



CapitaLand Group

Creating Asia's Largest Diversified Real Estate Group

January 14, 2019



Disclaimer

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.



Contents

- Introduction
- Why Ascendas-Singbridge?
- What CapitaLand 3.0 Will Look Like
- Pro Forma Financial Impact
- Looking Ahead

I. Introduction

Capita Commercial
Capita Mall
Raffles City



Proposed Transaction Summary

| | |
|-----------------------------|--|
| Proposed Transaction | <ul style="list-style-type: none">Acquisition by CapitaLand Limited ("CapitaLand") of entire shareholding in each of Ascendas Pte Ltd and Singbridge Pte Ltd, together known as Ascendas-Singbridge ("ASB")¹ |
| Vendor | <ul style="list-style-type: none">Ascendas-Singbridge Pte Ltd, a subsidiary of Temasek Holdings (Private) Limited ("Temasek") |
| Transaction Value | <ul style="list-style-type: none">\$S\$10,907mm enterprise value comprising<ul style="list-style-type: none">\$S\$6,036mm of equity value\$S\$4,871mm of net debt and minority interest |
| Consideration Mix | <ul style="list-style-type: none">Funded by 50% CapitaLand shares and 50% cash\$S\$3,018mm in shares: 862.3mm CapitaLand's shares issued at \$S\$3.50 per share<ul style="list-style-type: none">7.0% premium to last traded share price²11.3% premium to last 1-month VWAP²11.6% premium to last 3-month VWAP²\$S\$3,018mm in cash: Intend to finance by debt and other financing options<ul style="list-style-type: none">No new shares to be issued for financing cash portion |

¹ Excludes Sydney office properties 100 Arthur Street and 66 Goulbourn which are not part of the Proposed Transaction

² As of 11 Jan 2019, last traded share price of \$S\$3.27, 1-month VWAP of \$S\$3.1447 and 3-month VWAP of \$S\$3.1359



Proposed Transaction Summary (Cont'd)

| | | Pre-transaction | Post-transaction |
|-------------------------------------|--|-----------------|------------------|
| Impact On Shareholding | Number of shares outstanding | 4,162.8mm | 5,025.1mm |
| | Free float | 56.4% | 46.3% |
| | Temasek shareholding | 40.8% | 51.0% |
| Financial Impact¹ | <ul style="list-style-type: none"> • Immediately accretive to Earnings Per Share and Return on Equity • Slight dilution to Net Asset Value per share • Short term increase in leverage with clear plan to deleverage | | |
| Conditions | <ul style="list-style-type: none"> • Proposed Transaction subject to: <ul style="list-style-type: none"> - Approvals by independent shareholders in EGM² - Customary closing conditions | | |
| Target Timeline | <ul style="list-style-type: none"> • Target EGM: 1H 2019 • Target completion: 3Q 2019 | | |
| Others | <ul style="list-style-type: none"> • No change to our dividend policy • No chain offers for ASB's listed trusts | | |

¹ Does not include impact of potential synergies

² Includes approvals for proposed transaction, proposed issue of shares as part of the consideration, and proposed Whitewash Resolution for the waiver by the independent shareholders of their rights to receive a mandatory general offer from Temasek



Transforming CapitaLand For Next Phase of Growth

Identify And Pivot Into New Economy Sectors

- Capture future 'megatrends'; e-commerce, urbanisation and knowledge economies
- Diversified real estate player with expertise across sectors

Optimise Capital Allocation And Returns

- Target higher ROE, in excess of cost of equity
- Maintain high quality recurring income
- Business units organised for capital efficiency and operational independence



Strengthen And Deepen Presence In Strategic Markets

- Rebalance footprint globally to achieve higher quality growth
 - Core markets: SG, China
 - Growth markets: Vietnam, US, Europe, India

Attract Best Talent

- Blue-chip strategic partners, investors, technology platforms
- Create winning culture led by best-in-class management teams and employees



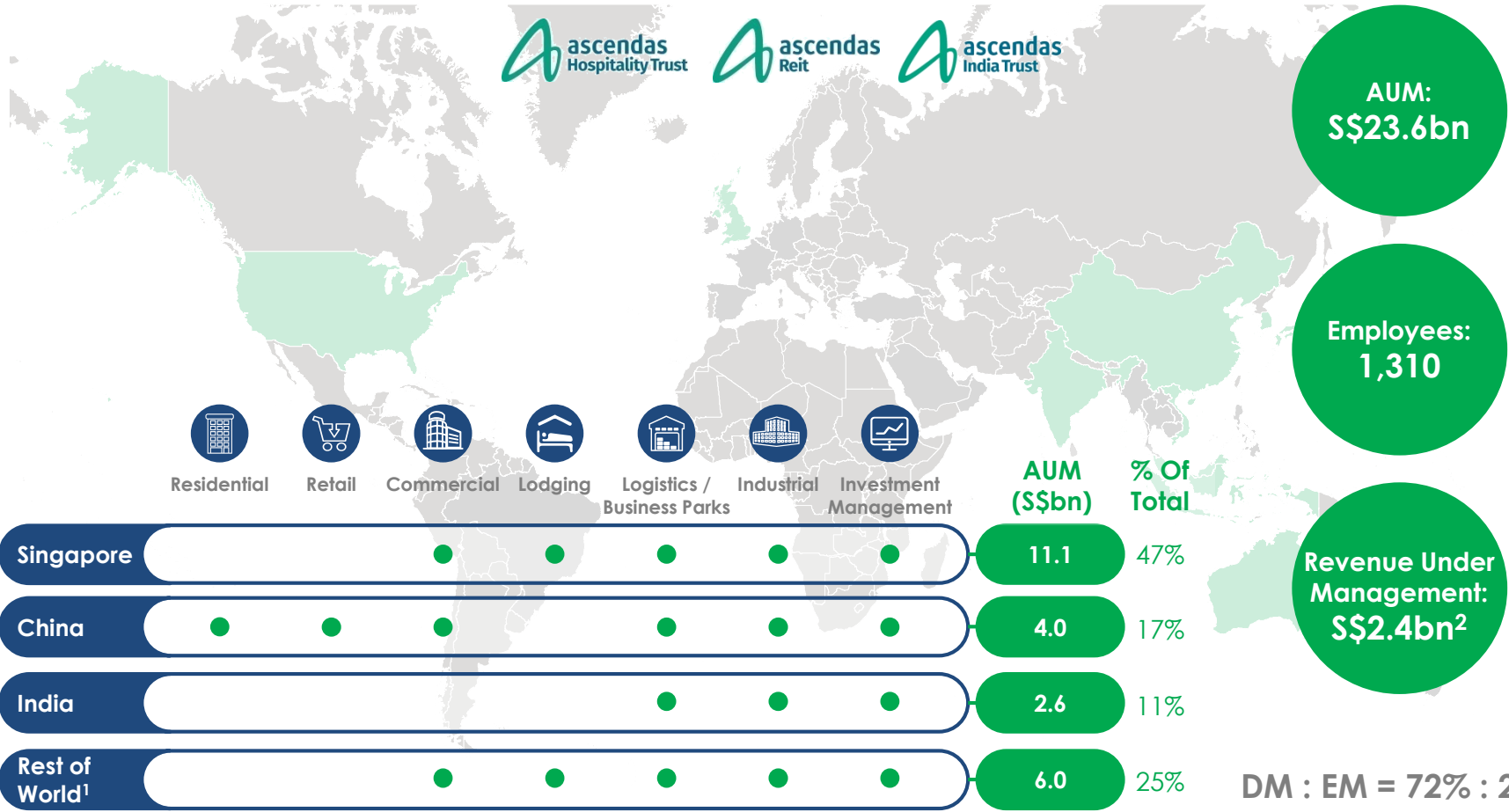


II. Why Ascendas-Singbridge?



A High Quality, Proven Real Estate Platform

11 countries, 32 cities



| | Residential | Retail | Commercial | Lodging | Logistics / Business Parks | Industrial | Investment Management | AUM (S\$bn) | % Of Total |
|----------------------------|-------------|--------|------------|---------|----------------------------|------------|-----------------------|-------------|------------|
| Singapore | | | ● | ● | ● | ● | ● | 11.1 | 47% |
| China | ● | ● | ● | | ● | ● | ● | 4.0 | 17% |
| India | | | | | ● | ● | ● | 2.6 | 11% |
| Rest of World ¹ | | | ● | ● | ● | ● | ● | 6.0 | 25% |

| | | | | | | |
|--------------------|-----|-----|-----|-----|------|-----|
| AUM (S\$bn) | 0.5 | 1.0 | 3.9 | 1.9 | 11.8 | 3.3 |
| % Of Total | 2% | 4% | 17% | 8% | 50% | 14% |

DM : EM = 72% : 28%

Note: AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix); includes other asset classes not illustrated above (Tier 1 development, data centres)

¹ Includes Australia, Indonesia, Japan, Korea, Malaysia, UK, US, and Vietnam

² LTM ending 30 Sep 2018





Why Ascendas-Singbridge?

A Unique, Transformational Opportunity To Expand Our Footprint And Capabilities

01

Asia's Leading Business Space And Urbanisation Solutions Provider

02

A Rapidly Growing Business Well Positioned To Capitalise On New Business Trends

03

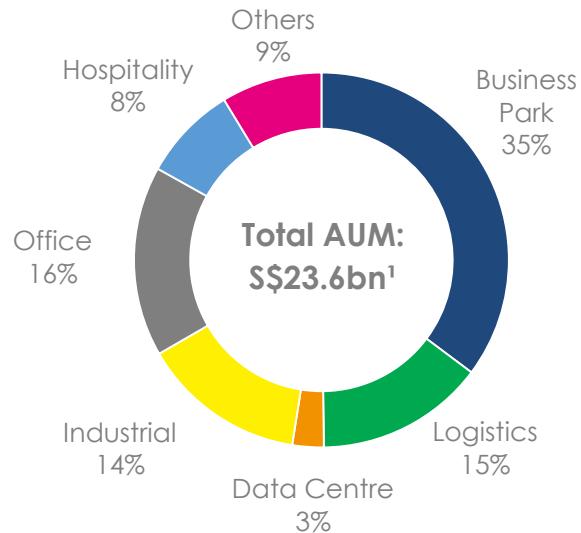
Highly Complementary To CapitaLand



Leadership In Attractive New Economy Sectors

Exposure To Key Megatrends And Opportunities

Established Business With Scale



☑ >80% of AUM in business spaces

☑ >50% of AUM in sectors exposed to new economy: business parks, logistics, data centres

Logistics
facilities
supporting
e-commerce



Campus style
business parks
for **high value**
activities



Suburban
offices with
tenants in
technology
sectors



Leadership Across Full Value Chain

- Developer
- Owner
- Operator
- Fund manager



Note: AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix); "Others" includes residential, retail and Tier 1 development



Asia's Leading Urbanisation Solutions Provider

Embedded Long Term NAV Growth Potential

- ✓ Access to **large landbank** across core markets of Singapore and China
 - Developable GFA of 18.2mm sqft¹
- ✓ **Large scale and profitable** projects driving long term NAV
 - S\$165mm of PAT for LTM Sep 2018²
- ✓ Invested in **commercially driven projects** with strong local partners
 - E.g. Guangzhou Development District



