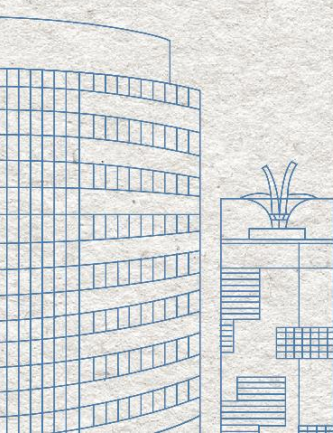


30
GLORIOUS
YEARS IN INDIA

Welcome!



Driving the Future. Making History.

Introducing the Leadership Panel



Sanjeev Dasgupta
Chief Executive Officer
CapitaLand Investment India



Andrew Lim
Group Chief Operating Officer
CapitaLand Investment



Manohar Khiatani
Senior Executive Director
CapitaLand Investment &
Chairman, CapitaLand India Trust



Kevin Goh
Chief Executive Officer,
Lodging, CapitaLand
Investment



CapitaLand Group



Raffles City Chongqing, China



CapitaLand Group

One of Asia's largest diversified real estate groups

260 cities, 40 countries



Malls: CQ @ Clarke Quay, Singapore



Offices: CapitaGreen, Singapore



Mixed Use: Raffles City
Chongqing



Lodging: Ascott Sunland
Shanghai



Infrastructure: Jewel Changi Airport,
Singapore



Business Parks: Singapore Science
Park



Industrial Parks: Ascendas OneHub
GKC, Guangzhou



Logistics: Ibaraki-Saito, Tokyo



Residences: Interlace, Singapore



Data Centre: 9 Tai Seng Drive,
Singapore

www.capitalandinvest.com

CapitaLand Investment Limited



CapitaSpring, Singapore

J.P. Morgan
CHASE

A Leading Global Real Asset Manager with Strong Presence In Asia

S\$134B

Real estate assets under management

S\$13.3B

Market capitalisation on Singapore Stock Exchange

S\$100B

Funds under management

6

Listed REITs and business trusts

~10,600

staff globally

~360

Investment and asset management professionals globally

Global footprint. Deep roots in Asia.

- Presence in >260 cities across >40 countries
- >90% of real estate assets under management in Asia
- Strong local expertise in core markets such as Southeast Asia, China and India, with growing footprint in Japan, South Korea and Australia

Revenue

S\$1,365M¹

1H 2024

1H 2023: S\$1,345M

Fee Income-related Business Revenue

S\$561M

1H 2024

1H 2023: S\$519M

Real Estate Investment Business Revenue

S\$911M

1H 2024

1H 2023: S\$932M

Capital Recycling

S\$1.7B

1H 2024

1H 2023: S\$839M

Group Cash and Undrawn Facilities

S\$7.5B

1H 2024

1H 2023: S\$7.0B

Net Debt / Equity

0.59x

1H 2024

1H 2023: 0.57x



凯德集团深耕中国30载

Note:

1. Includes corporate and others of -S\$107M

A Well-diversified Global Portfolio With Strong Asian Presence

As at 30 June 2024

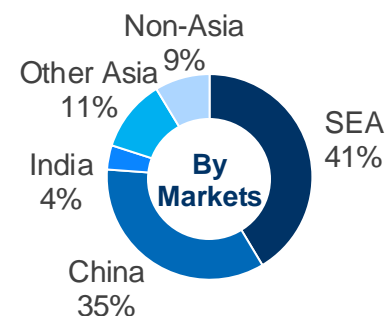
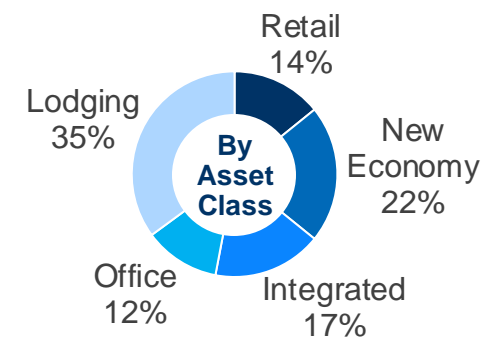


Retail New Economy¹ Integrated Office Lodging² Others³

	Retail	New Economy ¹	Integrated	Office	Lodging ²	Others ³
Southeast Asia incl. Singapore	●	●	●	●	●	●
China	●	●	●	●	●	●
India		●			●	●
Other Asia ⁴		●	●	●	●	
Non-Asia ⁵		●		●	●	

