

Country	City	Property	Effective Stake (%)	Note	Status	Tenure (Years)	Tenure Expiry	Lease Type	Currency	Valuation @ 30 Jun 2016 (million)	Valuation @ 31 Dec 2015 (million)	Est. Project Devt. Expenditure (million)	Gross Floor Area (sqm)	
China	Beijing	Raffles City Beijing	55.0			Leasehold	2046	Retail	RMB	4,077	3,988	-	110,997	
							2056	Integrated Use		-	-			
	Chengdu	CapitaMall Tianfu	50.0			Leasehold	2048		RMB	2,802	2,800	-	197,326	
							2046		RMB	4,530	4,624	-	238,439	
	Chongqing	Raffles City Chongqing	62.5		A	Leasehold	2052	Commercial	RMB	4,275	4,019	-	817,000	
							2082	Residential		-	-	-		
	Hangzhou	Raffles City Hangzhou	55.0		A	Leasehold	2049		RMB	4,343	4,134	-	301,707	
	Ningbo	Raffles City Ningbo	55.0			Leasehold	2047		RMB	2,153	2,191	-	101,405	
	Shanghai	Capital Tower Shanghai	99.0			Leasehold	2056				-	-	-	66,160
							2052	Retail	RMB	2,510	2,390	-	59,389	
		Hanzhonglu Commercial (Plot 95)	70.0		A	Leasehold	2062	Office			-	-	-	
		Hongkou Plaza	72.5			Leasehold	2057		RMB	8,096	7,978	-	205,119	
		LuOne	33.0		A	Leasehold	2056		RMB	3,308	3,203	4,661	131,303	
		Minhang Plaza	65.0			Leasehold	2053		RMB	4,004	3,956	-	146,843	
		Raffles City Changning	42.8		A	Leasehold	2055		RMB	9,244	7,382	-	256,167	
		Raffles City Shanghai	30.7			Leasehold	2045		RMB	7,409	7,070	-	139,593	
	Shenzhen	Raffles City Shenzhen	73.0		A	Leasehold	2056		RMB	3,616	3,316	-	121,831	
Suzhou	Suzhou Center Mall & Suzhou Center Office	50.0		A	Leasehold	2051		RMB	3,954	3,440	6,925	364,469		
Tianjin	Tianjin International Trade Centre	100.0			Leasehold	2057		RMB	1,332	1,331	-	188,670		
Wuhan	CapitaMall Westgate	100.0		A	Leasehold	2052		RMB	1,808	1,777	3,323	243,621		
	CapitaMall Wusheng	45.0			Leasehold	2044		RMB	1,809	1,796	-	112,769		
	Xi'an	45.0			Leasehold	2043		RMB	2,126	2,085	-	152,199		
China Total										71,396	67,480	14,909	3,955,007	
Indonesia	Jakarta	Site in Central Jakarta	50.0		B			Integrated Use		-	-	-	40,000	
Indonesia Total										-	-	-	40,000	
Malaysia	Petaling Jaya	Tropicana City Mall and Tropicana City Office Tower	36.6	1		Freehold	-		MYR	573	565	-	71,452	
Malaysia Total										573	565	-	71,452	
Singapore	Singapore	Ascott Orchard Singapore and Cairnhill Nine	100.0		A	99	2113		SGD	306	281	-	46,611	
		Raffles City Singapore	30.9	2,3		99	2078		SGD	3,162	3,136	-	320,490	
Singapore Total										3,468	3,417	-	367,101	
Vietnam	Ho Chi Minh City	The Vista	80.0			Freehold*			USD	39	38	-	190,074	
Vietnam Total										39	38	-	190,074	
Grand Total													4,623,634	

Valuation of investment properties is on 100% basis. Valuation excludes strata/ trading portions in the properties.

