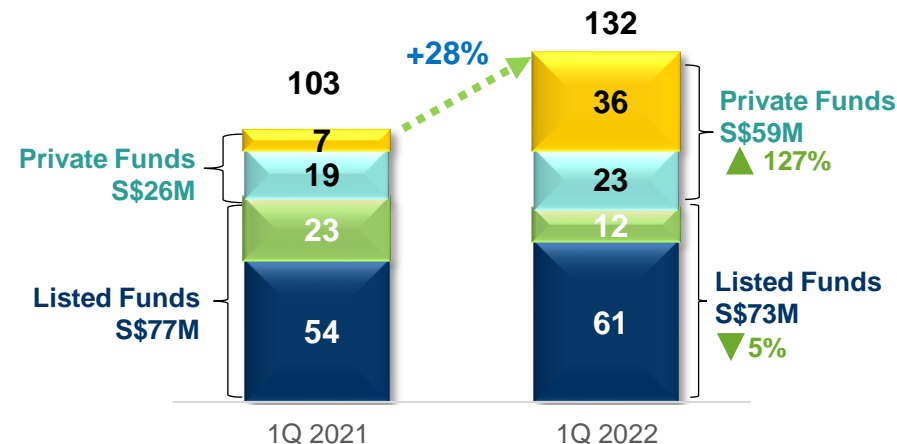


1Q 2022
FM FRE/FUM
51bps²
(FY 2021: 50bps)

Capital Tenure



FM FRE¹ Composition (S\$'M)



■ Private Funds – Event Driven
■ Private Funds – Recurring
■ Listed Funds – Event Driven
■ Listed Funds – Recurring

Notes:

- 1Q 2022 FM FRE includes performance fees of S\$31M recognised under other operating income. FM FRE comprises recurring FRE of \$84M (1Q 2021: \$73M) and event-driven FRE of \$48M (1Q 2021: \$30M).
- 1Q 2022 FM FRE/FUM ratio of 51bps is on a run-rate basis. The ratio is computed based on average FUM for the year.

Continued Growth of Our Listed Funds

Disciplined portfolio reconstitution continues to drive growth for CLI REITs and business trusts

Fee Income-related
Businesses (FRB)

Total Investments YTD¹
S\$1,205M

Total Divestments YTD¹
S\$340M

1Q 2022 FUM
S\$58B (stable QoQ)

1Q 2022 FRE
S\$73M (-5% YoY)



ART

Ascendas Reit

a-iTrust

CICT

CLMT

INVESTMENTS

Continued diversification into adjacent longer-stay lodging products

- Mar: Four rental housing properties & a student accommodation property in Japan for JPY10.4B (S\$125.0M)

Deepening presence in USA logistics sector

- May: Seven logistics properties in Chicago, USA for US\$99.0M (S\$133.2M)

Acquisitions of warehouses reinforce proactive diversification strategy

- Mar: 7th warehouse at Arshiya Free Trade Warehousing Zone, Panvel, Navi Mumbai, India for INR2.15B (S\$38.7M)
- May: Casa Grande – Phase 1 at Mahindra World City, Chennai in India for INR2,120M (S\$38.6M)

Capital recycling into higher yielding assets

- Mar: 70% interest in CapitaSky (f.k.a. 79 Robinson Road) in Singapore for S\$882M NEW
- Jun: Completion of acquisition of 50% interest in 101-103 Miller Street and Greenwood Plaza in Australia

Maiden entry into Malaysia's Logistics sector after expansion of investment mandate

- Jun: Logistics property in Penang, Malaysia for RM80.0M (S\$25.7M) NEW

DIVESTMENTS

- Jan: JCube in Singapore to CapitaLand Development for S\$340.0M

Notes:

1. As at 28 Jun 2022.

Creating Value for Private Fund Capital Partners

FRE from private fund management increased two-fold YoY

Fee Income-related
Businesses (FRB)

Total Investments YTD¹
\$830M²

Total Divestments YTD¹
\$1,260M

1Q 2022 FUM
\$28B (stable QoQ)

1Q 2022 FRE
\$59M (+127% YoY)

External Capital Raised in 1Q 2022
\$508M

Ready to Meet Investors' Demands for Longer-stay Lodging Assets



Student Accommodation Development Venture (SAVE)

Feb: Development of student accommodation assets in USA with total committed equity of c.\$205M



Ascott Serviced Residence Global Fund (ASRGF)

Mar: Acquisition of two properties in Ningbo, China and Amsterdam, the Netherlands, for c.\$190M

NEW

Jun: Acquisition of first lyf coliving property in Sydney in Australia. To be named lyf Bondi Junction Sydney

Opportunistic Recapitalisation



Athena LP

Feb: Completion of the recapitalisation of an existing value-add fund holding a freehold office property in CBD Singapore, realising project IRR in excess of 60% with an equity multiple of 1.8x

Building portfolio with high quality assets



CapitaLand Open End Real Estate Fund (COREF)

Mar: 30% interest in CapitaSky in Singapore for S\$378M

NEW

Jun: Acquisition of an office tower, 120 Spencer Street, in Melbourne, Australia

Capitalised on special situation opportunity



First RMB Fund

NEW

Jun: Established first onshore RMB fund of RMB700M (S\$144M) to acquire an office building in Shanghai, China

Demonstrated Expertise in Vietnam Fund Management



CapitaLand Vietnam Commercial Value-Added Fund

Jan: Successful fund exit for investors – full exit with net IRR of over 34% with an equity multiple of 2.5x

Notes:

- As at 28 Jun 2022.
- Investment value excludes transactions of undisclosed values due to confidentiality clauses.