Sino-Singapore
Guangzhou Knowledge City, China

GFA: 8mm sqft¹



International Tech Park Gurgaon, India

GFA: 7mm sqft¹

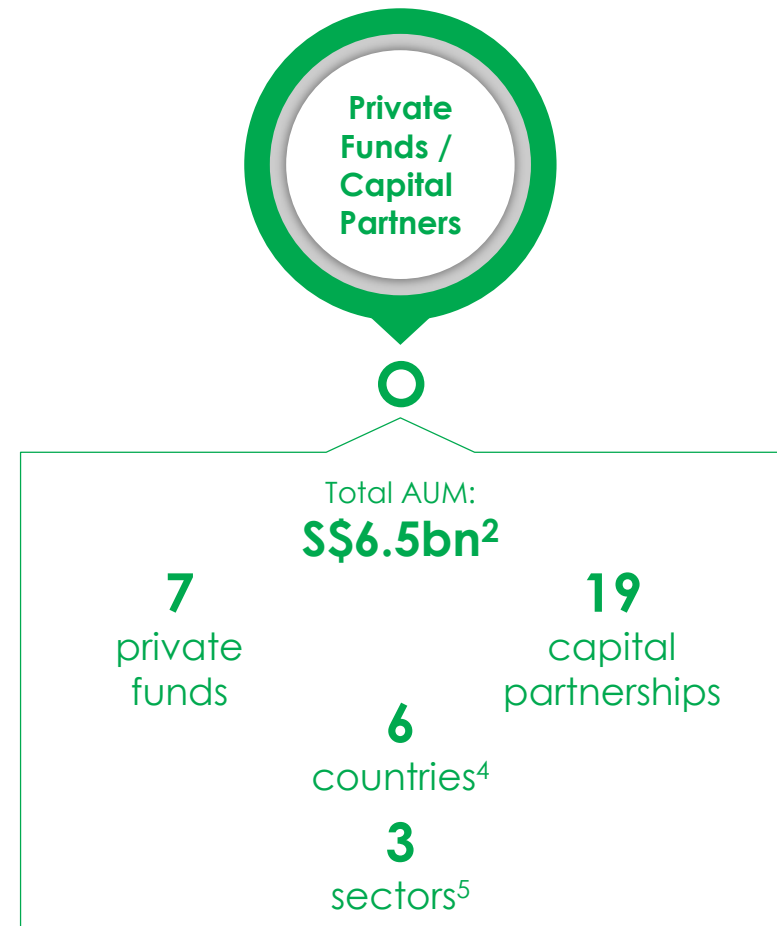
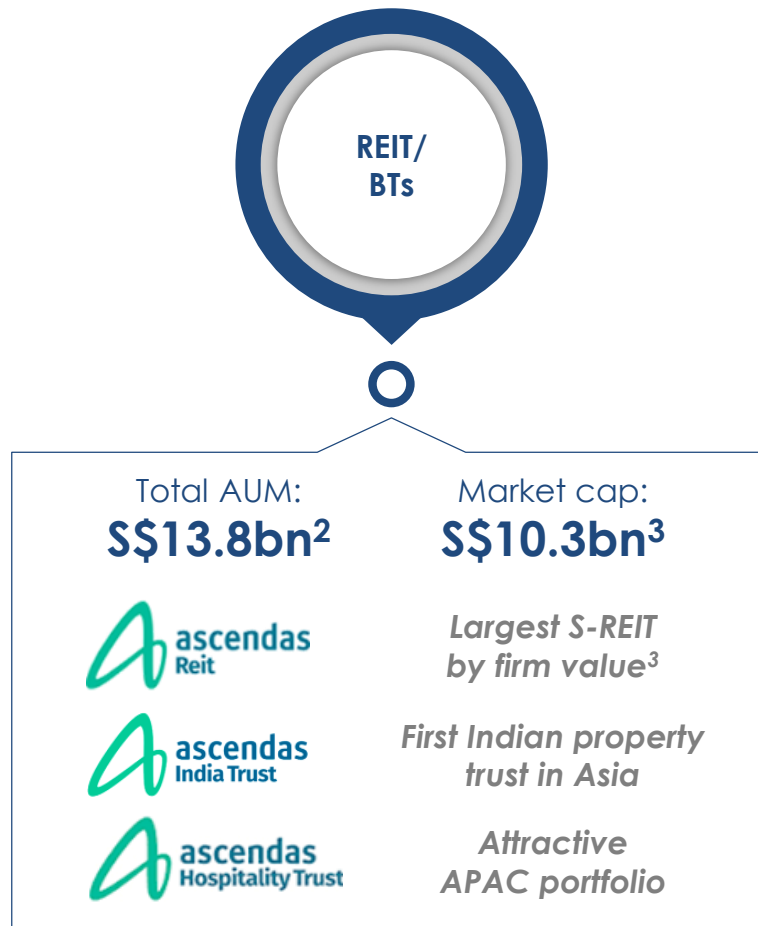
¹ As of 30 Sep 2018

² Represents contribution from Singbridge Pte Ltd



Established Investment Management Platform

c. 66% of Ascendas-Singbridge AUM^{1,2}



¹ Based on AUM from REITs / BTs and private funds only

² As of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)

³ As of 11 Jan 2019

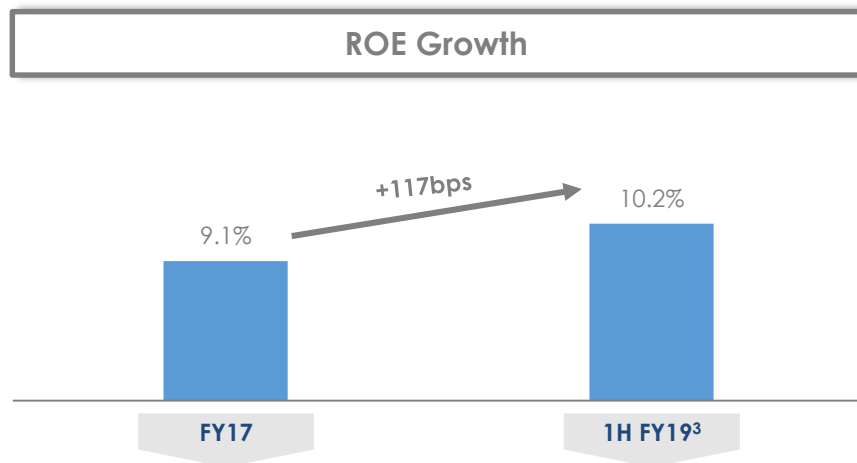
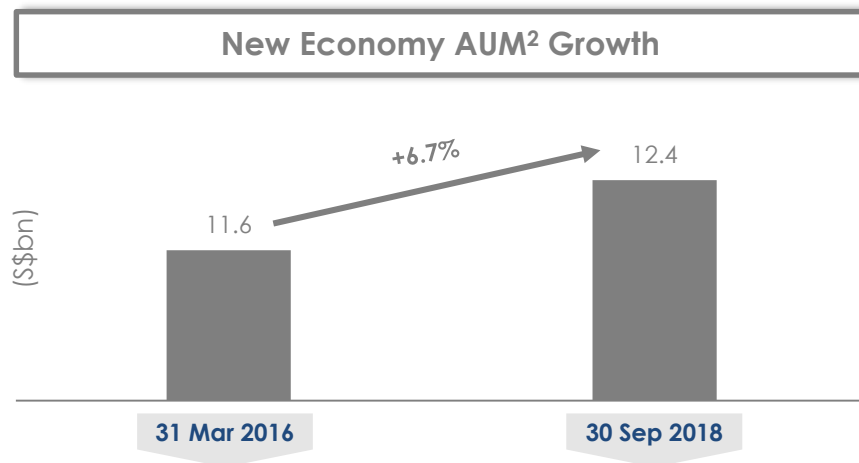
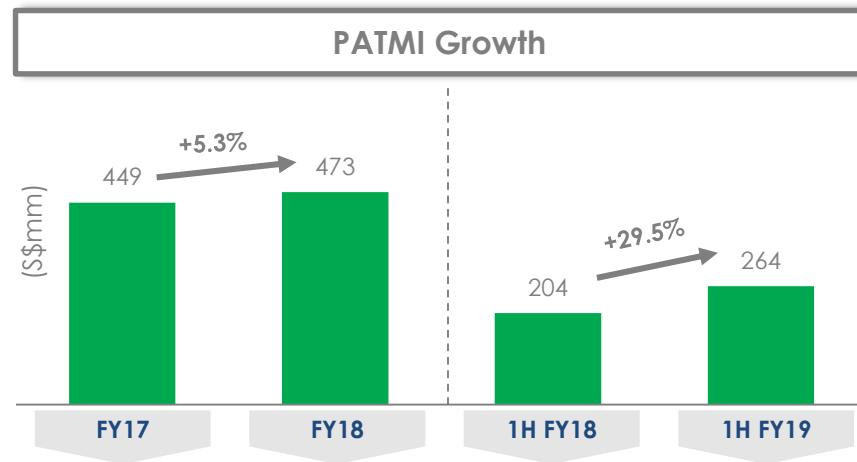
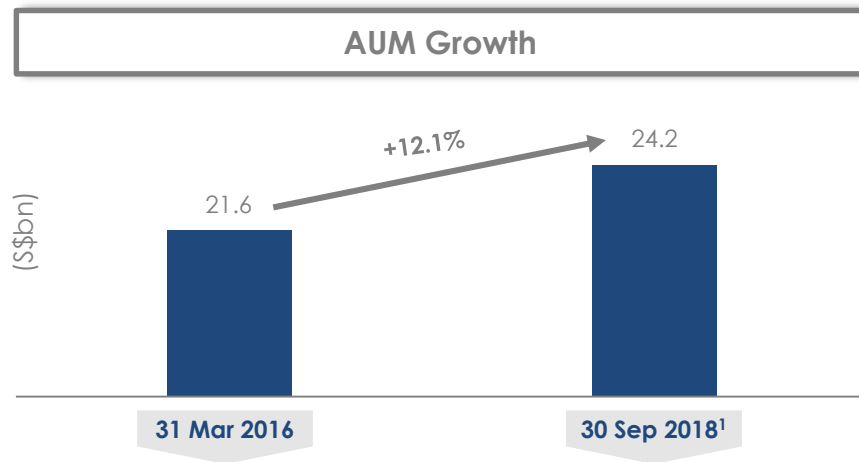
⁴ Includes Singapore, China, India, Korea, Vietnam and Malaysia

⁵ Includes logistics / business parks, commercial and industrial sectors



Strong Financial Track Record

Attractive Growth And Profitability



Note: Based on financial statements of Ascendas Pte Ltd and Singbridge Pte Ltd, includes 100 Arthur Street and 66 Goulborn

¹ AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)

² Based on AUM of logistics, business parks and data centres

³ Annualised ROE calculated using annualised 6M PATMI divided by average shareholders' funds between 31 Mar 2018 and 30 Sep 2018





Deepens And Expands Our Product Offering

What Ascendas-Singbridge Adds To Our Portfolio

| | Existing Asset Class | New Asset Class |
|-----------------|---|---|
| Existing Market | <ul style="list-style-type: none"> Core CBD: SG, China Suburban office: US, AUS Hospitality: AUS, SG, China, Japan, Korea <p>S\$6.6bn</p> | <ul style="list-style-type: none"> Logistics: UK, AUS Business parks: SG, China Industrial: SG Data centres: SG <p>S\$13.7bn</p> |
| New Market | <ul style="list-style-type: none"> Core CBD: Korea <p>S\$0.7bn</p> | <ul style="list-style-type: none"> Logistics: India Business parks: India Industrial: India <p>S\$2.6bn</p> |

Impact On CapitaLand Portfolio

Deepens footprint in our core Singapore and China markets

Adds 21%¹ AUM

Adds attractive business parks, logistics and data centres

Adds 13%² AUM

AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)

Note: Matrix illustrations only illustrates selected asset classes and markets added, and does not list all of them

¹ Based on CapitaLand's AUM of S\$71.7bn in Singapore and China as of 30 September 2018, versus CapitaLand and ASB's combined AUM of S\$86.7bn in Singapore and China, adjusted for subsequent acquisitions and divestments (please refer to appendix)

² Based on CapitaLand's total AUM of S\$92.8bn as of 30 Sep 2018, versus ASB's business park, logistics and data centre AUM of S\$12.4bn as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to appendix)