CapitaLand Property Portfolio as at 30 Jun 2016

Group MALLS

Country	City	Property	Effective Stake (%)	Note	Status	Tenure (Years)	Tenure Expiry	Lease Type	Currency	Valuation @ 30 Jun 2016 (million)	Valuation @ 31 Dec 2015 (million)	Est. Project Devt. Expenditure (million)	Gross Floor Area (sqm)
China	Anyang	CapitaMall Beiguan	45.0			Leasehold	2046		RMB	271	270	-	36,922
	Beijing	CapitaMall Anzhen	28.3	4		Leasehold	2034/ 2042		RMB	997	995	-	43,443
		CapitaMall Crystal	45.0			Leasehold	2043	Commercial	RMB	2,182	2,161	-	72,422
		CapitaMall Cuiwei	45.0			Leasehold	2053	Underground Car Park		-	-	-	-
						Leasehold	2046	Commercial	RMB	1,323	1,306	-	56,141
						Leasehold	2056	Underground Car Park		-	-	-	-
		CapitaMall Grand Canyon	28.3	4		Leasehold	2044		RMB	2,045	2,020	-	69,967
		CapitaMall Shuangjing	28.3	4		Leasehold	2042		RMB	571	568	-	49,463
		CapitaMall Taiyanggong	45.0			Leasehold	2044		RMB	2,047	2,033	-	83,693
		CapitaMall Tiangongyuan	100.0		A	Leasehold	2051			-	-	2,328	140,708
		CapitaMall Wangjing	28.3	4		Leasehold	2043	Commercial	RMB	2,228	2,156	-	68,010
						Leasehold	2053	Underground Car Park		-	-	-	-
		CapitaMall Xizhimen	28.3	4		Leasehold	2044	Commercial	RMB	2,913	2,882	-	83,075
						Leasehold	2054	Integrated Use		-	-	-	-
	Changsha	CapitaMall Yuhuating	73.1			Leasehold	2044		RMB	545	542	-	62,080
	Chengdu	CapitaMall Jinniu	45.0			Leasehold	2044		RMB	1,882	1,860	-	151,969
		CapitaMall Meilicheng	50.0			Leasehold	2044		RMB	781	776	-	61,182
		CapitaMall Shawan	30.0			Leasehold	2046	Commercial	RMB	386	382	-	38,612
						Leasehold	2076	Underground Car Park		-	-	-	-
	Chongqing	CapitaMall Jiulongpo	73.1			Leasehold	2042		RMB	316	314	-	43,167
		CapitaMall Shapingba	30.0			Leasehold	2023	Master Lease		-	-	-	41,877
	Dalian	CapitaMall Peace Plaza	30.0			Leasehold	2035		RMB	2,360	2,320	-	157,576
	Deyang	CapitaMall Deyang	45.0			Leasehold	2045		RMB	322	319	-	41,400
	Dongguan	CapitaMall Dongguan	45.0			Leasehold	2055		RMB	463	454	-	44,489
	Foshan	CapitaMall Guicheng	73.1			Leasehold	2044		RMB	602	597	-	49,115
	Guangzhou	CapitaMall SKY+	100.0			Leasehold	2051		RMB	2,800	2,692	-	87,404
	Harbin	CapitaMall Aidemengdun	45.0			Leasehold	2042		RMB	465	460	-	43,851
		CapitaMall Xuefu	45.0			Leasehold	2045		RMB	1,302	1,269	-	104,000
	Huhhot	CapitaMall Saihan	28.3	4		Leasehold	2041		RMB	438	425	-	41,938
	Kunshan	CapitaMall Kunshan	45.0			Leasehold	2045		RMB	220	220	-	39,595