Fee income-related Businesses (FRB)

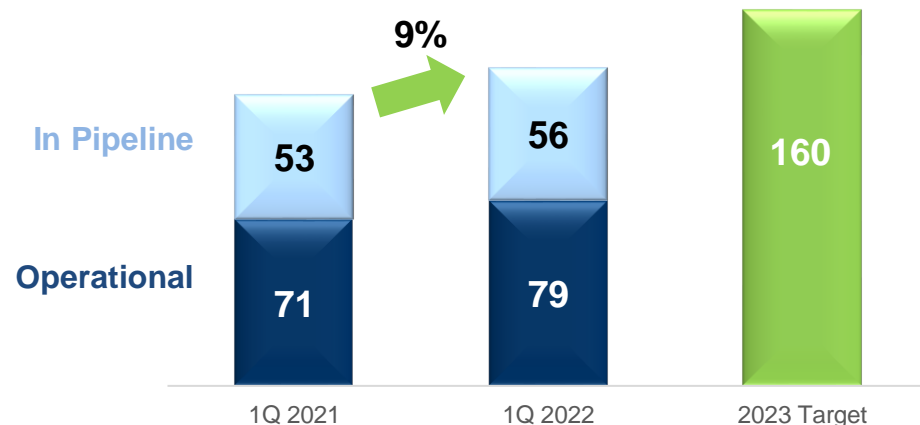
Lodging Management

Performance Snapshot for Lodging Management

Fee Income-related
Businesses (FRB)

On track to meet 160,000 units under management target by 2023

Lodging units in portfolio ('000 units)



- **9% increase in units in portfolio year-on-year**
 - ~3,700 new units signed and >2,200 units opened in 1Q 2022
 - On track to meet 2023 target of 160K units under management
- **Growing funds under management with seven acquisitions** through Ascott's investment vehicles, Ascott Serviced Residence Global Fund and Ascott Residence Trust

By Ownership			By Geography		
	YTD Mar 2022	YTD Mar 2021		YTD Mar 2022	YTD Mar 2021
REIT	17,900	16,400	SEAA ¹	71,300	67,800
Fund	2,300	1,300	North Asia ²	45,700	40,500
Owned	3,000	3,300	Europe	6,300	6,700
Managed and franchised	106,800	98,800	Middle East & Africa ³	5,600	5,300
Leased	5,000	4,000	America	6,100	3,500
Total	135,000	123,800	Total	135,000	123,800

By Lodging Type		
	YTD Mar 2022	YTD Mar 2021
Serviced residences	94,100	89,800
Hotels	30,500	28,400
Rental housing ⁴	8,400	5,400
Student accommodation ⁵	2,000	200
Total	135,000	123,800

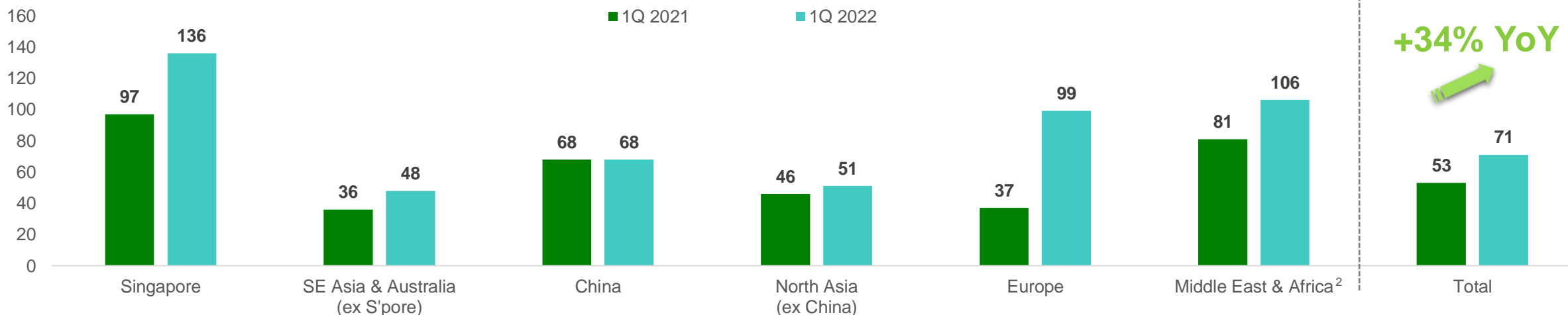
Notes: Figures as at 31 Mar 2022

1. Refers to Southeast Asia and Australasia. Includes 4,100 units (YTD Mar 2022) and 4,000 units (YTD Mar 2021) in Singapore.
2. Includes 38,200 units (YTD Mar 2022) and 33,000 units (YTD Mar 2021) in China.
3. Includes Turkey and India.
4. Excludes Multifamily.
5. Comprises 5,298 beds in operating and development properties.

Higher 1Q 2022 RevPAU YoY Despite Omicron

Pent-up demand fueled a strong pick-up in Mar 2022 as more countries committed to an endemic approach and welcomed vaccinated travellers

Revenue per Available Unit (RevPAU)¹ S\$



- Overall 1Q 2022 RevPAU rose by **34%** YoY; attributed to stronger occupancies (+8%) and average daily rates (+14%)
- In 1Q 2022, most countries tightened restrictions to curb the spread of the Omicron variant, but lifted the restrictions shortly after when caseloads fell
- Some countries such as Singapore, Australia and Vietnam eased border controls substantially and reopened to vaccinated travellers in late March 2022
- Despite the impact from Omicron, all regions except for China registered RevPAU improvement YoY
- In China, where lockdowns were imposed in some provinces, RevPAU remained resilient as the serviced residences primarily served long-stay guests
- Barring the emergence of new variants of the virus or protracted periods of resurgence, the outlook for travel is expected to improve in 2022 as more countries embrace an endemic approach

Notes:

1. RevPAU statistics are on same store basis and include serviced residences leased and managed by the Group. Foreign currencies are converted to SGD at average rates for the relevant period. Student accommodation and rental housing properties are not managed by the Group.
2. Includes Turkey and India.