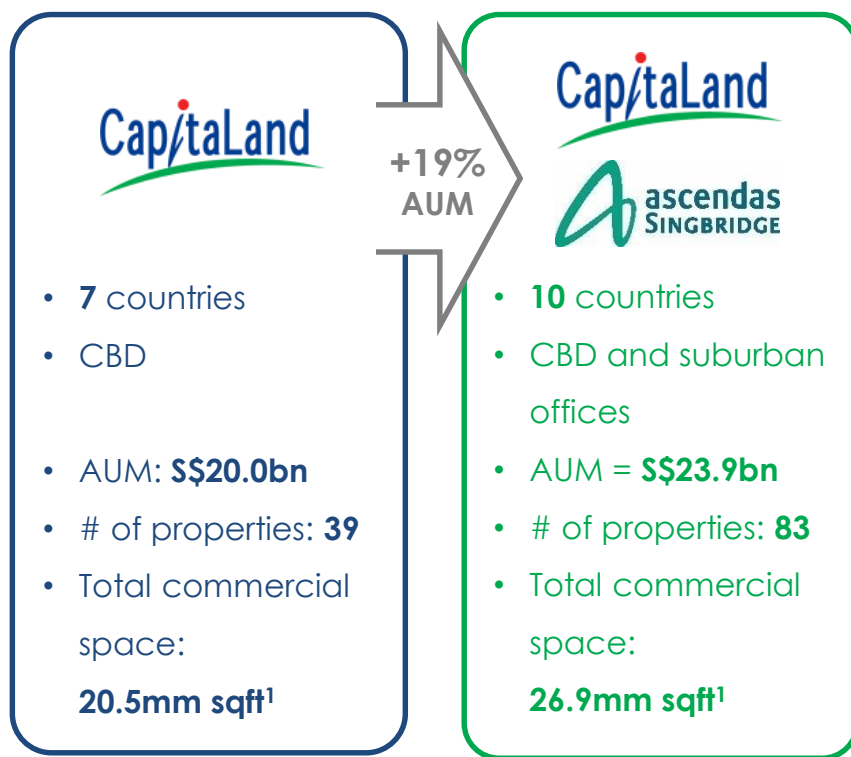




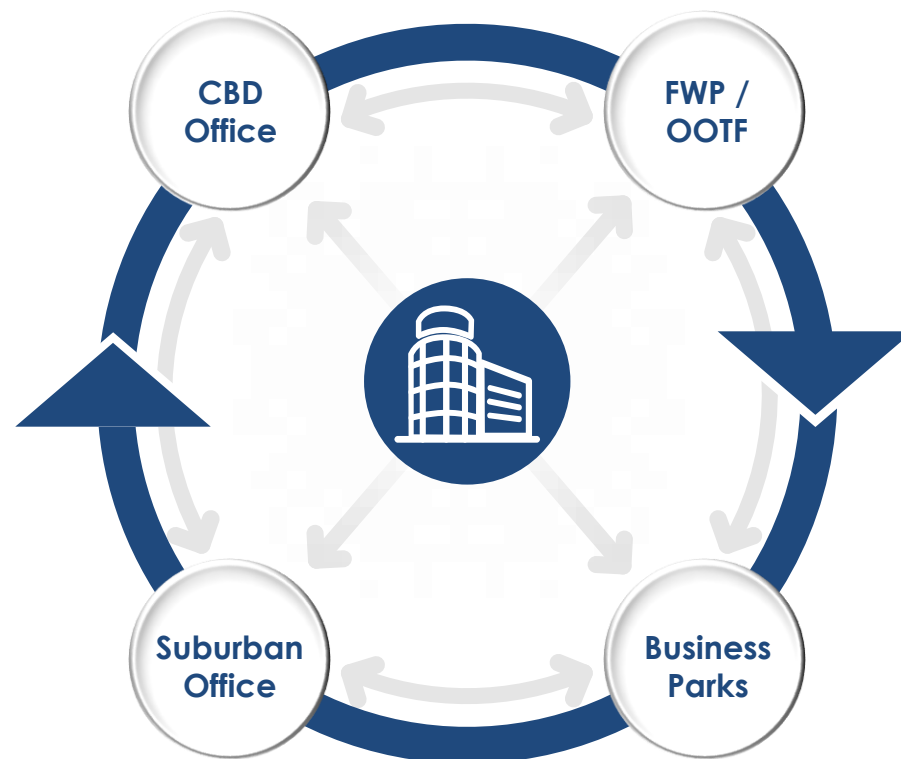
Strengthens Our Commercial Platform

Ability To Integrate Leasing Network Across Sub-Sectors And Markets

Deepening CapitaLand's Commercial Platform



Expanding Into Complementary Commercial Sub-sectors And Business Parks



Note: As of 30 Sep 2018 for CapitaLand, as of 31 Mar 2018 for ASB adjusted for subsequent acquisitions and divestments (please refer to the appendix)

¹ Includes both GFA and NLA of commercial properties

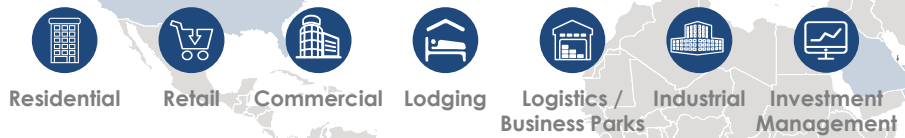
III. What CapitaLand 3.0 Will Look Like

CapitaMall LuOne, Shanghai, China



Creating Asia's Largest Diversified Real Estate Group¹...

...With Global Reach And Scale



**AUM:
S\$116.5bn**

**Employees:
>13,300**

**Revenue Under
Management:
S\$10.8bn**

| | Residential | Retail | Commercial | Lodging | Logistics / Business Parks | Industrial | Investment Management | AUM (\$\$bn) | % Of Total |
|---------------|-------------|--------|------------|---------|----------------------------|------------|-----------------------|--------------|------------|
| Singapore | ● | ● | ● ● | ● ● | ● | ● | ● ● | 38.6 | 33% |
| China | ● ● | ● ● | ● ● | ● | ● | ● | ● ● | 48.2 | 41% |
| Vietnam | ● | ● | | ● | ● | | ● | 2.0 | 2% |
| India | | | | ● | ● | ● | ● | 2.9 | 3% |
| Rest of World | ● | ● | ● ● | ● ● | ● | ● | ● ● | 24.7 | 21% |

| | | | | | | |
|---------------------|-----|------|------|------|------|-----|
| AUM (\$\$bn) | 8.9 | 36.9 | 23.9 | 30.4 | 11.8 | 3.3 |
| % Of Total | 8% | 32% | 21% | 26% | 10% | 3% |

DM : EM = 48% : 52%
(42% : 58% previously)

Note: AUM for CapitaLand as of 30 Sep 2018, AUM for ASB as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix); includes other asset classes not illustrated above (Tier 1 development, data centres)

¹ As measured based on publicly available AUM information for diversified real estate developers in the Asia Pacific region





What CapitaLand 3.0 Will Look Like

01

Potential To Accelerate Growth in ROE and NAV

02

Reinforce Strong Quality Of Earnings

03

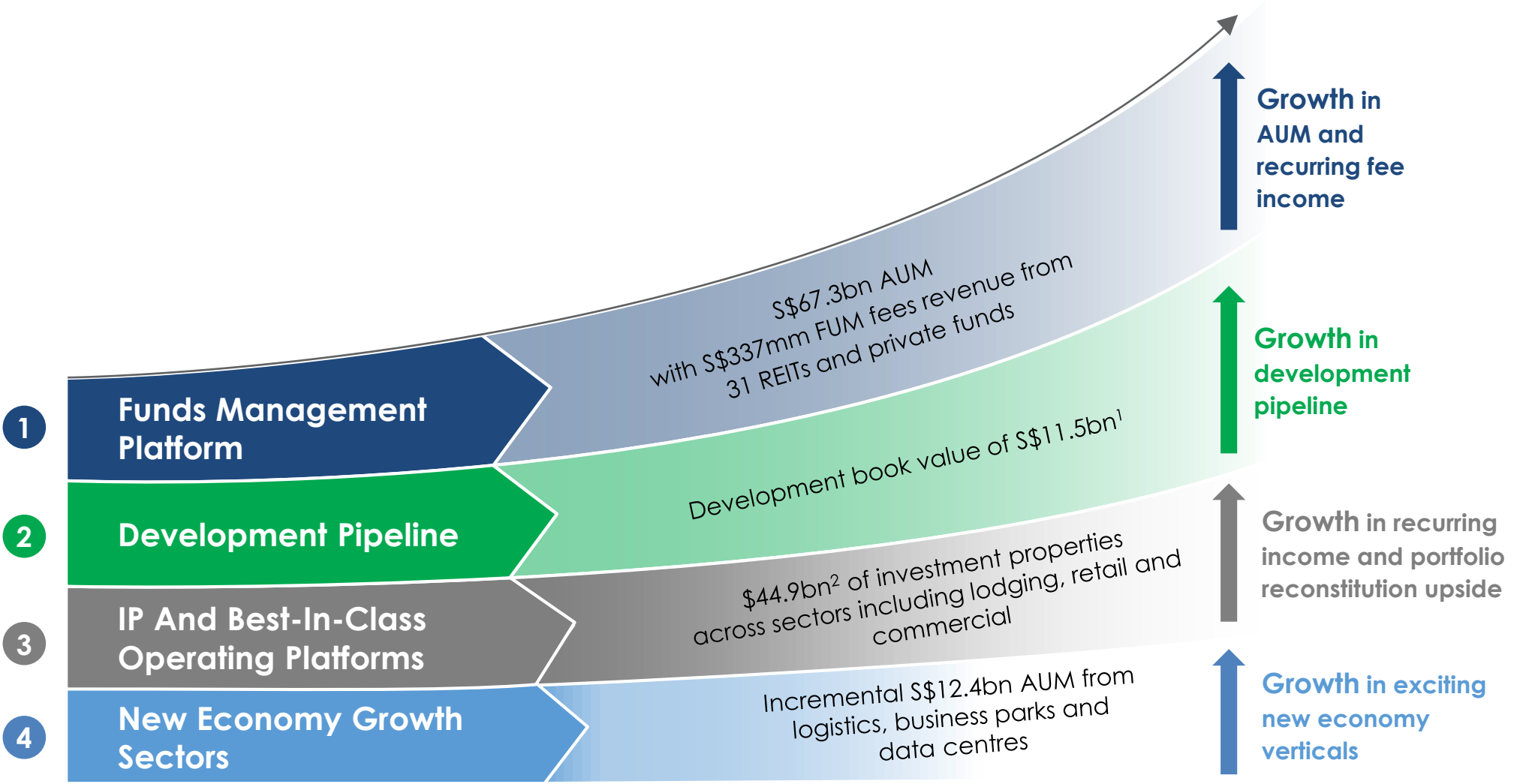
Increased Competitiveness

04

Attract Best Talent



Multiple Drivers For ROE And NAV Growth



Note: As of 30 Sep 2018 for CapitaLand, AUM as of 31 Mar 2018 for ASB adjusted for subsequent acquisitions and divestments (please refer to the appendix)

¹ Includes development properties held for sale and investment properties under development

² Based on investment properties on balance sheet



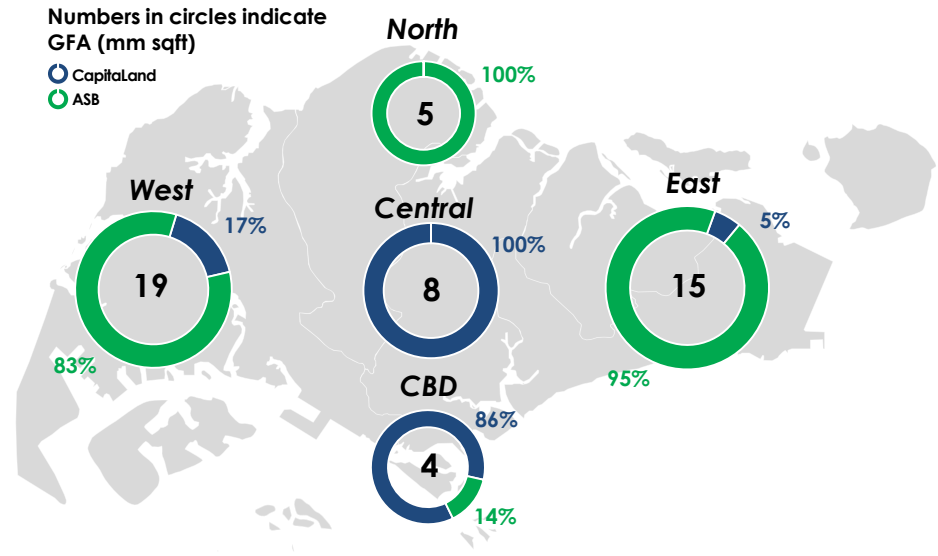


Deepening Presence in Core Markets...