	Maoming	CapitaMall Maoming	73.1			Leasehold	2044		RMB	313	310	-	37,882
	Mianyang	CapitaMall Fucheng	45.0			Leasehold	2044		RMB	401	394	-	46,803
		CapitaMall Fucheng (Phase 2)	45.0			Leasehold	2047		RMB	551	545	-	42,111
	Nanchang	CapitaMall Chengnanyuan	45.0			Leasehold	2045		RMB	291	289	-	45,607
	Qingdao	CapitaMall Xinduxin	50.0			Leasehold	2051/ 2052		RMB	1,521	1,157	-	104,034
	Quanzhou	CapitaMall Quanzhou	45.0			Leasehold	2045		RMB	270	268	-	43,096
	Rizhao	CapitaMall Rizhao	30.0			Leasehold	2043		RMB	480	489	-	70,898
	Shanghai	CapitaMall Qibao	28.3	4		Leasehold	2024	Master Lease	RMB	495	495	-	72,729
	Tianjin	CapitaMall TianjinOne	30.0			Leasehold	2054		RMB	748	742	-	59,305
	Weifang	CapitaMall Weifang	45.0			Leasehold	2044		RMB	304	302	-	48,946
	Wuhan	CapitaMall 1818	50.0			Leasehold	2052		RMB	1,181	1,164	-	70,683
		CapitaMall Minzhongleyuan	28.3	4		Leasehold	2044	Conserved Building: Master Lease	RMB	520	535	-	37,472
						Leasehold	2045	Annex Building		-	-	-	-
	Wuhu	CapitaMall Wuhu	36.5	4		Leasehold	2044		RMB	220	221	-	45,634
	Yangzhou	CapitaMall Yangzhou	45.0			Leasehold	2039/ 2045		RMB	355	353	-	52,536
	Yibin	CapitaMall Nan'an	45.0			Leasehold	2045		RMB	270	268	-	37,524
	Yiyang	CapitaMall Taohualun	45.0			Leasehold	2045		RMB	244	242	-	34,895
Zhangzhou	CapitaMall Zhangzhou	73.1			Leasehold	2043		RMB	338	335	-	42,725	
Zhanjiang	CapitaMall Zhanjiang	45.0			Leasehold	2044		RMB	369	362	-	47,266	
Zhaoqing	CapitaMall Zhaoqing	45.0			Leasehold	2055		RMB	362	352	-	44,840	
Zhengzhou	CapitaMall Erqi	28.3	4		Leasehold	2042		RMB	620	615	-	92,356	
	CapitaMall Jinshui	30.0			Leasehold	2045		RMB	596	590	-	55,451	
Zibo	CapitaMall Zibo	45.0			Leasehold	2045		RMB	275	274	-	41,994	
China Total										38,183	37,323	2,328	2,886,886
India	Bangalore	The Forum Neighbourhood Mall	22.7			Freehold	-		INR	3,713	3,592	-	46,983
	Cochin	Mall in Cochin	5.9	5	A	Freehold	-		INR	907	694	7,636	98,854
	Hyderabad	The Forum Sujana Mall	11.1			Freehold	-		INR	6,382	5,899	-	80,387
	Jalandhar	Mall in Jalandhar	29.5		A	Freehold	-		INR	452	480	5,442	57,043
	Mangalore	The Forum Fiza Mall	15.1			Freehold	-		INR	3,843	3,944	-	63,814
	Mysore	Mall in Mysore	22.3		A	Freehold	-		INR	1,180	1,027	2,595	33,417
	Nagpur	Mall in Nagpur	29.5		A	Freehold	-		INR	599	634	6,291	94,761
	Udaipur	The Celebration Mall Udaipur	45.5			99	2103		INR	1,677	1,675	-	36,398
India Total									18,753	17,945	21,964	511,657	