Expanding lyf, Ascott's Coliving Brand

Targeting 150 lyf properties with over 30,000 units by 2030, growing fee income



- **lyf one-north Singapore** welcomed its first guest in Nov 2021, and has achieved a **strong occupancy rate of above 85%¹ in 1Q 2022**
- Serves the coliving needs of start-ups, research and development firms as well as high-tech and media enterprises located nearby



- A unique lodging product in a class of its own, **lyf combines the best of serviced residences, hotels and coliving apartments**
- Ascott currently has **17 lyf properties with over 3,200 units** in 14 cities and 9 countries²
 - Eight lyf properties in Singapore, China, Japan, Thailand and Australia opened to date; three more to open in 2022²



- **lyf Innovation Lab** was launched in collaboration with Temasek Polytechnic to develop immersive virtual reality (VR) and augmented reality (AR) technologies to deliver cutting-edge experiences to guests in the metaverse
- lyf one-north Singapore will serve as a living lab for field testing digital experiences for lyf

Notes:
1. Based on inventory available for sale.
2. Figures are as at Apr 2022.

Real Estate Investment Business (REIB)

Real Estate Investment

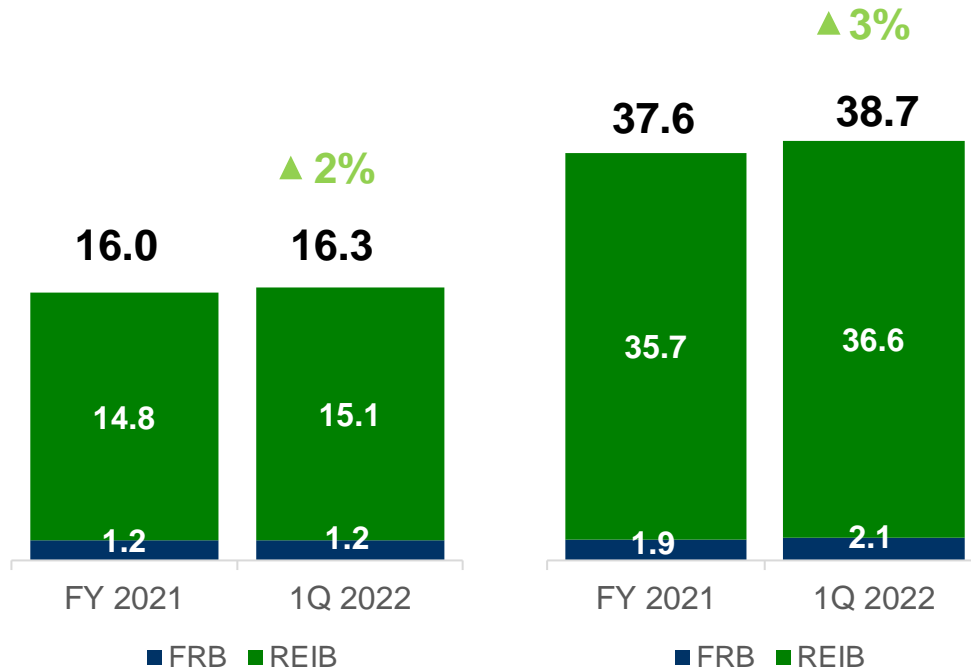
Well-diversified Global Real Estate Portfolio

Balanced portfolio allocation across multiple asset classes and focus markets

NAV (S\$'B)

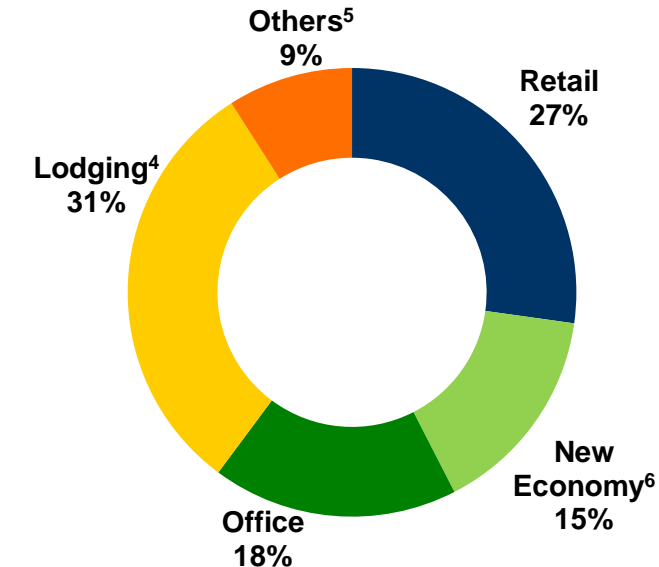
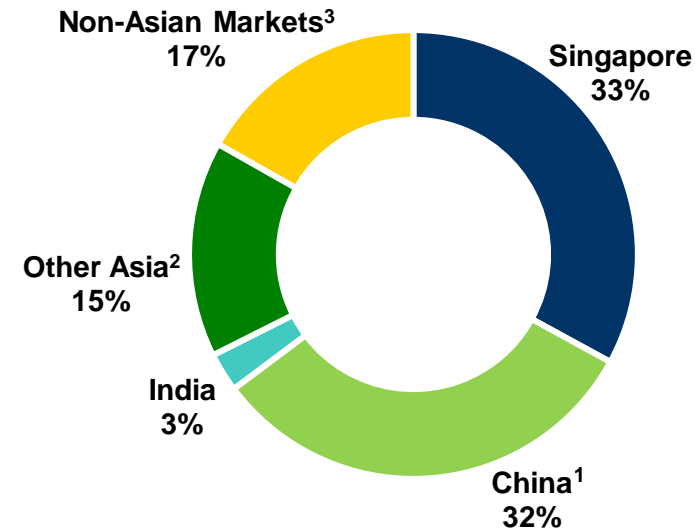
Total Assets (S\$'B)

Total Assets: S\$38.7B



By Geography

By Asset Class



Notes: Figures as at 31 Mar 2022

1. Includes Hong Kong.
2. Includes Australia, Japan, South Korea, Malaysia, Vietnam, Indonesia, Thailand, Philippines and other Asian countries.
3. Includes USA, UK, Europe and other non-Asian countries.
4. Includes hotel.
5. Includes residential & commercial strata and corporate & others.
6. Includes business parks, logistics, industrial and data centres.

