

About Us

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 31 December 2022, CLI had S\$132 billion of real estate assets under management, and S\$88 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and more than 30 private vehicles across Asia Pacific, Europe and the USA. Its diversified real estate asset classes cover retail, office, lodging, business parks, industrial, logistics, data centres and self-storage.

CLI aims to scale its FUM and fee-related earnings through fund management and lodging management, leveraging its full stack of operating capabilities and prudent approach to capital management.

As the investment management arm of CapitaLand Group, CLI has access to the development capabilities and pipeline investment opportunities from CapitaLand's development arm.

CLI is committed to being a responsible company and places sustainability at the core of what it does. The company has pledged to achieve Net Zero emissions by 2050 and contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.



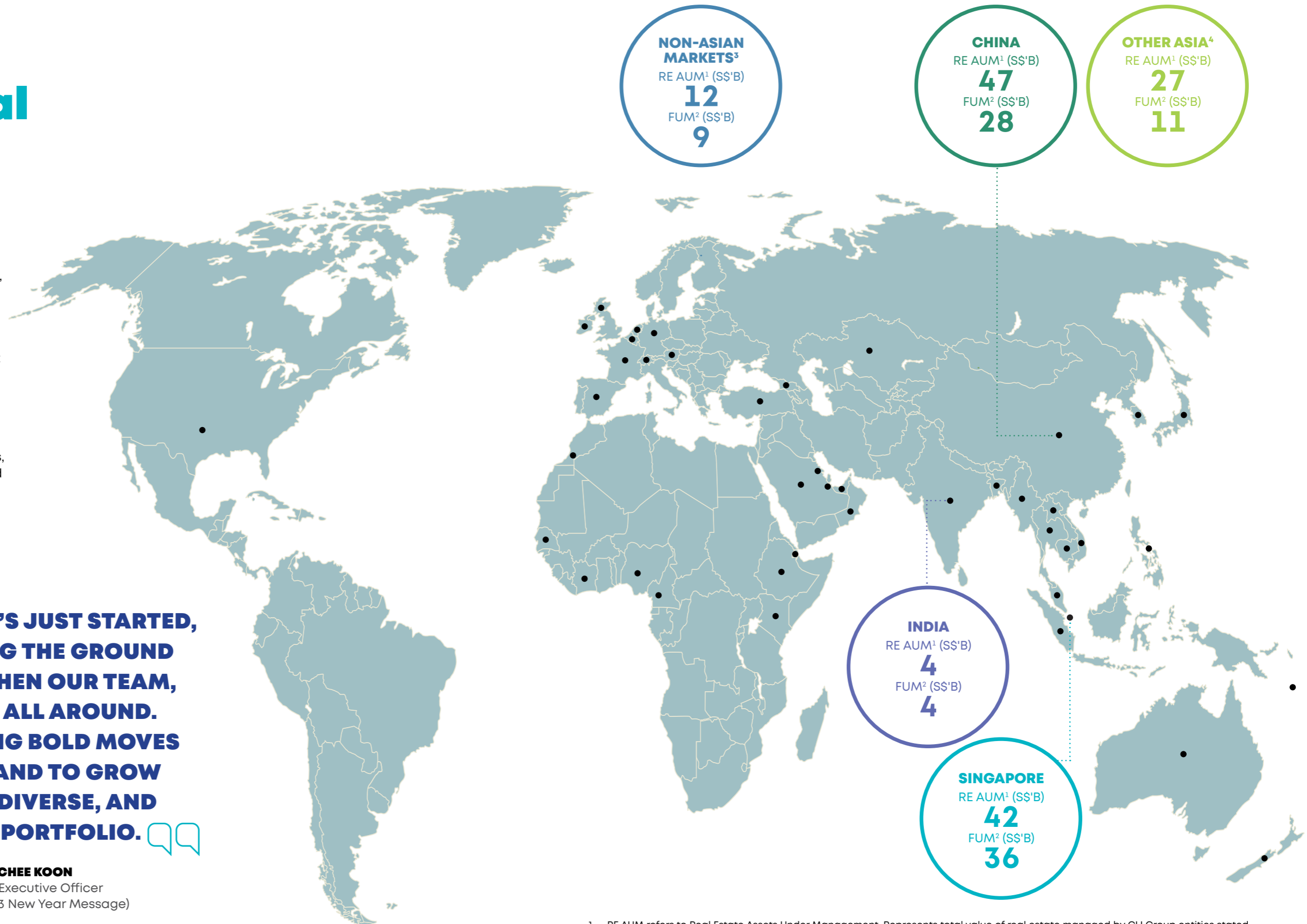
Find out more about us

Our Global Presence

CLI's core markets are Singapore, China and India. But our boots on the ground extend far beyond that, to over 220 cities in more than 40 countries across Asia Pacific, Europe, and the USA. Over 90% of our assets under management are in Asia Pacific, reflecting the Group's strong presence in the region. Our real estate investment and management expertise has helped us build up a diversified portfolio of recognisable brands, assets and operating platforms – from retail, office and lodging properties to new economy asset classes such as business parks, industrial, logistics, data centres and self-storage.

OUR JOURNEY'S JUST STARTED, WE'RE LAYING THE GROUND TO STRENGTHEN OUR TEAM, LIFT SKILLS ALL AROUND. WE'RE MAKING BOLD MOVES TO INVEST AND TO GROW A GLOBAL, DIVERSE, AND WINNING PORTFOLIO.

MR LEE CHEE KOON
Group Chief Executive Officer
(Extract from 2023 New Year Message)



1 RE AUM refers to 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.