CapitaLand Property Portfolio as at 30 Jun 2016

Group MALLS

Country	City	Property	Effective Stake (%)	Note	Status	Tenure (Years)	Tenure Expiry	Lease Type	Currency	Valuation @ 30 Jun 2016 (million)	Valuation @ 31 Dec 2015 (million)	Est. Project Devt. Expenditure (million)	Gross Floor Area (sqm)	
Japan	Chiba	Vivit Minami-Funabashi	100.0			Freehold	-		JPY	9,830	9,590	-	69,444	
	Hyogo	Coop Kobe Nishinomiya-Higashi	100.0			Freehold	-		JPY	3,020	3,020	-	7,970	
	Osaka	Izumiya Hirakata	100.0			Freehold	-		JPY	5,980	5,980	-	20,044	
	Tokyo	La Park Mizue		100.0			Freehold	-		JPY	7,020	7,010	-	18,914
		Olinas Mall		100.0			Freehold	-		JPY	25,900	25,800	-	54,146
Japan Total										51,750	51,400	-	170,518	
Malaysia	Kuala Lumpur	Sungei Wang Plaza (approximately 61.9% of aggregate retail floor area and 100% of car park bays)	36.6	1		Freehold	-		MYR	675	780	-	47,483	
		Kuantan	East Coast Mall	36.6	1		99	2106		MYR	482	469	-	70,784
	Penang	Gurney Plaza	36.6	1		Freehold	-		MYR	1,455	1,372	-	114,200	
		Queensbay Mall (approximately 91.8% of aggregate retail floor area and 100% of car park bays)		100.0			Freehold	-		MYR	962	905	-	86,115
	Selangor	Melawati Mall	50.0		A	Freehold	-		MYR	348	288	671	87,793	
		The Mines	36.6	1		99	2091		MYR	720	700	-	116,787	
Malaysia Total										4,642	4,514	671	523,162	
Singapore	Singapore	Bedok Mall	29.3	3		99	2110		SGD	780	780	-	31,204	
		Bugis Junction	29.3	3		99	2089		SGD	1,003	995	-	53,656	
		Bugis+	29.3	3		60	2065		SGD	340	340	-	29,733	
		Bukit Panjang Plaza	29.3	3		99	2093		SGD	306	303	-	22,998	
		Clarke Quay	29.3	3		99	2089		SGD	389	389	-	33,975	
		Funan DigitalLife Mall	29.3	3, @	A	99	2078		SGD	421	367	560	82,429	
		IMM Building	29.3	3		60	2049		SGD	622	622	-	132,527	
		ION Orchard	50.0	6		99	2105		SGD	3,240	3,230	-	87,727	
		ION Orchard Link	50.0	6		99	2105		SGD	32	30	-	450	
		JCube	29.3	3		99	2090		SGD	288	288	-	29,426	
		Jewel Changi Airport	49.0		A	60	2073		SGD	628	506	1,710	137,128	
		Junction 8	29.3	3		99	2090		SGD	700	696	-	34,973	
		Lot One Shoppers' Mall	29.3	3		99	2092		SGD	511	510	-	30,301	
		Plaza Singapura	29.3	3		Freehold	-		SGD	1,244	1,244	-	70,331	
		Sembawang Shopping Centre	29.3	3		999	2884		SGD	115	114	-	19,146	
		Tampines Mall	29.3	3		99	2091		SGD	989	983	-	46,970	
		The Atrium@Orchard	29.3	3		99	2107		SGD	735	735	-	53,582	
		The Star Vista	100.0			60	2067		SGD	276	276	-	24,000	
		Westgate	78.8	3		99	2110		SGD	1,064	1,064	-	55,178	
Singapore Total										13,683	13,472	2,270	975,734	
Grand Total													5,067,957	