Core Market Update: Singapore

Significant easing of COVID-19 safe management measures since Mar 2022

- International borders largely reopened; safe distancing requirements lifted
- GDP growth of 3-5% projected for 2022

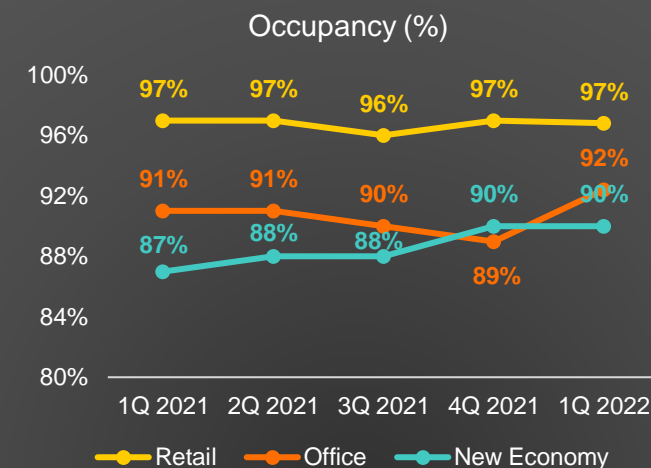
Healthy occupancy across Singapore properties, with optimism for continued recovery

Generally positive expectations of upward rental trajectory as CLI maintains healthy occupancy rates of >90% across all asset classes

Continued disciplined portfolio reconstitution to create value with capital recycling into higher yielding assets

Deploying capital recycled from JCube divestment into higher yielding assets such as 79 Robinson Road (since renamed as CapitaSky)

Real Estate Investment Businesses (REIB)



CapitaStar - Launched New Digital Solutions and Partnerships in Mar 2022 - Creating Sustainable Value for Retailers

- >3,000 retail tenants across 21 participating Capitaland properties (17 malls and four workspace properties)
- c.1.3M members with average 3.5M monthly app views
- 10.4% uplift in GTO YoY
- Sales of eCapitaVoucher increased 46% YoY in 1Q 2022; as part of sustainability and digitalisation strategy, sale of physical CapitaVoucher will be phased out by end 2022
- >S\$162M of tenant sales attributed to CapitaVoucher and eCapitaVoucher in 1Q 2022

Figures as at 31 Mar 2022

1 CapitaStar For Business

- Offers a suite of scalable digital solutions to businesses in CLI properties and beyond such as issuance of STAR\$® to build loyalty, running targeted marketing and driving sales backed by actionable data insights

2 SHOPBACK

- Platform partnership with ShopBack to onboard CLI's retail tenants to the ShopBack platform to drive in-store spending at Capitaland properties through product integration

Retail

Shopper Traffic¹ **-8.9% YoY**

Tenants' Sales¹ (per sq ft) **+2.3% YoY**

Office

Physical Occupancy **47%***

Positive rental reversion

* Week ended 22 Apr 2022

New Economy

Positive rental reversion

Note:
1. YTD Mar 2022 vs YTD Mar 2021

Core Market Update: China

Ongoing COVID-19 restrictions with China continuing zero COVID-19 policy

Partial and full lockdowns enforced across multiple cities from Mar 2022 to contain resurgence in COVID-19 infections
 Gradual reopening in Jun 2022 as COVID-19 infections decline

Expect to weigh on operational performance in near term

- Retail malls expected to be most impacted due to closures. Ground teams stand ready to provide targeted support
- Overall portfolio expected to be resilient but slow down leasing activities

Long term positive on China – Our extensive domestic presence on the ground represents a competitive advantage for CLI

- BCP processes in place to guide tenants, customers and employees through this heightened period of uncertainty
- On active lookout for attractive investment opportunities

Ensuring operational continuity with strong digital platforms

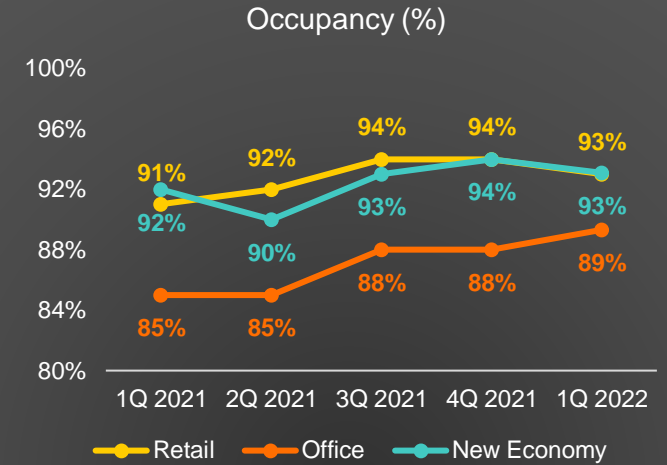


- eCapitaVoucher, started as an online voucher, now available to be used in physical malls since Apr 2022
- More than 3,500 online tenants across 49 malls, offices and business parks
- 15.2M CapitaStar Members
- More than 1.3 times increase in online GMV YoY



- Launched in early 2022 through a WeChat account
- A mini program, Bridge+@CapitaLand, targeted to be launched in May 2022

Figures as at 31 Mar 2022



Retail

Shopper Traffic¹ **-8.7%** YoY Tenants' Sales¹ **-8.9%** YoY (per sqm)

Office

Retention Rate **70%** Stable QoQ **Mild negative** rental reversion

New Economy

Positive rental reversion

Note:
 1. YTD Mar 2022 vs YTD Mar 2021

Core Market Update: India

Robust emergence from COVID-19

- All international flights and passenger railway services have resumed by Mar 2022
- Cases have fallen to the lowest level in the last 2 years

Recovery in office leasing environment

- India's office space absorption in the seven top cities increased 25% YoY¹
- Expect further recovery, with state governments and companies encouraging employees to return to office

Pickup in warehouse leasing activity

- Warehousing leasing absorption grew 39% YoY to over 28 million sq ft in 2021, driven by leasing in e-commerce and third-party logistics sectors²

Update on current developments

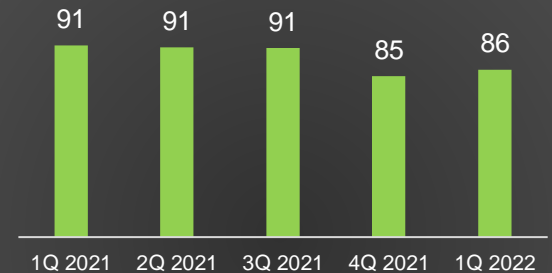


- ~0.21 million sq ft new warehouse operational and fully leased in 1Q 2022.

