

ABOUT US

OUR GLOBAL PRESENCE

CapitaLand Investment's (CLI) core markets are Southeast Asia, China and India. But our boots on the ground extend far beyond that, to over 260 cities in more than 40 countries across Asia Pacific, Europe, the UK 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 asset 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 CORE MARKETS



SOUTHEAST ASIA INCL. SINGAPORE



CHINA



INDIA



AUSTRALIA



JAPAN



SOUTH KOREA

OTHER KEY MARKETS



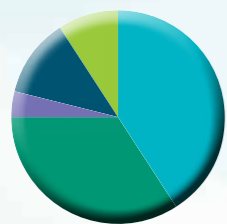
UK AND EUROPE



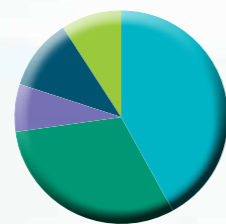
USA



RE AUMⁱ
\$S134 billionⁱⁱ



FUMⁱⁱⁱ
\$S100 billion^{iv}



■ Southeast Asia incl. Singapore	41%	■ Southeast Asia incl. Singapore	42%
■ China	34%	■ China	31%
■ India	4%	■ India	7%
■ Other Asia	12%	■ Other Asia	11%
■ Non-Asia	9%	■ Non-Asia	9%

i 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.
 ii As at 31 December 2023.
 iii 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). Includes announced acquisitions/divestments from listed and private funds not yet completed, committed but undeployed capital for private funds on a leveraged basis and forward purchase contracts.
 iv As at 27 February 2024.

CapitaLand Investment Limited (CLI) was listed on the Singapore Exchange on 20 September 2021 after a demerger from the development business of CapitaLand Limited, a major global real estate player listed from 2000 to 2021. As a leading listed global real asset manager, we focus on putting our proven track record of investment management and fee income growth to work in order to unlock more long-term value for our shareholders.

Deep Roots in Asia

CLI's investment management leadership in Asia began about two decades ago, when we listed Singapore's first two real estate investment trusts (REIT). Today, CLI is Asia Pacific's largest REIT manager by market capitalisation with six listed funds across Singapore and Malaysia. And that is only part of the portfolio of real assets that we have built — our fund management portfolio also comprises an expanding private funds platform comprising more than 30 private vehicles. In total, CLI has close to S\$100 billion of funds under management.

Including assets held by CLI and its funds, as well as assets managed through our global lodging management platform and commercial management platform, CLI has S\$134 billion in real estate assets under management.

Diversified Play Across Geographies and Sectors

CLI's global real asset portfolio spreads across more than 260 cities in over 40 countries, covering retail, office, lodging, business parks, industrial, logistics, data centres, and self-storage. In addition, being part of the ONE CapitaLand Ecosystem offers access to the development capabilities and pipeline investment opportunities from CapitaLand's development arm. This makes CLI a unique real asset platform with a full stack of operating capabilities.

Sustainability At the Core of Everything We Do

CLI is committed to being a responsible company and places sustainability at the core of what it does. CLI has committed to achieving Net Zero carbon emissions for Scope 1 and 2 by 2050, contributing to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

We stand committed to our principles and values



VISION

The preferred global real asset manager creating sustainable positive impact



MISSION

Creating long-term sustainable returns through responsible capital stewardship and impactful investment in real assets globally



OUR CORE VALUES

Winning Mindset - passion in pursuing excellence, persevering to overcome difficulties, being bold, courageous and resilient

Enterprising - innovative and agile, dare to be different and challenge status quo, sustained interest to learn and grow

Integrity - ethical and trustworthy, driven to always do the right thing, caring for our community and environment

Respect - being inclusive, collaborative, breaking down silos and embracing diversity, remaining humble and appreciative towards one another

OUR BUSINESS MODEL

An integrated ecosystem empowering fee income growth through four distinct products, supported by a strong global real asset portfolio and dedicated local teams.