CapitaLand Property Portfolio as at 30 Jun 2016

Group SERVICED RESIDENCES

Country	City	Property	Effective Stake (%)	Note	Status	Tenure (Years)	Tenure Expiry	Lease Type	Currency	Valuation @ 30 Jun 2016 (million)	Valuation @ 31 Dec 2015 (million)	No. of Units	
Australia	Melbourne	Citadines on Bourke Melbourne	43.7	7		Freehold	-		AUD	161	159	380	
		Somerset on Elizabeth Melbourne	100.0			Freehold	-		AUD	7	7	34	
	Perth	Citadines St Georges Terrace Perth	43.7	7		Freehold	-		AUD	26	26	85	
	Sydney	Quest Campbelltown	43.7	7		Freehold	-		AUD	19	19	81	
		Quest Mascot	43.7	7		Freehold	-		AUD	27	26	91	
		Quest Sydney Olympic Park	43.7	7		99	2111		AUD	42	42	140	
Australia Total									282	279	811		
Belgium	Brussels	Citadines Sainte-Catherine Brussels	43.7	7		Freehold	-		EUR	20	19	169	
		Citadines Toison d'Or Brussels	43.7	7		Freehold	-		EUR	18	19	154	
Belgium Total										38	38	323	
China	Beijing	Fortune Garden Apartments	43.7	7,8		70	2068		RMB	423	550	43	
	Chengdu	Somerset Riverview Chengdu	36.1			50	2049		RMB	524	524	200	
	Chongqing	Somerset JieFangBei Chongqing	36.1			40	2037		RMB	230	230	157	
	Dalian	Somerset Grand Central Dalian	43.7	7		50	2056		RMB	545	545	195	
	Guangzhou	Ascott Guangzhou	43.7	7		70	2074		RMB	505	495	207	
	Shanghai	Ascott Heng Shan Shanghai	100.0			50	2054		RMB	1,283	1,258	90	
		Citadines Biyun Shanghai	43.7	7		70	2064		RMB	320	330	180	
		Somerset Xu Hui Shanghai	43.7	7		70	2066		RMB	360	340	168	
		The Paragon Towers 5 & 6	99.0			70	2072		RMB	2,435	2,405	105	
	Shenyang	Somerset Heping Shenyang	43.7	7		40	2046		RMB	415	415	270	
	Suzhou	Citadines Xinghai Suzhou	43.7	7		70	2066		RMB	145	135	167	
	Tianjin	Somerset International Building Tianjin	36.1			50	2044		RMB	830	830	108	
		Somerset Olympic Tower Property Tianjin	43.7	7		70	2062		RMB	330	323	185	
		Somerset Youyi Tianjin	36.1			50	2052		RMB	400	430	240	
	Wuhan	Citadines Zhuankou Wuhan	43.7	7		40	2043		RMB	225	231	249	
	Xi'an	Citadines Central Xi'an		36.1			40	2036	Commercial		-	-	-
						70	2066	Residential	RMB	133	133	148	
		Citadines Gaoxin Xi'an	43.7	7		50	2056		RMB	260	270	251	
	China Total									9,363	9,444	2,963	
China - Hong Kong	Hong Kong	CHI 138	100.0			999	-		HKD	445	445	52	
		The Mercer, Hong Kong	100.0			999	-		HKD	520	520	55	
China - Hong Kong Total									965	965	107		
France	Cannes	Citadines Croisette Cannes	43.7	7		Freehold	-		EUR	4	4	58	
	Grenoble	Citadines City Centre Grenoble	43.7	7		Freehold	-		EUR	7	8	106	
	Lille	Citadines City Centre Lille	43.7	7		Freehold	-		EUR	10	10	101	
	Lyon	Citadines Presqu'île Lyon	43.7	7		Freehold	-		EUR	14	14	116	
	Marseille	Citadines Castellane Marseille	43.7	7		Freehold	-		EUR	7	7	97	
		Citadines Prado Chanot Marseille	43.7	7		Freehold	-		EUR	6	6	77	
	Montpellier	Citadines Antigone Montpellier	43.7	7		Freehold	-		EUR	9	9	122	
	Paris	Citadines Austerlitz Paris	43.7	7		Freehold	-		EUR	7	7	50	
		Citadines Didot Montparnasse Paris	43.7	7		Freehold	-		EUR	14	14	80	
		Citadines Les Halles Paris	43.7	7		Freehold	-		EUR	64	62	189	
		Citadines Maine Montparnasse Paris	43.7	7		Freehold	-		EUR	15	15	67	
		Citadines Montmartre Paris	43.7	7		Freehold	-		EUR	23	24	111	
		Citadines Place d'Italie Paris	43.7	7		Freehold	-		EUR	37	36	169	
		Citadines République Paris	43.7	7		Freehold	-		EUR	14	14	76	
		Citadines Tour Eiffel Paris	43.7	7		Freehold	-		EUR	46	47	104	
		Citadines Trocadéro Paris	43.7	7		Freehold	-		EUR	29	29	97	
		La Clef Champs-Élysées Paris	50.0			Freehold	-		EUR	70	-	70	
	La Clef Louvre Paris	43.7	7		Freehold	-		EUR	32	32	51		
La Clef Tour Eiffel Paris	100.0			Freehold	-		EUR	86	89	112			
France Total									493	427	1,853		
Germany	Berlin	Citadines Kurfürstendamm Berlin	43.7	7		Freehold	-		EUR	11	11	117	
	Frankfurt	Citadines City Centre Frankfurt	99.0			Freehold	-		EUR	27	27	165	
	Hamburg	Citadines Michel Hamburg	99.0			99	2109		EUR	20	20	127	
		Madison Hamburg	43.7	7		Freehold	-		EUR	41	41	166	
	Munich	Citadines Arnulfpark Munich	43.3	7		Freehold	-		EUR	22	22	146	
Germany Total									120	121	721		