... With Significant Development Pipeline

AUM:
\$S\$87bn
74%
of Total¹

Complementary Footprint In Singapore



Combined CapitaLand And ASB **51mm sqft** IP GFA² **6mm sqft** Developable Landbank³ **\$S\$39bn** AUM¹

What ASB Adds **+234%** **+29%** **+40%**

Focused Business Within China's 5 City Clusters



86mm sqft IP GFA² **63mm sqft** Developable Landbank³ **\$S\$48bn** AUM¹

+32% **+36%** **+9%**

¹ Based on combined CapitaLand and ASB AUM of \$S\$116.5bn; CapitaLand as of 30 Sep 2018, ASB as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)
² Based on completed and operating properties (excluding hospitality) on a 100% basis
³ Includes residential and investment property projects under development on a 100% basis





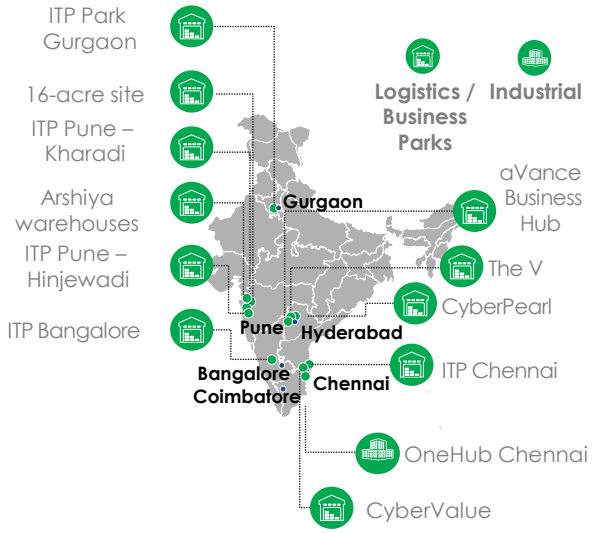
Growth Markets: Building Scale and Capabilities In Attractive Sectors...

AUM: \$12bn
10% of Total¹

... Through Full Stack Operating Platforms With An Established Track Record

India

Differentiated Strategy Through Business Spaces



\$3bn¹
AUM



36mm sqft²
GFA

Vietnam

Bolt-on Capabilities To Scale Up Our Established Platform



Residential



Commercial



Retail



Lodging



Logistics / Business Parks



\$2bn¹
AUM



~7mm sqft²
GFA

US / Europe

Balancing Global Exposure Through Deeper Presence



Residential



Commercial



Lodging



Logistics / Business Parks



\$7bn
AUM



7mm sqft²
GFA

¹ Based on combined CapitaLand and ASB AUM of \$116.5bn; CapitaLand as of 30 Sep 2018, ASB as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix); "ITP" indicates International Tech Park; blue icons represent CapitaLand and green icons represent ASB

² Includes GFA of completed properties as well as expected GFA of area under development, excludes hospitality assets





CapitaLand Will Be Asia's Largest Real Estate Investment Manager

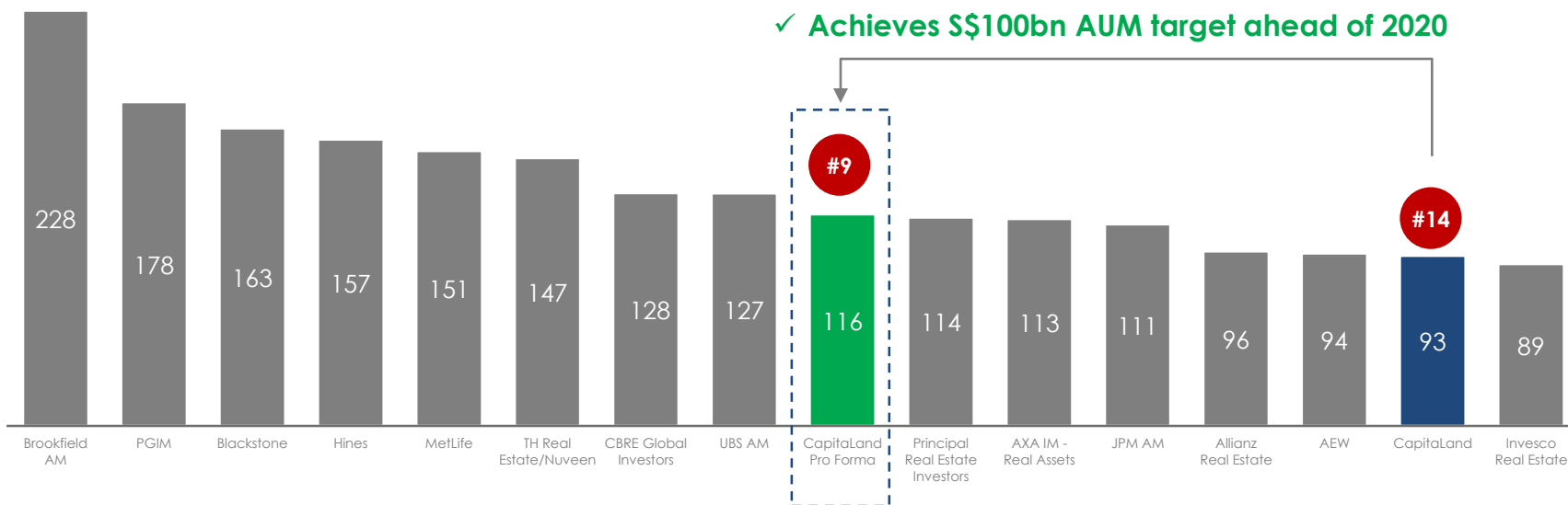
Becomes Top 10 Global Largest Real Estate Investment Manager By AUM

REITs / Fund Management Fees
\$337m² ↑ **>40%**

Largest S-REITs In
 4 Key Sectors¹

8 REITs
23 Private Funds

Top 15 Global Real Estate Investment Managers – By Real Estate AUM³ (\$\$bn)



Source: IPE Real Estate Top 100 Investment Management Survey 2018 (as of 30 Jun 2018)

¹ Based on market cap as of 11 Jan 2019; Ascendas Reit (\$\$8.3bn), CapitaLand Mall Trust (\$\$8.6bn), CapitaLand Commercial Trust (\$\$6.8bn), Ascott Residence Trust (\$\$2.4bn)

² Based on LTM Sep 2018 for CapitaLand and ASB

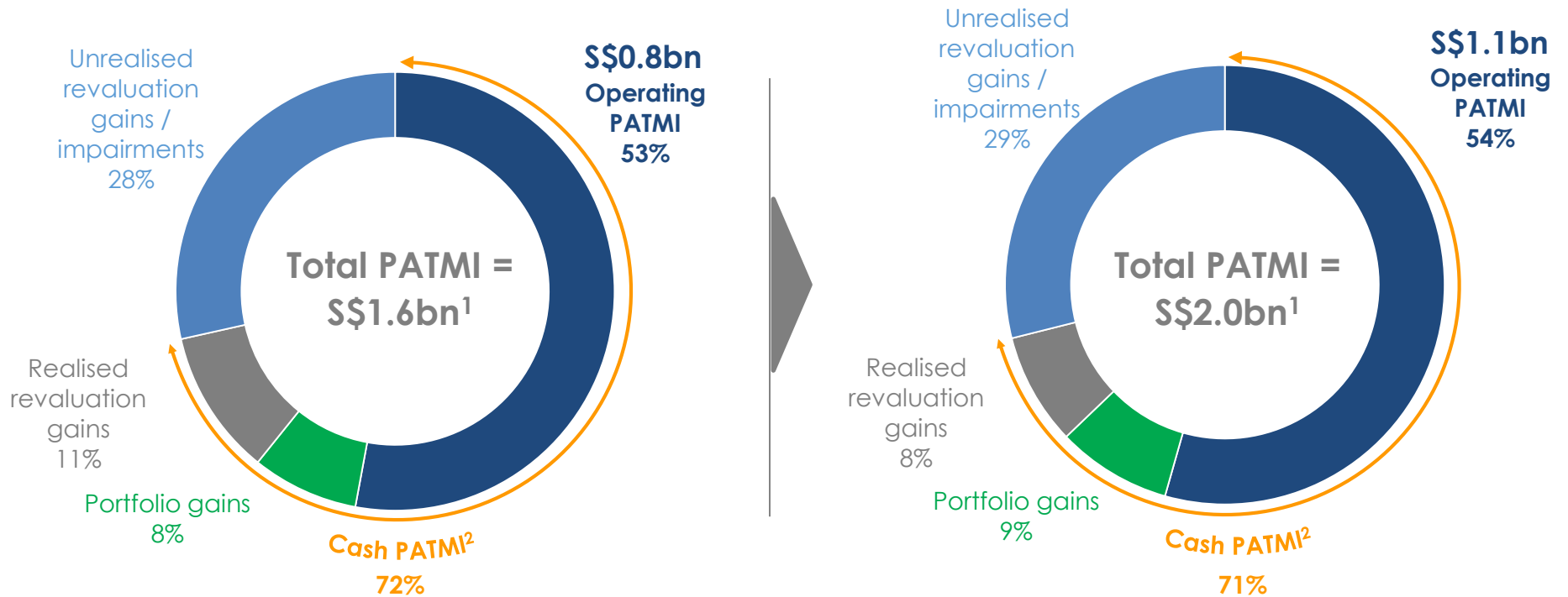
³ Figures as of 30 Jun 2018; assumed EUR to SGD of 1.00:1.59 except for CapitaLand and ASB which are based on 30 Sep 2018 for CapitaLand and 31 Mar 2018 for ASB adjusted for subsequent acquisitions and divestments (please refer to the appendix)