>90% of AUM in Asia

RE AUM

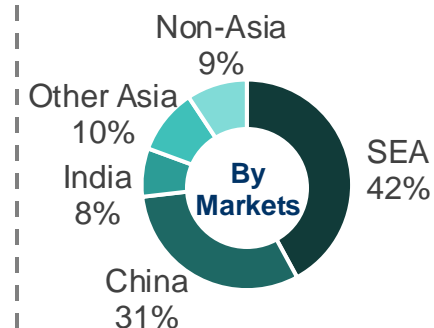
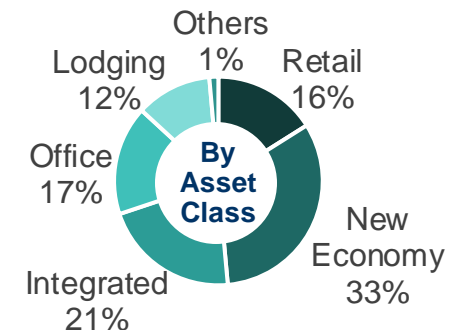


1H 2024

S\$134B

(FY 2023: S\$134B)

FUM



1H 2024⁶

S\$100B

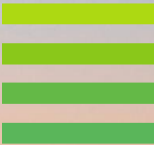
(FY 2023⁷: S\$99B)

Notes:

1. Includes business parks, industrial, logistics, data centres and self storage
2. Includes multifamily
3. Includes wellness, residential and strata sales
4. Includes Australia, Japan, South Korea and other Asian countries
5. Includes the UK, the USA, Europe and other non-Asian countries
6. 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, as at 30 Jun 2024
7. 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, as at 31 Dec 2023

The logo for CapitaLand, featuring the word "CapitaLand" in a blue sans-serif font with a green swoosh underneath.

CapitaLand Investment India



International Tech Park Bangalore

Three Decades of Experience

Well Diversified Presence with 40 Assets Across 8 Cities

CURRENT

\$7.4 Billion
FUM

32.5 M Sq Ft
GFA

23.5 M Sq Ft
Office

9.1 M Sq Ft
Logistics

93%
Occupancy*

5
Active Business Trust
& Private Equity Funds



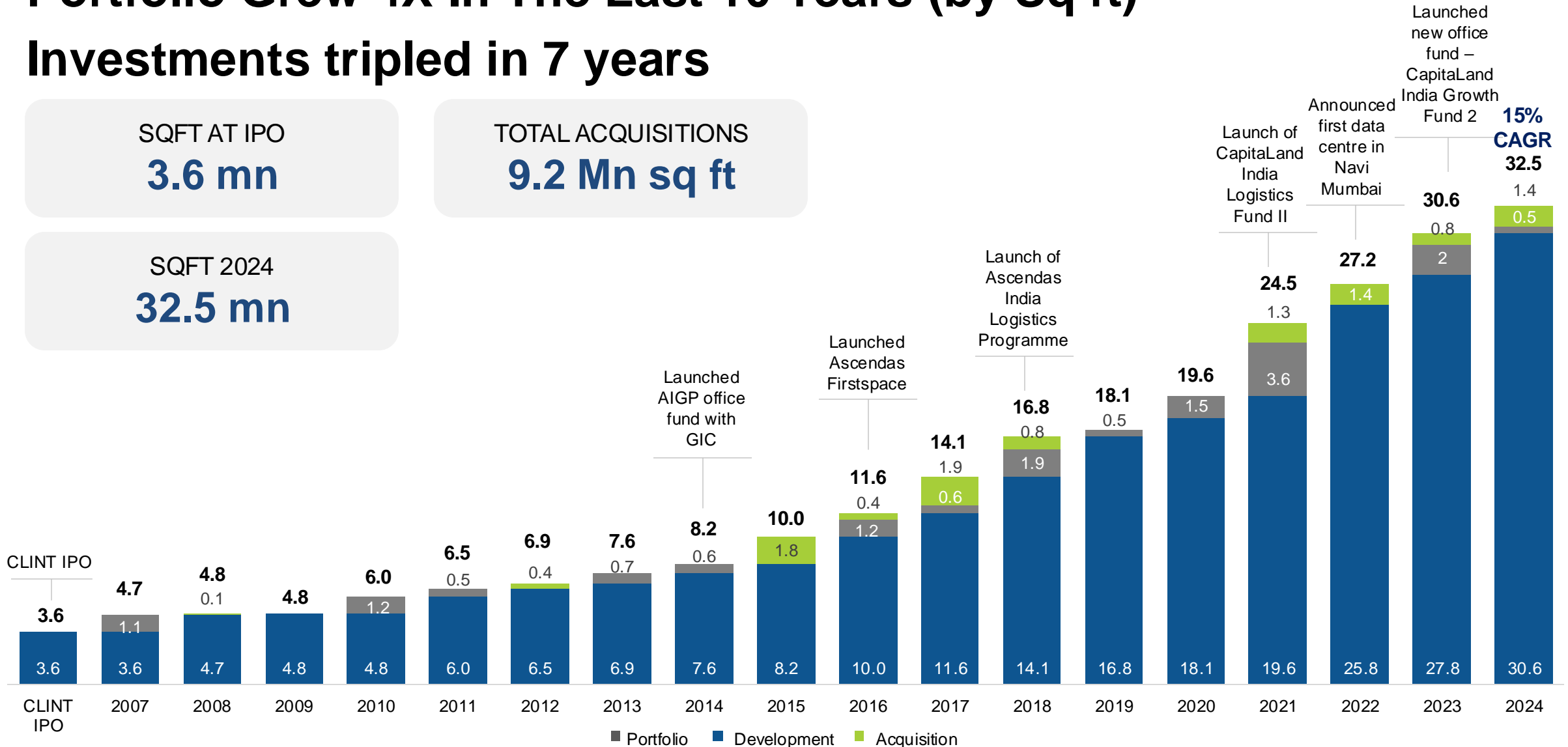
Portfolio Grew 4X In The Last 10 Years (by Sq ft)