CapitaLand Property Portfolio as at 30 Jun 2016

Group SERVICED RESIDENCES

Country	City	Property	Effective Stake (%)	Note	Status	Tenure (Years)	Tenure Expiry	Lease Type	Currency	Valuation @ 30 Jun 2016 (million)	Valuation @ 31 Dec 2015 (million)	No. of Units
India	Ahmedabad	Citadines Parimal Garden Ahmedabad	100.0		A	Freehold	-		INR	389	389	225
	Bangalore	Somerset Galleria Bangalore	50.0		A	Freehold	-		INR	988	956	203
	Chennai	Citadines OMR Gateway Chennai	100.0		A	Freehold	-		INR	2,013	1,728	269
		Somerset Greenways Chennai	51.0			Freehold	-		INR	2,852	2,850	187
India Total										6,242	5,923	884
Indonesia	Jakarta	Ascott Jakarta	43.7	7		26	2024		USD	46	47	204
		Ascott Kuningan Jakarta	100.0			30	2027		IDR	835,000	835,000	185
		Somerset Grand Citra Jakarta	25.1	7		30	2024		USD	29	30	204
Indonesia Total											593	
Japan	Fukuoka	Actus Hakata V-Tower	43.7	7,9		Freehold	-		JPY	3,560	3,570	296
		Infini Garden	43.7	7,9		Freehold	-		JPY	6,560	6,560	389
	Hiroshima	Gravis Court Kakomachi	43.7	7,9		Freehold	-		JPY	588	588	63
		Gravis Court Kokutaiji	43.7	7,9		Freehold	-		JPY	438	438	48
		Gravis Court Nishiharaekimae	43.7	7,9		Freehold	-		JPY	370	370	29
	Kobe	S-Residence Shukugawa	88.9	9		Freehold	-		JPY	438	438	33
	Kyoto	Citadines Karasuma-Gojo Kyoto	43.7	7		Freehold	-		JPY	4,410	4,260	124
		Kasahokomachi	88.9	9		Freehold	-		JPY	2,050	2,050	190
	Nagoya	Marunouchi Central Heights	88.9	9		Freehold	-		JPY	523	523	30
	Osaka	S-Residence Fukushima Luxe	43.7	7,9		Freehold	-		JPY	3,040	3,040	178
		S-Residence Gakuenzaka	88.9	9		Freehold	-		JPY	953	953	58
		S-Residence Hommachi Marks	43.7	7,9		Freehold	-		JPY	1,480	1,480	110
		S-Residence Midoribashi Serio	43.7	7,9		Freehold	-		JPY	1,360	1,360	98
		S-Residence Namba Viale	88.9	9		Freehold	-		JPY	1,393	1,393	116
		S-Residence Tanimachi 9 chome	43.7	7,9		Freehold	-		JPY	1,610	1,610	102
	Sapporo	Big Palace Kita 14jo	43.7	7,9		Freehold	-		JPY	1,490	1,480	140
	Tokyo	Asyl Court Nakano Sakaue Tokyo	43.7	7,9		Freehold	-		JPY	1,350	1,350	62
		Citadines Central Shinjuku Tokyo	43.7	7		Freehold	-		JPY	10,300	9,760	206
		Citadines Shinjuku Tokyo	43.7	7		Freehold	-		JPY	8,820	8,530	160
		Gala Hachimanyama I Tokyo	43.7	7,9		Freehold	-		JPY	1,320	1,330	76
		Gala Hachimanyama II Tokyo	43.7	7,9		Freehold	-		JPY	257	258	16
		Joy City Koishikawa Shokubutsuen Tokyo	43.7	7,9		Freehold	-		JPY	801	801	36
		Joy City Kuramae Tokyo	43.7	7,9		Freehold	-		JPY	1,200	1,200	60
		Roppongi Residences Tokyo	43.7	7,9		Freehold	-		JPY	3,000	3,000	64
		Somerset Azabu East Tokyo	43.7	7		Freehold	-		JPY	3,610	3,560	79
		Somerset Shinagawa Tokyo	50.0			Freehold	-		JPY	3,600	3,600	50
		Zesty Akebonobashi Tokyo	43.7	7,9		Freehold	-		JPY	281	283	12
		Zesty Gotokuji Tokyo	43.7	7,9		Freehold	-		JPY	278	278	15
		Zesty Higashi Shinjuku Tokyo	43.7	7,9		Freehold	-		JPY	424	425	19
		Zesty Kagurazaka I Tokyo	43.7	7,9		Freehold	-		JPY	415	419	20
		Zesty Kagurazaka II Tokyo	43.7	7,9		Freehold	-		JPY	410	409	20
		Zesty Kasugacho Tokyo	43.7	7,9		Freehold	-		JPY	471	471	32
		Zesty Koishikawa Tokyo	43.7	7,9		Freehold	-		JPY	267	267	15
Zesty Komazawa Daigaku II Tokyo	43.7	7,9		Freehold	-		JPY	724	725	29		
Zesty Nishi Shinjuku III Tokyo	43.7	7,9		Freehold	-		JPY	724	724	29		
Zesty Sakura Shinmachi Tokyo	43.7	7,9		Freehold	-		JPY	417	417	17		
Zesty Shin Ekoda Tokyo	43.7	7,9		Freehold	-		JPY	297	298	18		
Zesty Shoin Jinja II Tokyo	43.7	7,9		Freehold	-		JPY	377	381	17		
Zesty Shoin Jinja Tokyo	43.7	7,9		Freehold	-		JPY	334	334	16		
Japan Total										69,940	68,933	3,072
Malaysia	Kuala Lumpur	Ascott Kuala Lumpur	50.0			Freehold	-		MYR	225	225	221
		Somerset Ampang Kuala Lumpur	43.7	7		Freehold	-		MYR	164	170	205
Malaysia Total										389	395	426
Philippines	Makati	Ascott Makati	43.7	7		48	2044		PHP	4,424	4,200	362
		Somerset Millennium Makati	27.6	7		Freehold	-		PHP	520	505	132
Philippines Total										4,944	4,705	494
Singapore	Singapore	Ascott Raffles Place Singapore	43.7	7		999	2890		SGD	223	224	146
		Citadines Mount Sophia Property Singapore	43.7	7		96	2105		SGD	133	134	154
		Somerset Liang Court Property Singapore	43.7	7		97	2077		SGD	210	210	197
Singapore Total									566	568	497	