Notes: Figures as at 31 Mar 2022
1. Knight Frank India, Jan – Mar 2022.
2. CBRE Research, I&L Sector, 2021.

New Economy

Occupancy (%)



Positive rental reversion

Improved physical occupancy for business park portfolio

Increased to 15% - 30% currently, compared to <5% for most of 2021

Increased leasing momentum

c. 1.4M sq ft of space renewed/newly leased in 1Q 2022

Other Markets Highlights

Other Asia: Australia, Japan, South Korea

- Australia and South Korea have re-opened borders to international travel, including for tourists
- Japan has eased border restrictions in Jun 2022, allowing international tourists to enter if they are on package tours
- Overall, CLI's workspace assets in Australia, Japan and South Korea continue to enjoy strong occupancies, at more than 96% on average

Non-Asian Markets: USA, UK, Europe

- Most COVID-19 restrictions have been eased in our markets outside of Asia, contributing to good performance
- Occupancy rates remain resilient and healthy at >90%, for workspace in USA, UK and Europe
- The USA Multifamily portfolio continue to enjoy strong occupancy at 95%. As part of the Multifamily value-add programme, continued unit interior renovations resulted in rental uplifts and approximate payback period of 5 years for renovated units completed.

Transaction Highlights

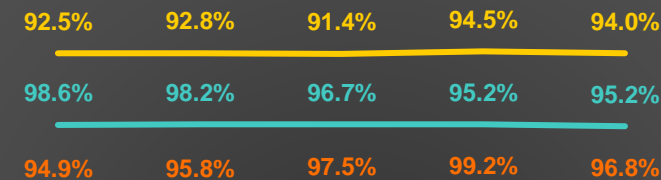


CLI's Third Logistics Project in Japan

- Acquisition in Jan 2022 of a freehold site in Hamura City, Tokyo for JPY9.4B (S\$111.8M) to develop a modern logistics facility
- Strategically located within the proximity of Central Tokyo as well as near the main expressways that connect to major cities in Japan
- Expected completion in 2Q 2024

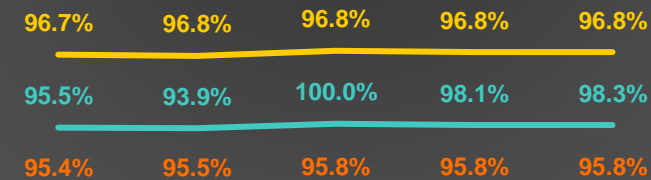
Figures as at 31 Mar 2022

New Economy Occupancy



1Q 2021 2Q 2021 3Q 2021 4Q 2021 1Q 2022
 — Australia — Europe — USA

Office Occupancy



1Q 2021 2Q 2021 3Q 2021 4Q 2021 1Q 2022
 — Germany — Japan — South Korea



Sustainability

Cap/taLand
Investment

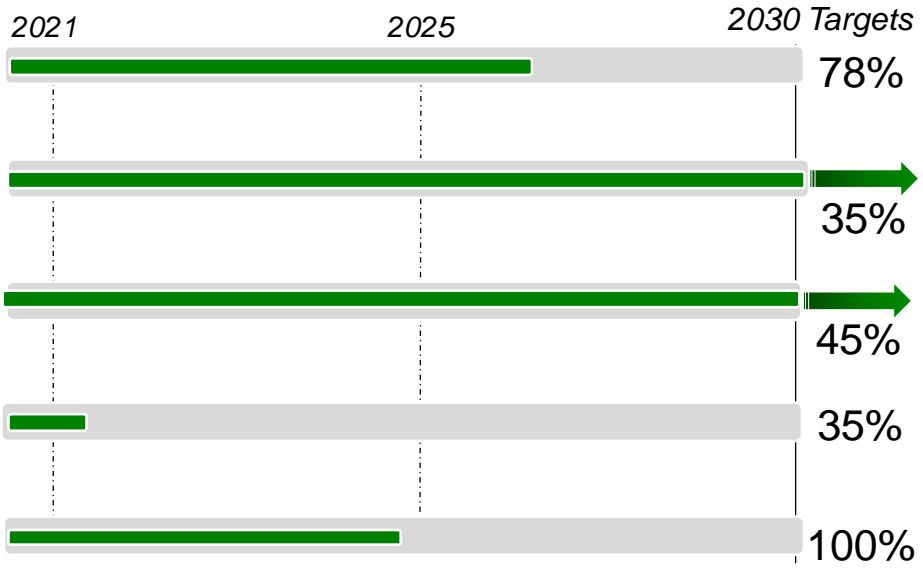
Sustainability Highlights for CLI

BUILD

A resilient and resource-efficient real estate portfolio

Achievements

Carbon Intensity	54% reduction from 2008 baseline
Energy Intensity	43% reduction from 2008 baseline
Water Intensity	52% reduction from 2008 baseline
Renewable Electricity	4%
Green certification	48%



Performance might be uncharacteristic due to impact of COVID-19 resulting in lower building occupancy/retail footfall. Figures are for FY2021.