Retains High Quality Recurring Income

Cash PATMI Contributed ~71% Of Historical Pro Forma PATMI



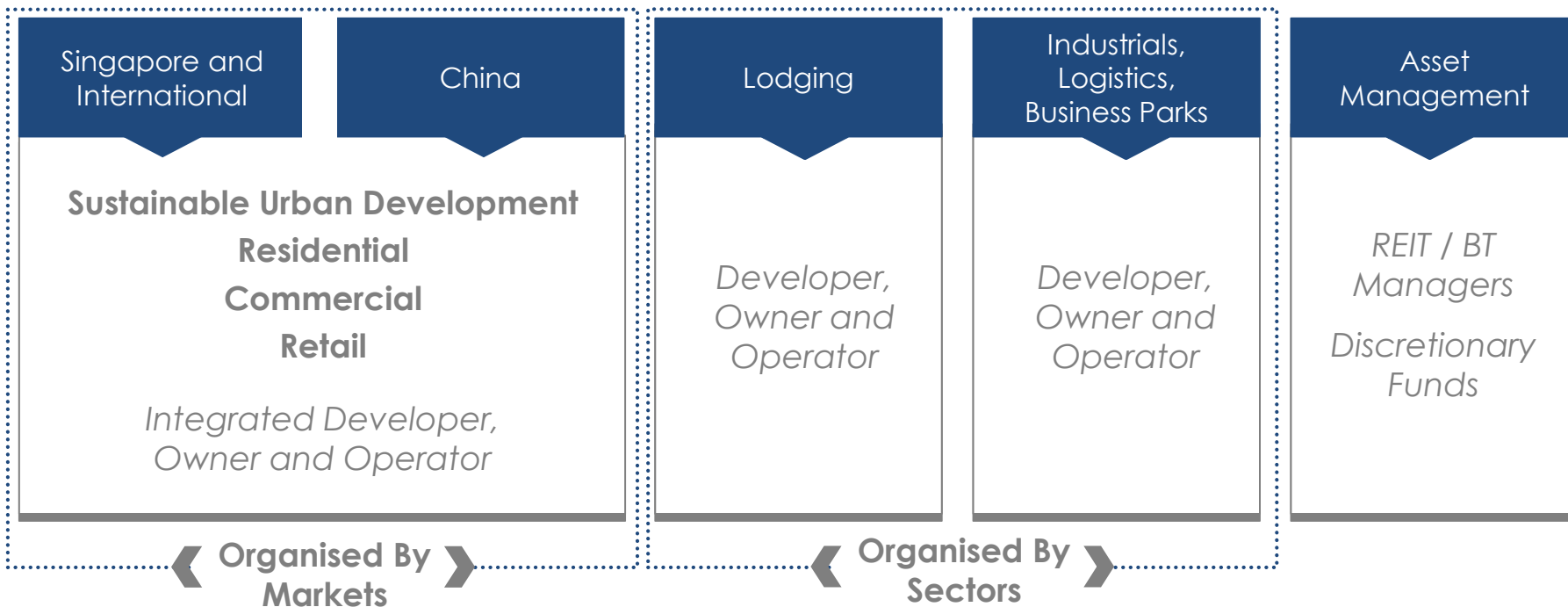
¹ Based on LTM Sep 2018 for CapitaLand and LTM Mar 2018 for ASB

² Cash PATMI consists of operating PATMI, portfolio gains as well as realised revaluation gains








Organised To Optimise Capital Allocation And Returns

Material Contribution Of Sectors With Exposure To New Economy Megatrends



Centres Of Excellence

| | | |
|--|---|--|
| <p>Office Of The Future</p>  <p>thebridge</p> <p><i>C³ at Innov Center</i></p> | <p>Technological best practices</p>    <p><i>CapitaStar app ASAP app ASB Operations Centre</i></p> | <p>Data analytics</p>  |
|--|---|--|



Enhanced Digital Capabilities To Drive Business Innovation

Future Proofing Through Technology



'Office Of The Future' Ecosystem



C³ at Innov Center, Shanghai



thebridge



Leveraging in-house smart technologies to enhance tenant connectivity and experience



CapitaStar app



ASAP app



ASB Operations Centre

Total # of users:
>7.6mm¹

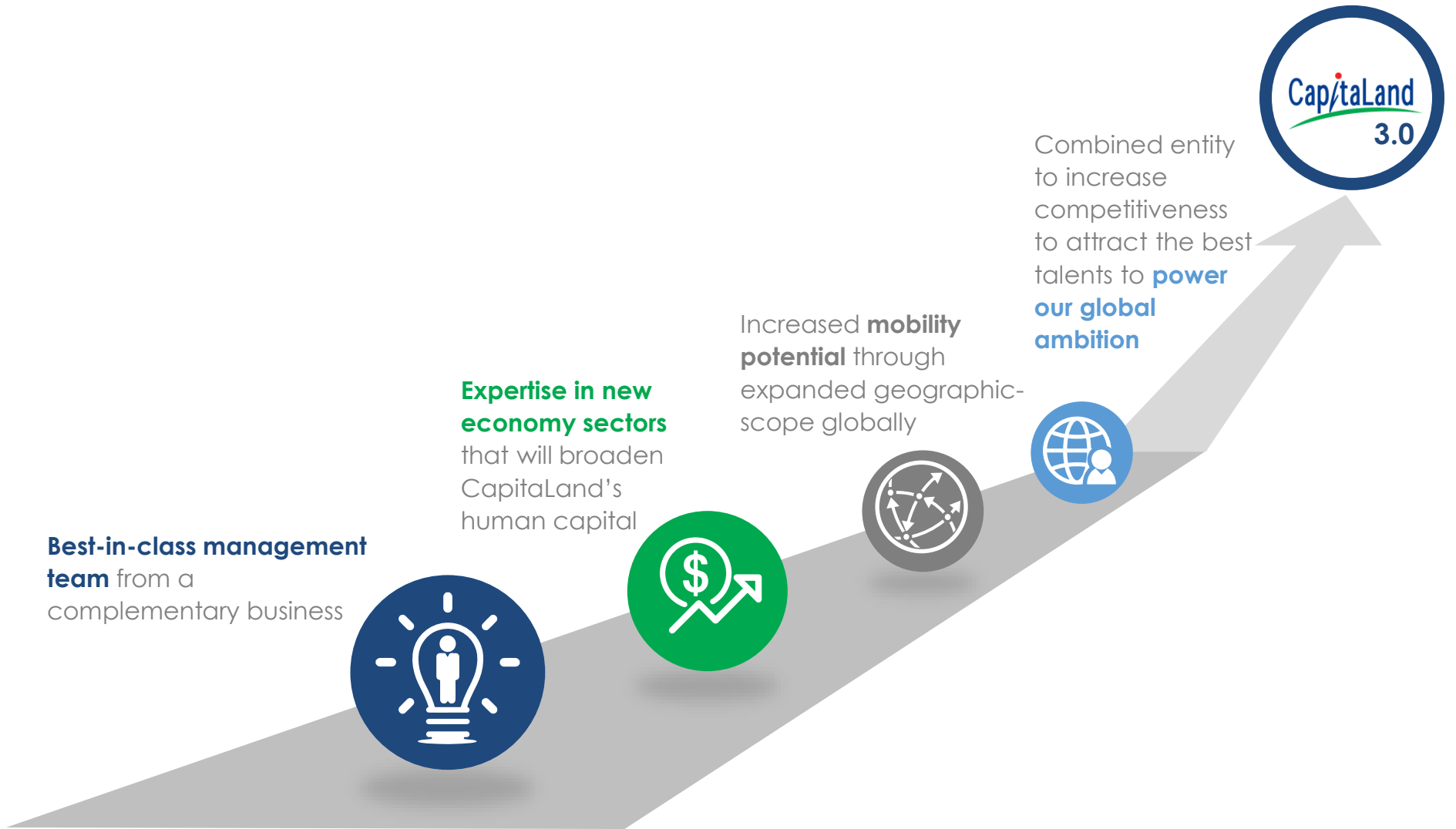
- ✓ Integrated offering of conventional office space (core) and flexible space (flex) with community- and tech-enabled workplace solutions
- ✓ Offering space-as-a-service to foster tenant loyalty, building and monetising communities

- ✓ Enhance B2B2C engagements to reach out to and engage tenant communities, customers and employees
- ✓ Best-in-class technologies including data analytics, facial recognition, mobile application, digital signages

¹ Combined number of users for CapitaStar app and ASAP app as of 31 Dec 2018, assuming no overlap of users



Best-In-Class Talent Pool That Will Strengthen CapitaLand's Real Estate Expertise and Capabilities



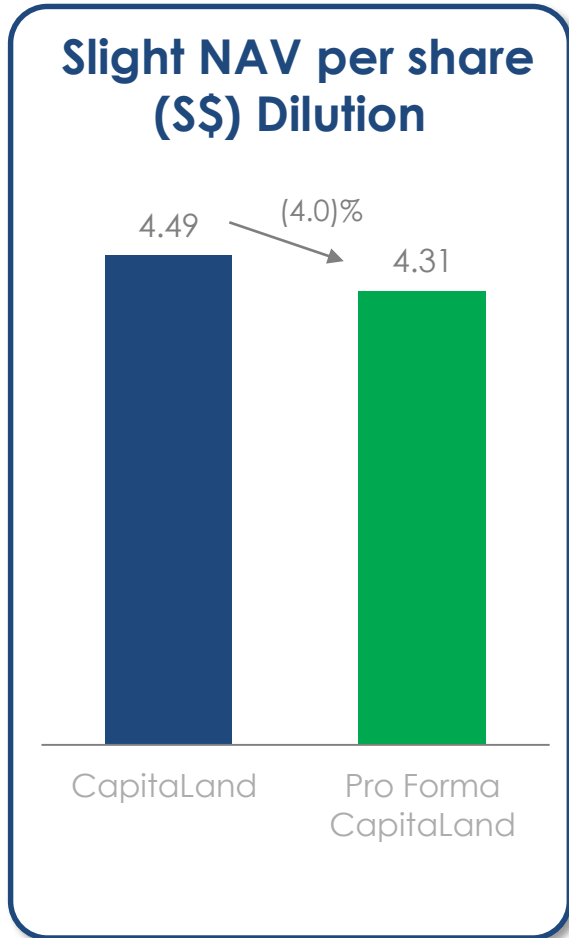
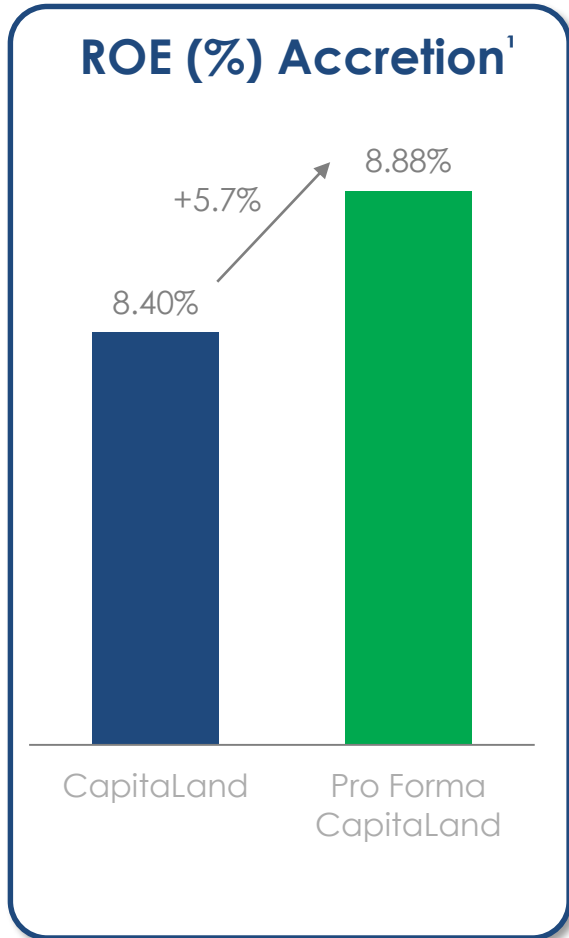
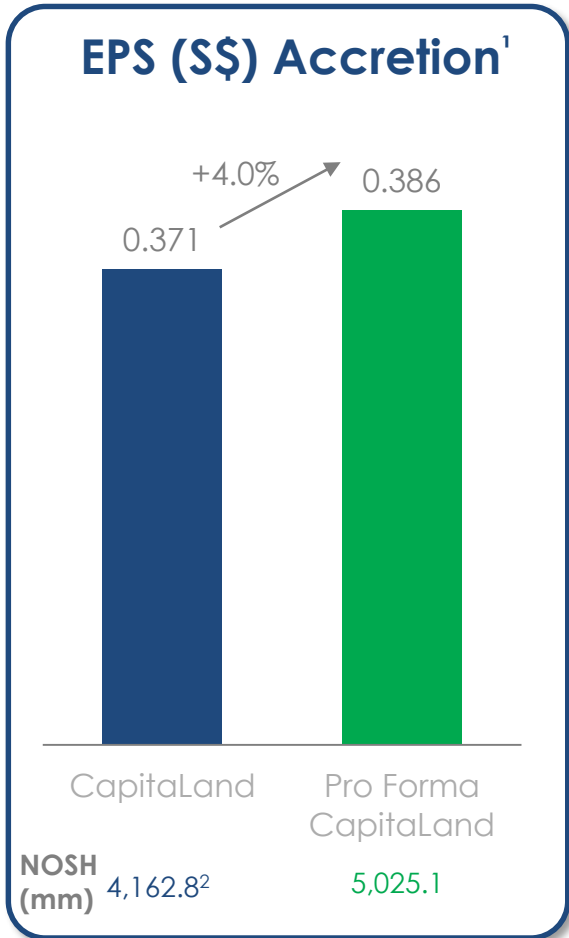
IV. Pro Forma Financial Impact



Sino-Singapore Guangzhou Knowledge City, Guangzhou, China



Financial Impact Highlights



Immediately Accretive to EPS and ROE¹

Note: Based on CapitaLand LTM 30 Sep 2018 financials and pro forma for ASB LTM 30 Sep 2018 financials. NOSH stands for Number of Shares Outstanding.