 2 FUM refers to 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 programmes, joint ventures and co-investments managed by CLI Group from time to time).
 3 Includes USA, UK, Europe and other non-Asian countries.
 4 Includes Australia, Japan, South Korea, Malaysia, Vietnam, Indonesia, Thailand, Philippines and other Asian countries.

Focused Execution Sustainable Returns

Capital Tower (left) and CapitaSky (right) in Singapore

About Us

FY 2022 Performance Highlights

Sustainable Group Returns

ROE
5.5%
FY 2021: 8.7%

TOTAL PATMI
S\$861M
FY 2021: S\$1,349M

OPERATING PATMI
S\$609M
▲ 23%

Fee Income-related Business (FRB)

FRB REVENUE
S\$955M
▲ 6%

FM FRE
S\$429M
▲ 5%

FM FRE/FUM RATIO
49bps
FY 2021: 50bps

Real Estate Investment Business (REIB)

REVENUE
S\$2,110M
▲ 40%

EBITDA
S\$1,519M
FY 2021: S\$2,230M

CAPITAL RECYCLED
S\$3.1B
FY 2021: S\$13.6B

Disciplined Capital Management

**NET DEBT/
EQUITY**
0.52x

INTEREST COVERAGE RATIO
4.7x

INTEREST SERVICE RATIO
3.4x


GROUP CASH AND UNDRAWN FACILITIES OF CLI'S TREASURY VEHICLES

S\$5.9B

Our Growth Drivers


THREE SYNERGISTIC GROWTH DRIVERS TO INCREASE FUNDS UNDER MANAGEMENT (FUM) AND FEE-RELATED EARNINGS (FRE)






Fund Management
S\$100 billion
FUM by 2024

- Grow funds under management
- Maintain organic REITs and business trusts growth momentum
- Deepen and diversify private funds strategies and expand fund raising channels



Lodging Management
160K units
by 2023

- Continue expansion through recovery cycle
- Scale serviced residence units via asset-light management and franchise contracts
- Expand into adjacent longer-stay segments



Capital Management
S\$3 billion
Annual Recycling Target

- Strict financial discipline and well-calibrated capital structure
- Disciplined capital recycling across CLI and CLI managed investment vehicles

Our Business Structure

Four primary income streams are supported by a healthy balance sheet approach to:

- strategically incubate assets that can be converted into future FRE; and
- provide CLI with dry powder for both organic and inorganic growth