Development of proprietary Return on Sustainability metric

- Shadow Internal Carbon Price applied globally for new investments since Sep 2021
- Pioneering a proprietary ESG scoring system



Tampines Mall is one of the first seven buildings to join SP Group's distributed district cooling network in Tampines, Singapore

- Slated to start operating in 1H 2025
- **Telepark**, which is also located within Tampines, is also identified as potential supply node for the network in the future

Sustainability Highlights for CLI



Enabling our thriving & future-adaptive communities

~86

nationalities
are part of CapitaLand's global workforce

~40%

of senior management are women

>41

training hours per staff

Singapore's Best Employers 2022 (By The Straits Times and global data firm Statista)

- ➔ CapitaLand ranks **#46** among the top 200 Singapore's Best Employers 2022
- ➔ CapitaLand is also the **best ranked company in the real estate category**, leaping 92 spots from the position in 2021 list



Good Progress Made on Six Pilot Projects From CLI's CSXC 2021

Inaugural CSXC 2021 | > 270 entries from > 25 countries | Currently piloting 6 out of 10 selected innovative projects



MOST INNOVATIVE AWARD

Climatec Corp (Singapore)

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

Projected

- ↓ ~5% energy consumption
- ↓ ~90% blowdown water



HIGH IMPACT AWARD

INOVUES Inc (USA)

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

Projected

- ↓ ~10% of energy consumption for cooling & heating buildings

Aeroseal (USA)

- Pilot at Six Battery Road, Singapore
- Air duct sealing technology using airborne adhesive particles injected into HVAC ducts to seal leaks

Projected

- ↓ ~30% AHU energy consumption

LumenAire (Singapore)

- Pilot at Citadines Rochor & Raffles City, Singapore
- Indoor air disinfection solution

Projected

- ↓ >90% virus survivability

New Generation Bio Water Saving Stick (Austria)

- Pilot at Aperia, Singapore
- Irrigation via transfer of humidity from air to ground

Projected

- > 20% irrigation water savings

CONTINEWM® (Japan)

- Pilot at LogisTech, Singapore
- Ceramic net with infrared emitting filter

Projected

- ↓ 10% to 30% AHU energy consumption

Coming soon in July
CSXC 2022 Demo Day

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

1Q 2022 CSR Updates

Singapore Highlights

Majestic Smart Seniors Applied Learning Centre Official Opening



- CapitaLand Hope Foundation (CHF) supported the centre with
 - a S\$400K donation and
 - the involvement of staff volunteers to contribute their design expertise, to transform the space into a liveable, usable and senior-friendly place, and improve the seniors' quality of life.
- The centre, officially launched by President Halimah Yacob, seeks to help seniors learn about digital technology and integrate it into their daily lives.

#LoveOurSeniors

- More than 55 staff volunteers delivered over 580 specially-curated meals and over 3,000 loaves of bread to close to 1,200 seniors from Jan to Mar 2022.
- Over 80 seniors from Montfort Care had Chinese New Year reunion lunch and received red packets, both sponsored by CHF, on 31 Jan 2022. Nine staff volunteers also participated in bringing festive joys to the seniors.



Global Highlights

China

- Over 60 staff volunteers were involved in the four volunteer activities at Chongqing, Guangzhou, Suzhou and Wuhan, which includes the Resilient Community Project to reach out to the seniors and child in need. Tenants and community partners were also rallied to support these initiatives.
- 17 staff volunteers from Ascott in Wuhan participated in a tree conservation activity at Wuhan Houguanhu Wetland Park.



India

- CHF India launched a literacy programme, in partnership with international non-profit organisation, Room to Read on 8 Mar 2022. Libraries were set up in 13 schools across Bangalore, including the newly completed CapitaLand Hope School in Mahadevapura.



Business Outlook

- The first quarter of 2022 was marked by a number of significant economic and geopolitical events.
- Most of our markets have begun to normalise international travel lanes, and operating conditions have improved as concerns over the COVID-19 virus recede. China is an exception, where a resurgence of COVID-19 has led to the lockdown of several key cities. We expect this to delay China's economic recovery this year.
- The end of the first quarter of 2022 also witnessed an elevation of geopolitical instability, arising from the Russian-Ukraine conflict. The resulting economic uncertainty and disruption to global supply chains, in particular to energy supply, has significantly increased inflation pressures, and tapered the IMF's 2022 global growth projection¹.
- Amidst these global uncertainties, we expect CLI to remain resilient. The Group manages a diversified and well-balanced business that is spread across geographies and asset classes, enabling our 3 primary growth drivers of Fund Management, Lodging Management, and Capital Management to continue to contribute towards the Group's growth and financial performance.
- Our healthy cash balance, available undrawn facilities and comfortable net debt-to-equity put us in a strong position to navigate through this period of heightened uncertainty, and to capitalise on attractive investment opportunities that may arise.
- As a responsible steward of the capital we manage, we continue to place sustainability at the core of our business, and are undertaking a holistic review of our 2030 Sustainability Master Plan this year, with a view to align our plan with the industry's evolving ESG targets.

Note:

1. "World Economic Outlook, April 2022: War Sets Back The Global Recovery". International Monetary Fund. <https://www.imf.org/en/Publications/WEO>