Investments tripled in 7 years

SQFT AT IPO
3.6 mn

TOTAL ACQUISITIONS
9.2 Mn sq ft

SQFT 2024
32.5 mn



Overview Of Our Funds

Launched the first Indian property trust in Asia - CapitaLand India Trust (formerly called Ascendas India Trust)

Listed Fund



- Singapore's largest India-focused property trust
- Market cap of S\$1.3B; FUM of S\$4.4B
- Invests in income-producing real estate used as business space in India
- Diversified its portfolio into new economy assets

Private Funds

Ascendas India Growth Programme (AIGP)
S \$ 300 million

Ascendas India Logistics Programme
S \$ 400 million

CapitaLand India Logistics Fund II
S \$ 400 million

CapitaLand India Growth Fund 2
S \$ 525 million (target size)

The CLI India Roadmap



Cap/taLand



Cap/taLand



CLI India Roadmap

Target to more than double Funds Under Management (FUM) from current S\$7.4 billion by 2028

Deepen India presence

Leverage fund management and operational expertise to grow in business park, logistics, industrial, data centre and lodging sectors

Diversify into new economy of asset classes: renewables and credit

Leverage on 3 decades of strong experience

Expand business parks portfolio:
Current land bank of over 16 m sq ft



Expand industrial and logistics with new private funds and CLINT



Scale up data centre platform across key hubs



Diversification into new economy asset classes (Renewable and Credit)



Lodging



Expand Lodging The Ascott Limited

Expand presence across Indian cities
to 5000 rooms, across 15 properties

- **Continue to grow portfolio**
 - Ascott currently operates a portfolio of seven assets across six cities, offering a total of **985 rooms**.
 - In 2024, two properties opened i.e. Citadines in Goa and Citadines in Gurugram and two new signings have taken place with 185 rooms, across Bangalore & Navi Mumbai.
 - Including the 2 new signings, eight more assets are in the pipeline, expected to open in the short to medium term, with an additional inventory of 3,673 rooms in the next 4-5 years.
- **New offerings in the India Market**
 - Enhance presence in Metro cities and growing Tier 2 markets and leisure destinations
 - Introduce lyf; our experience-led social living brand as well as our Collection brands such as The Unlimited Collection and The Crest Collection to the vibrant India market.

Oakwood Residence Kapil
Hyderabad



Oakwood Residence Whitefield
Bangalore



Citadines Paras Square Gurugram



Somerset Greenways Chennai



Citadines OMR Chennai



Oakwood Residence Naylor Road
Pune



Citadines Arpora Nagoa Goa



CLI India Leadership Panel



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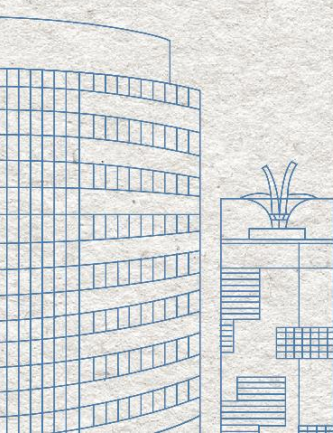


Kevin Goh
Chief Executive Officer,
Lodging, CapitaLand
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Thank You



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