¹ Excluding one-off transaction costs; does not include impact of potential synergies

² As of 30 Sep 2018

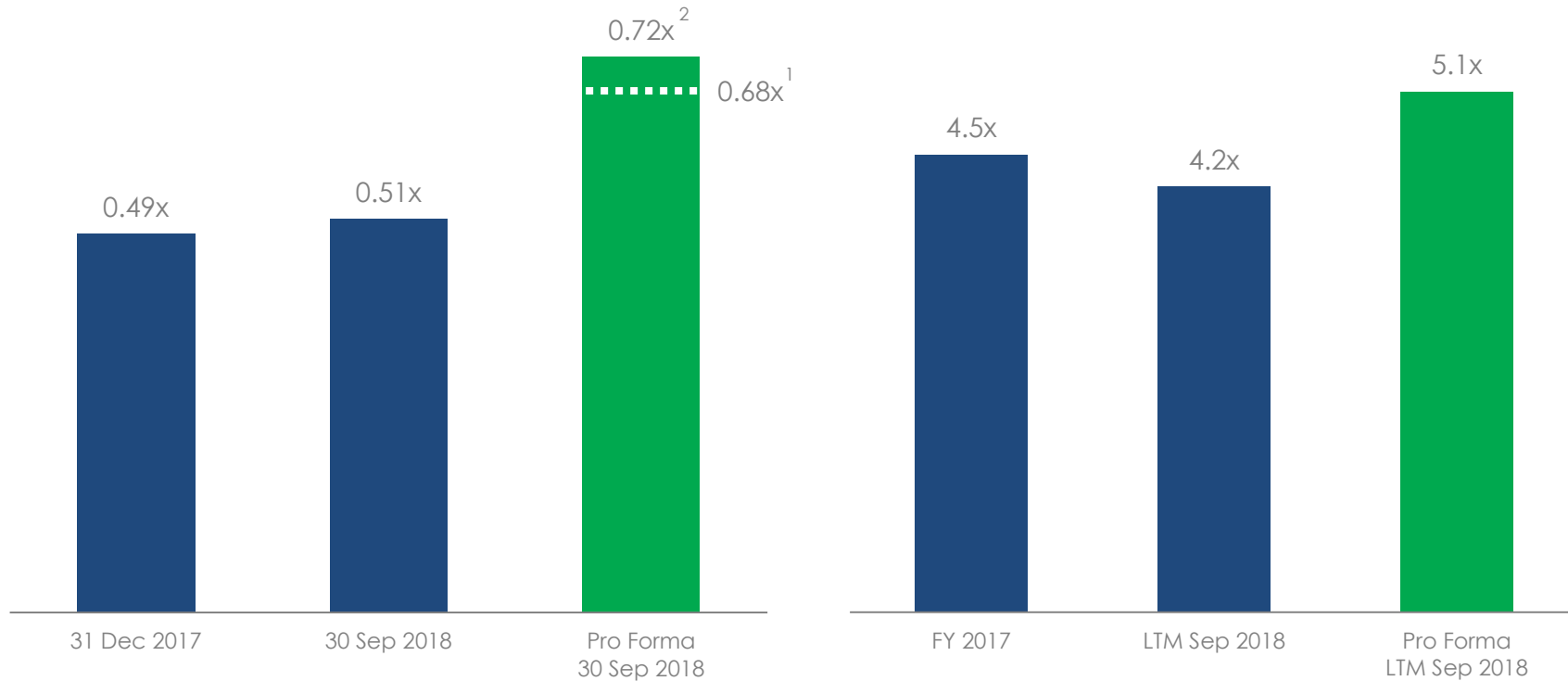




Key Credits Metrics Remain Robust

Net Debt / Equity

Net Debt / EBITDA³



¹ Based on 30 Sep 2018, pro forma for Proposed Transaction

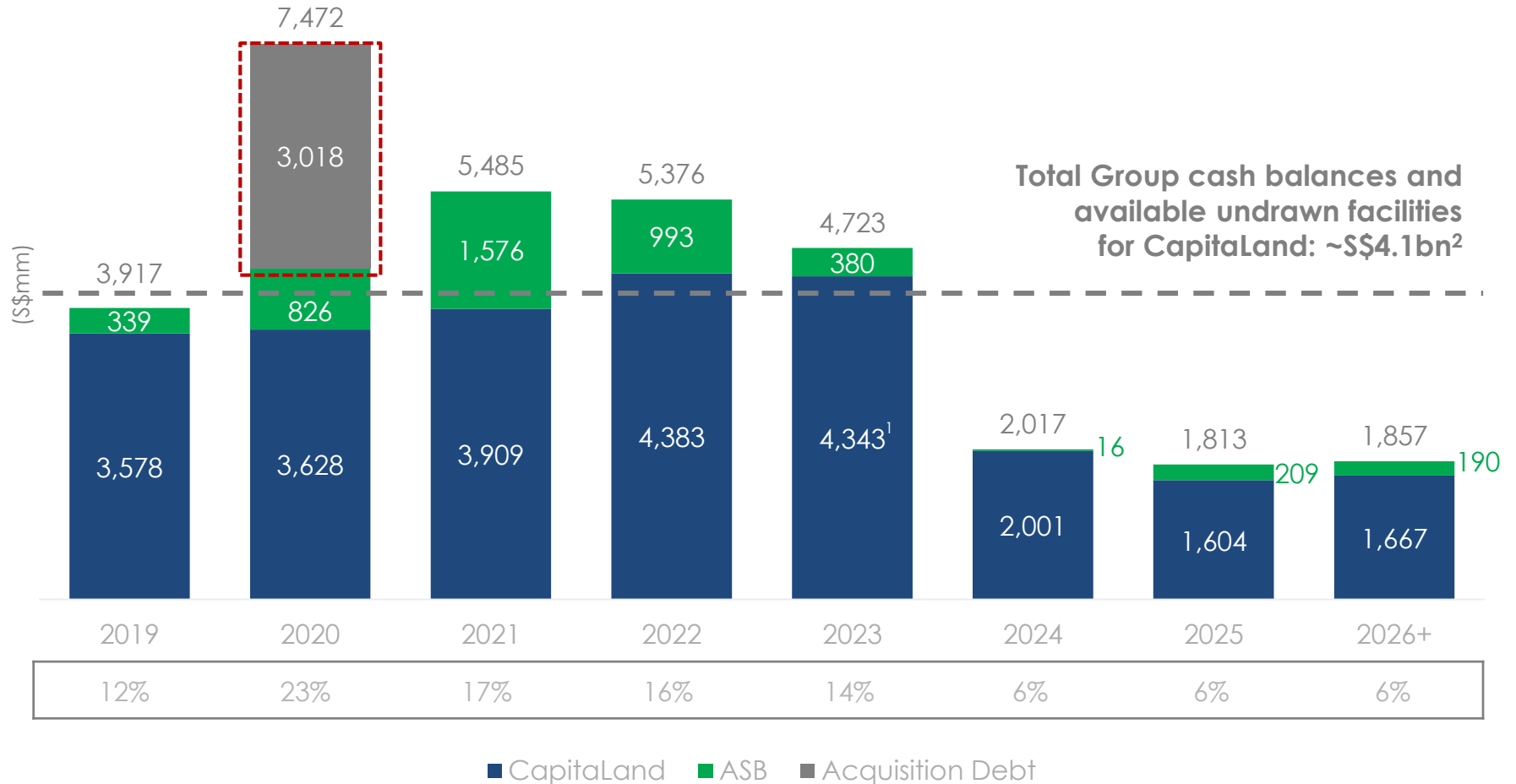
² Based on 30 Sep 2018, pro forma for Proposed Transaction, including additional adjustments for CapitaLand's post 30 Sep 2018 acquisitions of US multifamily portfolio, Pearl Bank, mixed development in Seng Kang and H55 in Shanghai

³ Based on LTM basis



Pro Forma Debt Maturity Profile

Acquisition Debt Of S\$3.0bn Intended To Be Termed Out For A Balanced Maturity Profile



Note: Based on CapitaLand's debt maturity profile as of 31 Dec 2018 and ASB's debt maturity profile as of 30 Sep 2018 excluding debt for Sydney office properties 100 Arthur Street and 66 Goulbourn which are not part of the Proposed Transaction, and excluding S\$19mm of debt due in 2018

¹ Includes JPY loan (equivalent of S\$642mm: S\$222mm due on 21 Dec 2018 and S\$420mm due on 15 Jun 2020) refinanced on 21 Dec 2018 till 21 Dec 2023

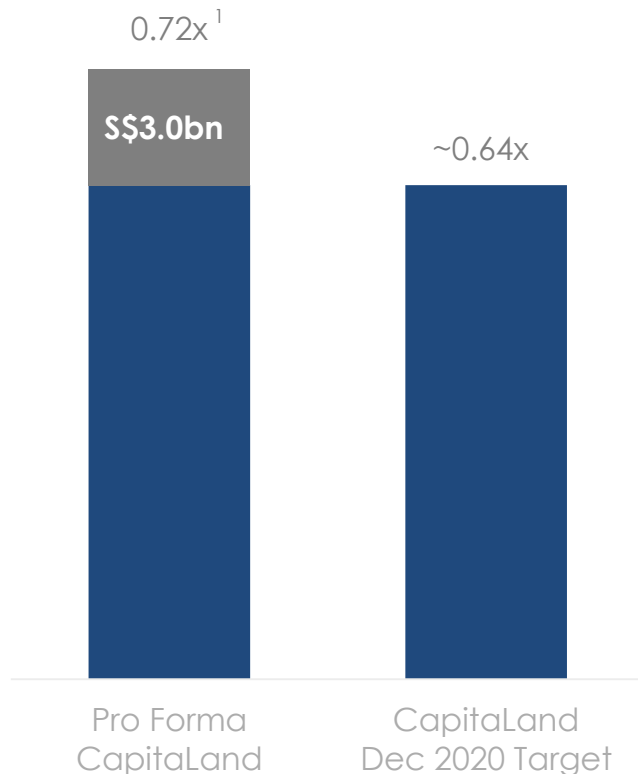
² Refers to CapitaLand on a standalone basis as of 31 Dec 2018





Financing The Transaction And Our Deleveraging Plan

Confident Of Achieving Capital Structure Targets Without Constraining New Investments And Dividends



- Consideration mix takes into account target gearing levels and disciplined deleveraging plan
- Intend to finance the cash portion of acquisition (\$\$3.0bn) with debt and other financing alternatives
 - No intention to issue additional new shares to fund the cash portion
- Target to reduce our net D/E to at least 0.64x by Dec 2020
- Deleveraging plan based on
 - Asset recycling (annual target of at least \$\$3bn in gross value)
 - Cash from operations
- No change in our dividend policy

¹Based on 30 Sep 2018, pro forma for Proposed Transaction, including additional adjustments for CapitaLand's post 30 Sep 2018 acquisitions of US multifamily portfolio, Pearl Bank, mixed development in Seng Kang and H55 in Shanghai