CapitaLand Property Portfolio as at 30 Jun 2016

Group SERVICED RESIDENCES

Country	City	Property	Effective Stake (%)	Note	Status	Tenure (Years)	Tenure Expiry	Lease Type	Currency	Valuation @ 30 Jun 2016 (million)	Valuation @ 31 Dec 2015 (million)	No. of Units
Spain	Barcelona	Citadines Ramblas Barcelona	43.7	7		Freehold	-		EUR	43	35	131
Spain Total										43	35	131
Thailand	Bangkok	Ascott Sathorn Bangkok	40.0			50	2054		THB	1,230	1,230	177
		Citadines Sukhumvit 11 Bangkok	49.0			Freehold	-		THB	419	419	127
		Citadines Sukhumvit 16 Bangkok	49.0			Freehold	-		THB	231	231	79
		Citadines Sukhumvit 23 Bangkok	49.0			Freehold	-		THB	420	420	138
		Citadines Sukhumvit 8 Bangkok	49.0			Freehold	-		THB	373	373	130
Thailand Total										2,673	2,673	651
United Kingdom	London	Citadines Barbican London	43.7	7		Freehold	-		GBP	44	39	129
		Citadines Holborn-Covent Garden London	43.7	7		Freehold	-		GBP	89	89	192
		Citadines South Kensington London	43.7	7		Freehold	-		GBP	41	41	92
		Citadines Trafalgar Square London	43.7	7		Freehold	-		GBP	98	98	187
		The Cavendish London	100.0				150	2158		GBP	159	159
United Kingdom Total										431	426	830
Vietnam	Hai Phong City	Somerset Central TD Hai Phong City	90.0			65	2076		VND	445,000	445,000	132
		Hanoi	Somerset Grand Hanoi	33.2	7		45	2038		VND	1,811,000	1,778,000
	Hanoi	Somerset Hoa Binh Hanoi	39.3	7		36	2042		VND	751,000	773,500	206
		Somerset West Lake Hanoi	30.6	7		49	2041		VND	233,500	250,500	90
		Ho Chi Minh City	Somerset Chancellor Court Ho Chi Minh City	29.3	7		48	2041		VND	968,500	958,500
	Ho Chi Minh City	Somerset Ho Chi Minh City	28.7	7		45	2039		VND	740,000	715,000	165
Vietnam Total										4,949,000	4,920,500	950
United States Of America	New York City	Element New York Times Square West	43.7	7		99	2112		USD	175	175	411
		Sheraton Tribeca New York Hotel	43.7	7		99	2112		USD	166	-	369
United States Of America Total										341	175	780
Grand Total												16,086

CapitaLand Property Portfolio as at 30 Jun 2016

Group COMMERCIAL/ CAR PARK

Country	City	Property	Effective Stake (%)	Note	Status	Tenure (Years)	Tenure Expiry	Lease Type	Currency	Valuation @ 30 Jun 2016 (million)	Valuation @ 31 Dec 2015 (million)	Net Lettable Area (sqm)
China	Shanghai	Innov Tower	100.0			50	2054		RMB	1,154	1,137	40,445
China Total										1,154	1,137	40,445
Japan	Tokyo	Shinjuku Front Tower	20.0			Freehold	-				-	57,568
Japan Total											-	57,568
Singapore	Singapore	Bugis Village	32.0	2, ^		99	2088		SGD	50	54	11,254
		CapitaGreen	62.8	2,10		99	2073		SGD	1,601	1,587	65,322
		Capital Tower	32.0	2		99	2094		SGD	1,319	1,317	68,584
		Golden Shoe Car Park	32.0	2		99	2081		SGD	141	141	4,333
		HSBC Building	32.0	2		999	-		SGD	455	452	18,624
		One George Street	32.0	2		99	2102		SGD	1,012	1,010	41,564
		Six Battery Road	32.0	2		999	-		SGD	1,365	1,358	45,911
		Twenty Anson	32.0	2		99	2106		SGD	431	431	19,199
	Wilkie Edge	32.0	2		99	2105		SGD	199	199	14,357	
Singapore Total										6,573	6,549	289,148
Grand Total												387,161