Supplemental Information

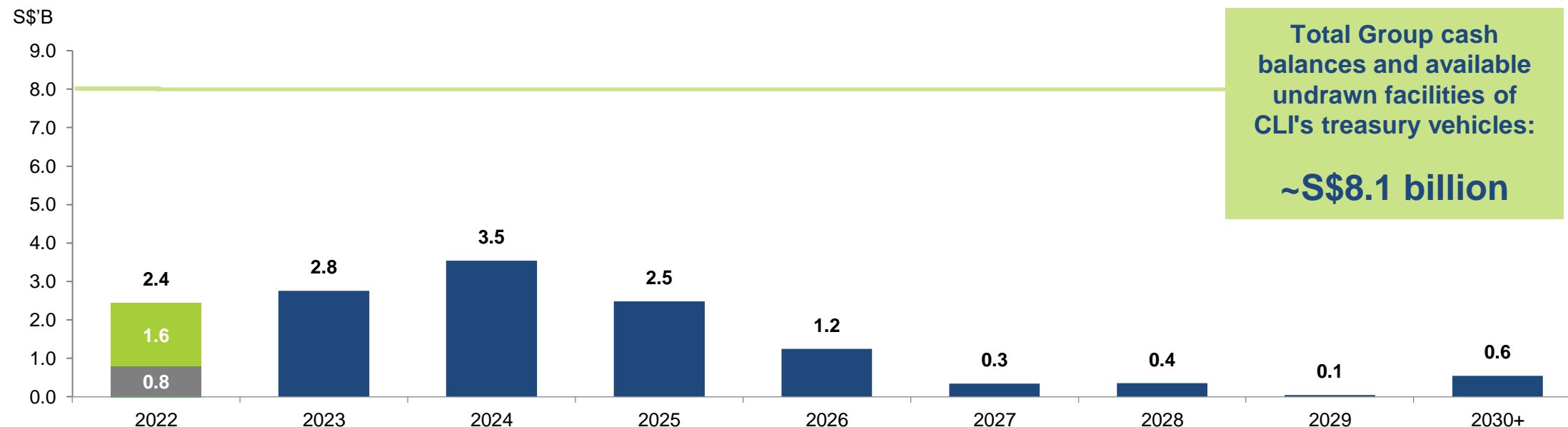
CapitaLand
Investment



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

Loan Maturity Profile

Plans in place for refinancing/repayment of debt¹ due in 2022



Total Group cash balances and available undrawn facilities of CLI's treasury vehicles:
~S\$8.1 billion

On balance sheet debt¹ due in 2022

	S\$' billion
To be refinanced	1.1
To be repaid	1.3
Total	2.4
As a % of total on balance sheet debt	18%

- Total
- Non-REIT level debt
- REIT level debt²

Approximately ~S\$8.1B in cash and available undrawn facilities with average loan life 2.6 years

Notes: Figures as at 31 Mar 2022
 1. Debt excludes S\$737M of Lease Liabilities and Finance Lease under SFRS(I)16.
 2. Ascott Residence Trust (ART) and CapitalLand Malaysia Trust (CLMT).

Fund Management Platform

Listed Funds

As at 31 Mar 2022



Geographical Presence	Australia, Europe, Singapore	Australia, Europe, Singapore, USA	Global	China	India	Malaysia
FUM (S\$'B)	22.9	17.7	7.6	5.3	3.2	1.3
Sponsor's Stake	23%	18%	39%	24%	22%	39%
Market Cap	S\$14.9B	S\$12.3B	S\$3.7B	S\$2.0B	S\$1.4B	MYR1.2B
No. of Properties	24	221	95	20	10	5
Gearing	39%	37%	38%	38%	36%	36%
Sponsor's Stake in Listed Funds						S\$7.7B in Market Value

Fund Management Platform

As at 31 Mar 2022

Country	China	Singapore	India	Other Asia ¹	International	United States
No. of Funds	9	2	4	12	1	1
FUM (S\$'B)	21.2	1.4	0.8	4.0	0.7	0.02
No. of Properties	27	2	8	17	6	1

Sponsor's Stake in Private Funds

S\$5.4B in Carrying Value

Total FUM
S\$28.2B

Committed Capital²
S\$15.1B

Total Capital Invested
S\$12.2B

Available Capital for Deployment³
S\$1.1B

Notes:

1. Includes pan-Asia funds.
2. Refers to total fund equity size.
3. Excludes capital that has been reserved for pipeline and hence is not available.

No.	Fund Name	Fund size (million)
1	CapitaLand Mall China Income Fund	US\$ 900
2	CapitaLand Mall China Income Fund II	US\$ 425
3	CapitaLand Mall China Income Fund III	S\$ 900
4	CapitaLand Mall China Development Fund III	US\$ 1,000
5	Raffles City China Income Ventures Limited	US\$ 1,180
6	Raffles City Changning JV	S\$ 1,026
7	Raffles City China Investment Partners III	US\$ 1,500
8	Ascendas China Commercial Fund 3	S\$ 436
9	CapitaLand Township Development Fund II	US\$ 200
10	CapitaLand Asia Partners I (CAPI) and Co-investments	US\$ 510
11	Athena LP	S\$ 88
12	CapitaLand Open-End Real Estate Fund	USD 441
13	Southernwood Property Pte Ltd	SGD 360
14	CapitaLand Korea Private REIT No. 1	KRW 85,100
15	CapitaLand Korea Private REIT No. 3	KRW 107,500
16	CapitaLand Korea Qualified Private REIT No. 4	KRW 63,512
17	CapitaLand Korea Qualified Private REIT No. 5	KRW 64,062
18	Korea Data Centre Fund I	KRW 116,178
19	Korea Data Centre Fund II	KRW 140,684
20	CapitaLand Korea Logistics Fund	KRW 85,700
21	CapitaLand Korea Logistics Fund II	KRW 44,864
22	CapitaLand Mall India Development Fund	S\$ 880
23	Ascendas India Growth Programme	INR 15,000
24	Ascendas India Logistics Programme	INR 20,000
25	CapitaLand India Logistics Fund II	INR 22,500
26	Ascott Serviced Residence (Global) Fund	US\$ 600
27	Student Accommodation Development Venture	US\$ 150
28	Orchid One Godo Kaisha	JPY 18,460
29	Mitake 1 Tokutei Mokuteki Kaisha	JPY 3,000
Total Fund Size		S\$ 15,110

YTD 2022 Transactions

Investments

Investments ^{1,2}	Value S\$'M	Entity (Buyer)
A 0.33 million sq ft warehouse in Arshiya FTWZ, Panvel at Navi Mumbai	39 ³	a-iTrust
Four rental housing properties and a student accommodation property in Japan	125	ART
Seven logistics properties in Chicago, USA	133	Ascendas Reit
Two properties in Ningbo, China and Amsterdam, the Netherlands	190	ASRGF
NEW lyf Bondi Junction Sydney, Australia	Undisclosed ⁴	ASRGF
79 Robinson Road, Singapore	1,260	CICT and COREF
NEW 120 Spencer Street, an office building in Melbourne, Australia	Undisclosed ⁴	COREF
A logistic facility in Hamura City, Tokyo, Japan	112	CLI
31.25% stake in CapitaMall LuOne, China	169	CLI
NEW An office building in Shanghai, China	144	First RMB Fund
NEW Logistics property in Penang, Malaysia	26	CLMT
Student accommodation development asset in Nebraska, USA	118	SAVE
Total Gross Investment Value⁵	2,315	
Total Effective Investment Value⁶	783	

Divestments

Divestments ^{1,2}	Value S\$'M	Entity (Seller)
JCube in Singapore	340	CICT
79 Robinson Road, Singapore	1,260	CLI
Total Gross Divestment Value⁵	1,600	
Total Effective Divestment Value⁶	896	

Notes: Any discrepancies in the tables between the listed figures are thereof due to rounding.