V. Looking Ahead



Post Combination Steps

Clear Integration Plan Underway

- Creation of optimal organisational structure
- Talent development and retention – redeploy talent to pursue further growth
- Identify synergies in complementary organisational capabilities for an expanded scope of real estate asset classes
- Merger of information systems and back office integration
- Integration committee
- Aligning of culture and vision

Further Updates To Be Provided In Due Course



Attracting The Best Talent To Fulfill Our Vision

Creating Asia's Largest
Diversified Real Estate Company



Best in class
management



Blue-chip
capital providers



Strong long-term
local partnerships





Thank You



Appendix

| Abbreviation | Definition |
|--------------|----------------------------------|
| APAC | Asia Pacific |
| AUM | Assets under management |
| AUS | Australia |
| BT | Business trusts |
| B2B2C | Business to business to consumer |
| CBD | Core business district |
| DM | Developed markets |
| EGM | Extraordinary general meeting |
| EM | Emerging markets |
| EPS | Earnings per share |
| FUM | Funds under management |
| FWP | Flexible work place |
| GFA | Gross floor area |
| ha | Hectares |
| HCMC | Ho Chi Minh City |
| IP | Investment properties |
| IT | Information technology |
| JVs | Joint ventures |

| Abbreviation | Definition |
|--------------|---|
| Leverage | Net debt / total equity |
| LTM | Last twelve months |
| Market cap | Market capitalisation |
| NAV | Net asset value |
| NLA | Net lettable area |
| NOSH | Number of shares outstanding |
| NTA | Net tangible assets |
| OOTF | Office Of The Future |
| p.a. | Per annum |
| PAT | Profit after tax |
| PATMI | Profit after tax and minority interests |
| REIT | Real estate investment trust |
| ROE | Return on equity |
| SG | Singapore |
| sqft | Square feet |
| UK | United Kingdom |
| US | United States |
| VWAP | Volume weighted average price |



Ascendas-Singbridge AUM Adjustments

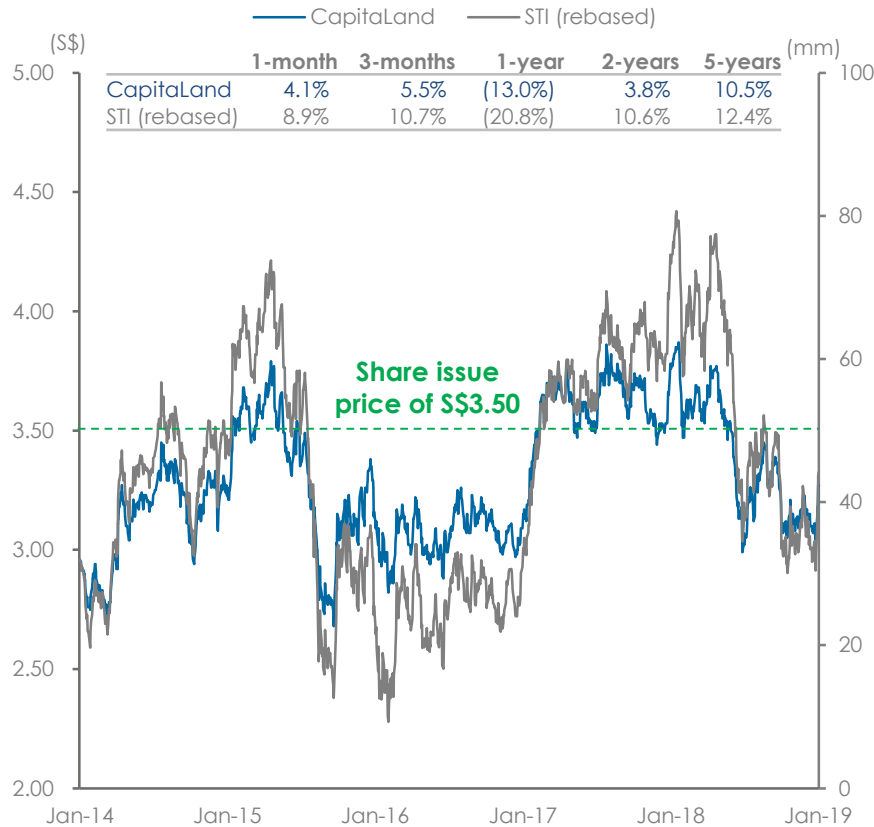
Ascendas-Singbridge's AUM as of 31 Mar 2018 is adjusted for the following subsequent acquisitions and divestments:

- Ascendas-Singbridge
 - Acquisition of 9 Tai Seng Drive, 33 US sub-urban offices and mixed-use executive centre at Rochester Park
 - Divestment of Admirax
 - Excludes Sydney office properties 100 Arthur Street and 66 Goulborn which are not part of the Proposed Transaction
- A-HTRUST
 - Acquisition of Hotel WBF Kitasemba West, Hotel WBF Kitasemba East, Hotel WBF Honmachi and Ibis Ambassador Seoul Insadong
 - Divestment of Novotel Ascendas-Singbridge Sanyuan and Ibis Ascendas-Singbridge Sanyuan
- Ascendas Reit
 - Acquisition of 169-177 Australis Drive, 1314 Ferntree Gully Drive, 38 logistics properties in UK, 1-7 Wayne Goss Drive, and Cargo Business Park
 - Divestment of 41 Changi South Avenue 2 and 30 Old Toh Tuck Road