Private Funds Management

- Drive FUM growth
- Deepen and diversify private funds strategies and expand fund raising channels



Lodging Management

- Scale via asset-light management and franchise contracts



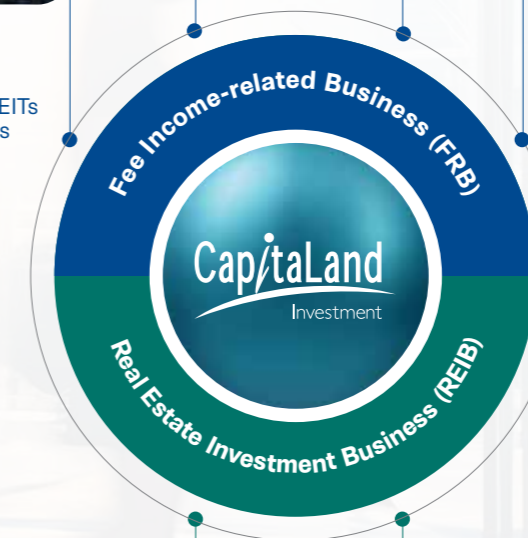
Listed Funds Management

- Drive FUM growth
- Maintain organic REITs and Business Trusts growth momentum



Commercial Management

- Best-in-class operating platform enabling optimal asset performance
- Grow fee income via third-party management contracts



Investment Properties

- Properties on balance sheet generate income and provide pipeline for capital recycling
- Divestment of properties potentially seed growth in fund vehicles

Sponsor stakes in listed funds and General Partner stakes in private funds

- Ensure alignment with capital partners and unitholders
- Benefit from income contribution

FY 2023 PERFORMANCE HIGHLIGHTS



SUSTAINABLE GROUP RETURNS

REVENUE

S\$2,784m

FY 2022: S\$2,876m

REVENUE UNDER MANAGEMENT¹

S\$7,768m

FY 2022: S\$7,557m

TOTAL PATMI

S\$181m

FY 2022: S\$861m

PORTFOLIO GAINS

S\$213m

FY 2022: S\$222m

OPERATING PATMI

S\$568m

FY 2022: S\$609m



REAL ESTATE INVESTMENT BUSINESS (REIB)

REIB REVENUE

S\$1,930m

FY 2022: S\$2,110m

REIB EBITDA

S\$669m

FY 2022: S\$1,519m

ASSETS ON DIVESTMENT PIPELINE

S\$8.6b

FY 2022: S\$10b



FEE INCOME-RELATED BUSINESS (FRB)

FRB REVENUE

S\$1,070m

FY 2022: S\$984m²

FUND MANAGEMENT (FM) FEE-RELATED EARNINGS (FRE)

S\$410m

FY 2022: S\$429m

LODGING MANAGEMENT FRE

S\$331m

FY 2022: S\$258m

OVERALL ALL-IN FRE/FUM RATIO

81bps

FY 2022: 78bps

FM FRE/FUM RATIO

46bps

FY 2022: 49bps

COMMERCIAL MANAGEMENT FRE

S\$329m

FY 2022: S\$297m



DISCIPLINED CAPITAL MANAGEMENT

GROUP CASH AND UNUTILISED FACILITIES OF CLI'S TREASURY VEHICLES

S\$6.4b

CAPITAL RECYCLED

S\$2.1b

FY 2022: S\$3.1b

NET DEBT/EQUITY

0.56x

FIXED RATE DEBT

63%

IMPLIED INTEREST COST

3.9% p.a.

¹ Revenue under management includes the full revenue of CLI's global portfolio, including revenue of its non-consolidated funds and its six listed real estate investment trusts and business trusts. This is used to derive CLI's carbon intensity by revenue which is calculated by total Scope 1 and 2 carbon emissions from its global portfolio divided by revenue under management.

² Includes performance fees of S\$29 million from a Vietnam and Singapore fund recognised under other operating income.