1. Transactions announced from 1 Jan 2022 to 28 Jun 2022.

2. The table includes committed projects acquired/divested by CLI and CLI REITs/Business Trusts/Funds.

3. Refers to estimated gross consideration, including deferred consideration that is contingent on the achievement of certain performance milestones. Based on exchange rate of S\$1 : INR55.5 at point of announcement, for illustrative purposes only.

4. Undisclosed due to confidential clauses.

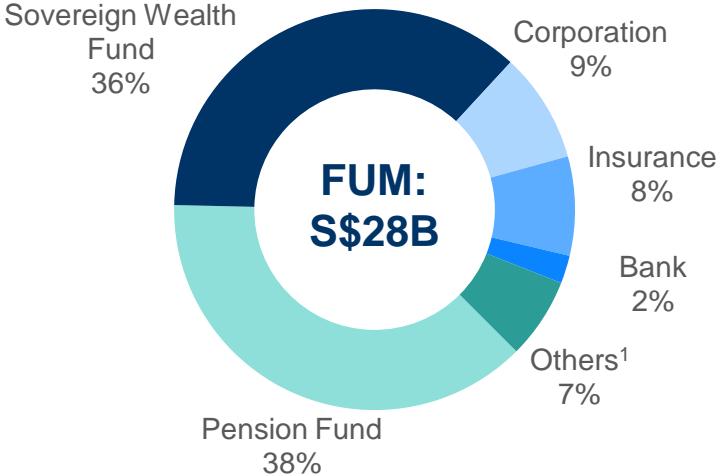
5. Investment values based on agreed property value (100% basis) or purchase/investment consideration. Divestment/transfer values based on agreed property value (100% basis) or sales consideration.

6. Based on CLI's effective stake invested or divested multiplied by gross investment value or gross divestment value. Subject to post-completion adjustments.

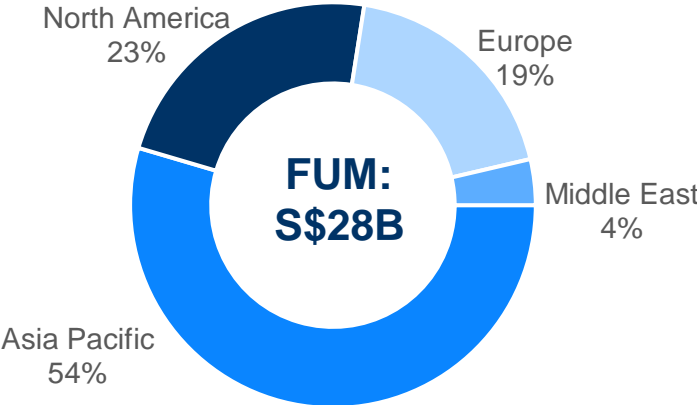
Partnership with High Quality Capital Partners

As at 31 Mar 2022

Investor Type



Investor Domicile



Diverse LP investor base across geographies



Top tier global institutions (Pension funds and SWFs)



Repeat investors across fund vintages

Note:
1. Others include HNWIs, Trust Companies, Investment Managers, Hedge Funds, Cooperatives, Securities Companies, Endowments, Government.

Glossary

Term	Definition
a-iTrust	Ascendas India Trust
ART	Ascott Residence Trust
Ascendas Reit	Ascendas Real Estate Investment Trust
B	Billion
B/S	Balance sheet
BT	Business Trust
CICT	CapitalLand Integrated Commercial Trust
CL	CapitalLand Limited
CLCT	CapitalLand China Trust
CLI	CapitalLand Investment Limited
CLMT	CapitalLand Malaysia Trust
CSR	Corporate Social Responsibility
DC	Data centre
DPU	Distribution per Unit
eCV	eCapitaVoucher
FM	Fund Management
FRB	Fee Income-related Business
FRE	Fee Related Earnings. Refers to IAM fee revenue from CLI listed funds and unlisted funds (private funds and/or investment vehicles (including but not limited to programs, joint ventures and co-investments managed by CLI Group from time to time)
FUM	Funds Under Management. Refers to the share of total assets under CLI listed funds and unlisted funds (private funds and/or investment vehicles (including but not limited to programs, joint ventures and co-investments managed by CLI Group from time to time)
FV	Fair value
GFA	Gross Floor Area
GMV	Gross Merchandise Value
HNWI	High net worth individuals
IAM	Investment and asset management

Term	Definition
JV	Joint venture
K	Thousand
LM	Lodging Management
M	Million
NAV	Net Asset Value
NLA	Net Leasing Area
NPI	Net Property Income
NTA	Net Tangible Assets
PATMI	Profit after tax and minority interest
PBSA	Purpose-built student accommodation
PE	Private Equity
QoQ	Quarter on quarter
RE AUM	Real Estate Assets under Management. Represents total value of real estate managed by CLI Group entities stated at 100% property carrying value. Includes RE AUM of lodging assets which are operational and under development
REIB	Real Estate Investment Business
REIM	Real Estate Investment Manager
REIT	Real Estate Investment Trust
RevPAU	Revenue per available unit
ROE	Return on Equity
SE Asia	Southeast Asia
SFRS	Singapore Financial Reporting Standards
SLL	Sustainability-linked loans
sqm	Square metre
SR	Serviced residences
TRX	Transactions
WALE	Weighted Average Lease Expiry
YoY	Year on year
YTD	Year to date



Thank You

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CapitaLand
Investment