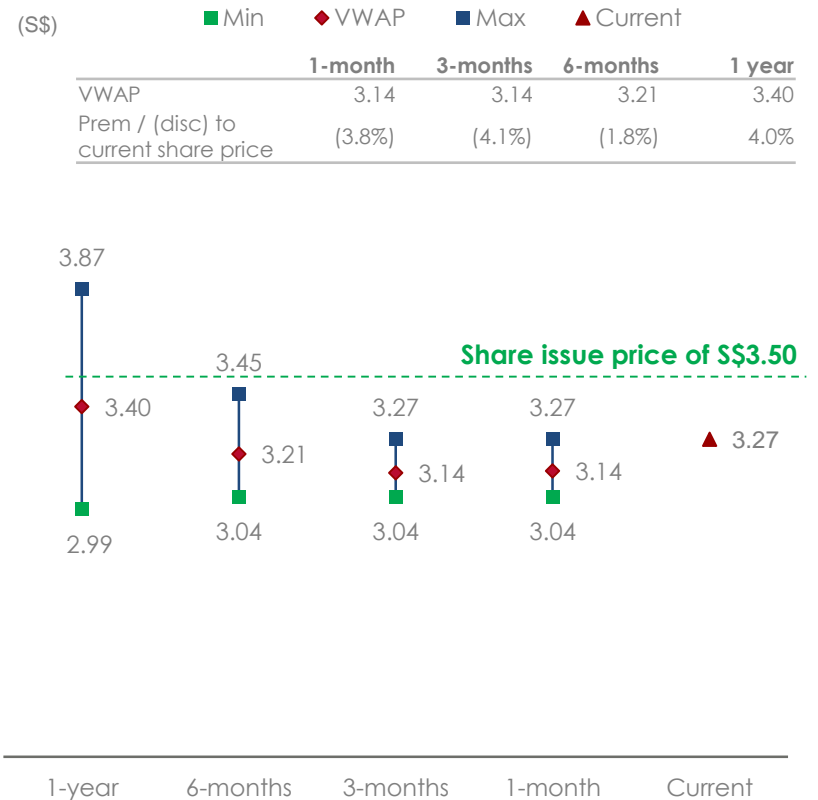


CapitaLand Share Price Performance

Share Price Chart – Last 5 Years



Trading Range

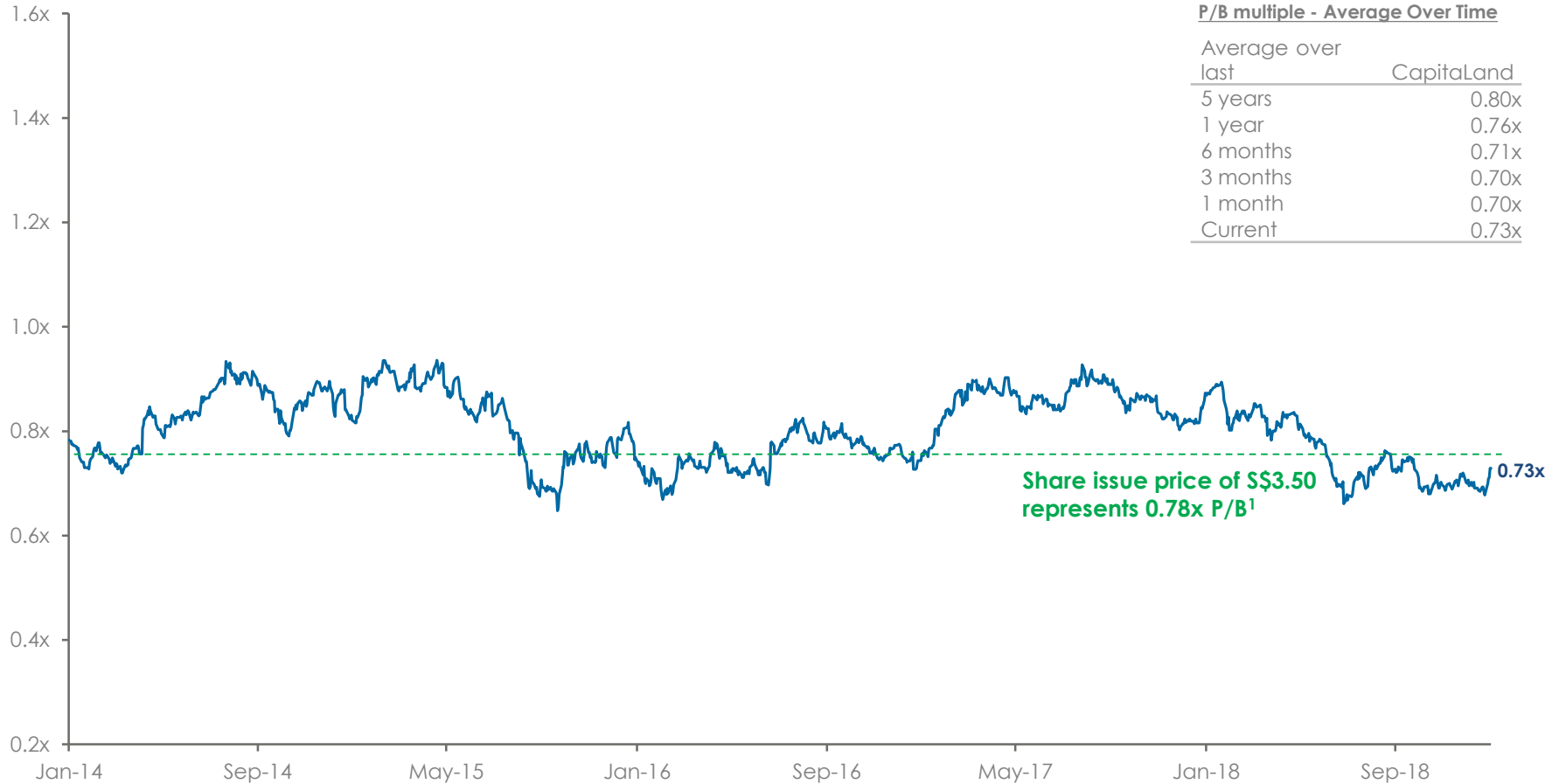


Source: Factset as of 11 Jan 2019





CapitaLand P/B Multiple Evolution



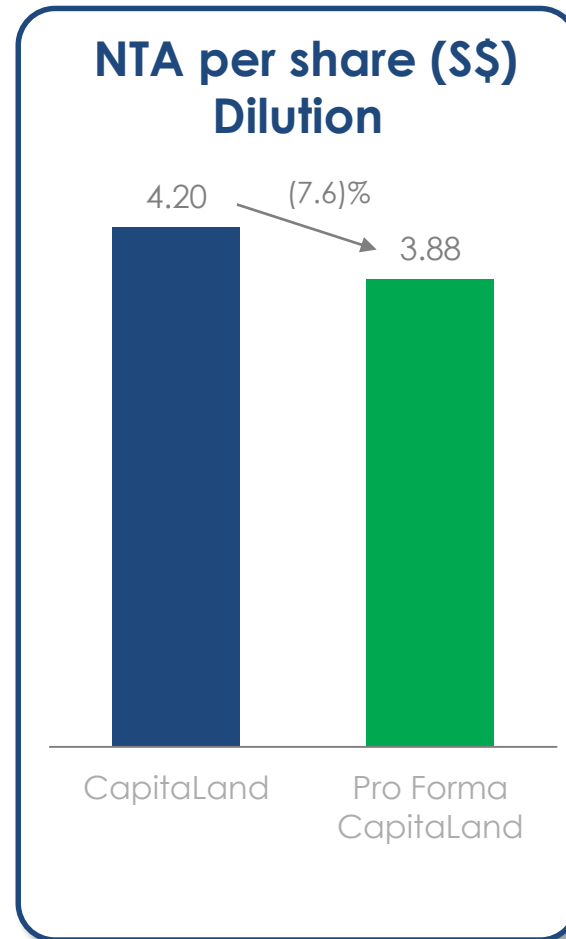
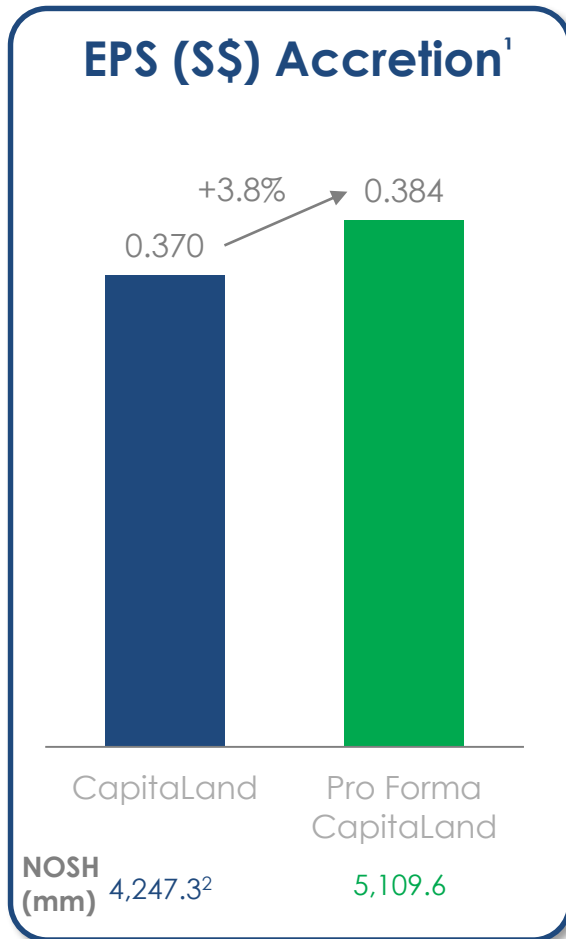
Source: Factset as of 11 Jan 2019

¹ Based on book value per share of S\$4.49 as at 30 Sep 18





Financial Impact Highlights (31 Dec 2017 Basis)



Immediately Accretive to EPS and ROE¹

Note: Based on CapitaLand LTM 31 Dec 2017 financials and pro forma for ASB LTM 30 Sep 2018 financials

¹ Excluding one-off transaction costs and does not include impact of potential synergies (EPS would be S\$0.374 if one-off transaction costs are included)

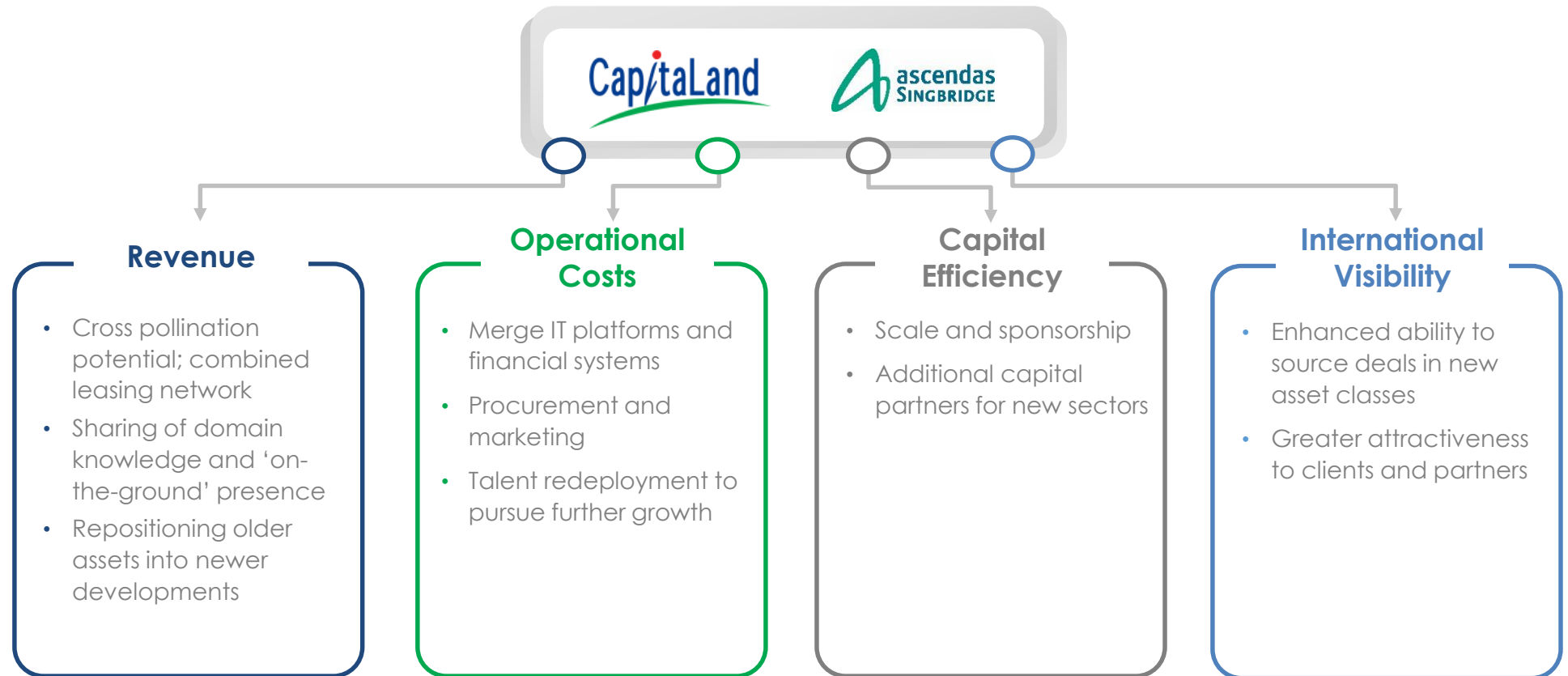
² As of 31 Dec 17





Enhanced Customer Connectivity Through Platform Synergies And Scale

Cross-Selling, Greater Visibility And Competitiveness





Ascendas-Singbridge Selected Prime Projects

Galaxis, Singapore



- Includes retail, office and work-office-home-office business space, developed at **estimated cost of ~S\$544mm**

ASB Tower, Singapore (CPF Building)



- Prime CBD commercial development will inject a fresh supply of innovative, quality work **spaces that will cater to the evolving needs of new generation business owners**
- **Estimated gross development cost of S\$1bn**

IT Park Pune, India



- Award-winning IT Park
- Will offer **2.2mm square feet of premium office space** when fully completed with amenities



Ascendas-Singbridge | Singapore Portfolio



- AUM: S\$11.1bn¹
- Headquarters of ASB



¹ AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)



Ascendas-Singbridge | China Portfolio



- AUM: S\$4.0bn¹
- Presence across 9 key cities

¹ AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)



Ascendas-Singbridge | India Portfolio



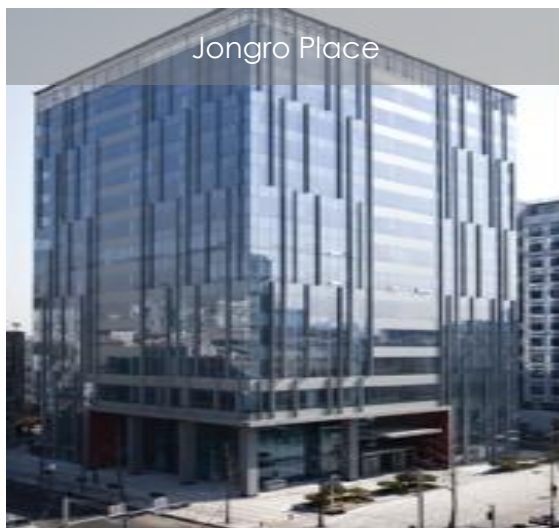
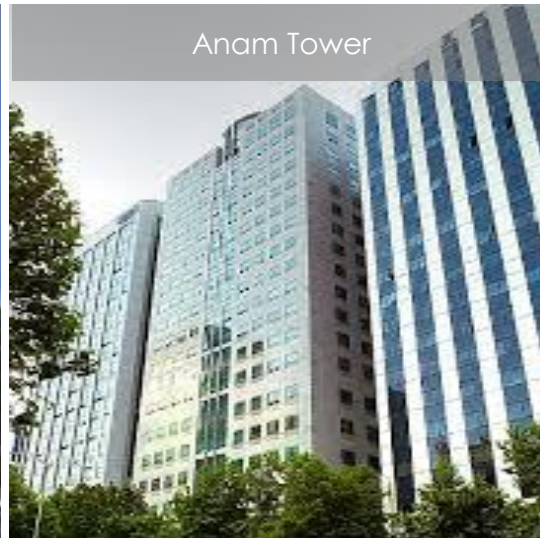
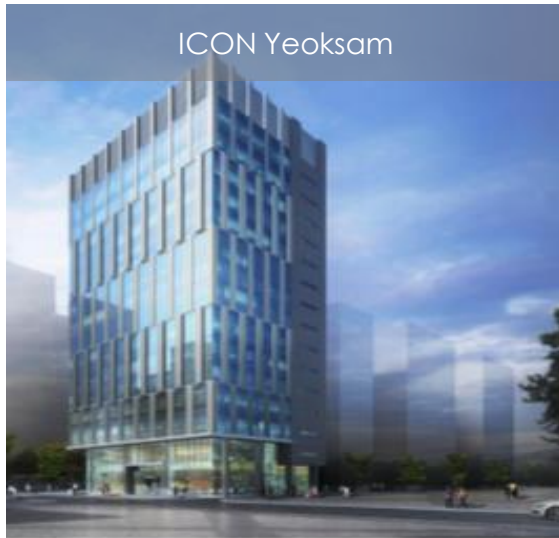
- AUM: S\$2.6bn¹
- Presence across 6 key cities



¹ AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)



Ascendas-Singbridge | Korea Portfolio



- AUM: S\$0.9bn¹
- Held and managed by A-HTRUST and private funds

¹ AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)



Ascendas-Singbridge | United States Portfolio



Innovation Corporate Center



The Campus at Sorrento Gateway, San Diego



Carefusion HQ, San Diego



Perimeter One, Raleigh

- AUM: S\$1.2bn¹
- Acquisition of 33 high-quality sub-urban offices in Sep 2018
- Presence across 3 cities: Portland, Raleigh and San Diego

¹ AUM as of 31 Mar 2018 adjusted for subsequent acquisitions and divestments (please refer to the appendix)



Ascendas-Singbridge | Southeast Asia Portfolio



- Malaysia (Johor): Nusajaya Tech Park, a 210-ha industrial park
- Vietnam (Ho Chi Minh City): OneHub Saigon, a 12-ha integrated business park
- Indonesia (Jakarta): One Parc Puri, a 9.7-ha mixed-use development