Status

- A Under Development
- B Future Development

Legends

- ¹ Held through CapitaLand Malaysia Mall Trust.
- ² Held through CapitaLand Commercial Trust.
- ³ Held through CapitaLand Mall Trust.
- ⁴ Held through CapitaLand Retail China Trust.
- ⁵ Mall in Cochin is held through a combination of equity and debentures.
- ⁶ ION Orchard and ION Orchard Link are parts of the same project.
- ⁷ Held through Ascott Residence Trust (Ascott Reit).
- ⁸ Ascott Reit has commenced the strata sale of its 81 units Fortune Garden Apartments (formerly known as Somerset Grand Fortune Garden Property Beijing) as announced in October 2013.
- ⁹ Japan Corporate Leasing.
- ¹⁰ Includes direct stake and indirect stake held through CapitaLand Commercial Trust.

* 50-year leasehold applicable to foreigners.

@ Project development expenditure of Funan Digitalife Mall includes proposed development and related costs such as financing, technology and professional fees.

^ The valuation of Bugis Village took into account the right of the President of the Republic of Singapore, as Lessor under the State Lease, to terminate the said Lease on 1 April 2019.

For China malls, GFA excludes carpark area.

Valuation of investment properties is on 100% basis. Valuation excludes strada/ trading portions in the properties.

CapitaLand China Residential and Strata Sales Pipeline as at Jun 2016

Tier	City	Project	Effective Stake	Type	Initial Sales	Constr. Start	Completion	Total Units	Total Area (sqm)	Units Launched	Area Launched (sqm)	Future Launched Units	Future Launched Area (sqm)	Sold Units	Sold Area (sqm)	Unsold Units	Unsold Area (sqm)
1	Beijing	The Beaufort	100%	Residential	2010	2010	2016	955	85,040	915	79,160	40	5,880	915	79,160	-	-
			Commercial	2012	2010	2016		2,144		1,054		1,090		1,054			
		Vermont Hills	80%	Residential	2015	2014	2021	1,036	389,501	86	49,472	950	340,029	72	38,095	14	11,377
	Guangzhou	Città di Mare	45%	Residential	2016	2014	2021	4,262	615,709	-	-	4,262	615,709	-	-	-	-
			Commercial	2017	2014	2021		6,713		-		6,713		-			
		Dolce Vita	48%	Residential	2011	2010	2017	2,796	347,797	2,756	337,346	40	10,451	2,638	314,899	118	22,447
			Commercial	2013	2010	2017		5,420			3,620		1,800		3,092		528
		LFIE (PYD)	45%	Residential	2018	2018	2024	4,814	486,794	-	-	4,814	486,794	-	-	-	-
		Project Datansha Ph 1A	80%	Residential	2017	2016	2019	922	95,437	-	-	922	95,437	-	-	-	-
	Shanghai	Vista Garden	100%	Residential	2014	2013	2016	1,939	167,733	1,767	154,575	172	13,158	1,341	119,711	426	34,864
			Commercial	2017	2013	2016		22,657		-		22,657		-			
		Hanzhonglu Plot 92	70%	Residential	2018	2016	2019	138	26,912	-	-	138	26,912	-	-	-	-
			Commercial	2019	2016	2019		2,626		-	-		2,626		-		
		Lotus Mansion	80%	Residential	2014	2013	2015	398	49,192	398	49,192	-	-	398	49,192	-	-
		Commercial	2016	2013	2016		274		-	-		274		-			
New Horizon Phase 1		95%	Residential	2014	2013	2015	970	84,856	970	84,856	-	-	970	84,856	-	-	
	Commercial	2016	2013	2015		367		-	-		367		-				
Shenzhen	New Horizon Phase 2	95%	Residential	2016	2015	2018	766	67,091	-	-	766	67,091	-	-	-	-	
		Commercial	2018	2015	2018		14,700		-	-	14,700		-				
	The Paragon	99%	Residential	2011	2007	2014	178	45,893	178	45,893	-	-	167	42,253	11	3,640	
		Commercial	2016	2007	2014		3,270		-	-	3,270		-				
	The Pinnacle	80%	Residential	2010	2009	2013	539	52,844	539	52,844	-	-	539	52,844	-	-	
		Commercial	2015	2009	2013		270		-	-			-			270	
ONE iPARK	73%	Int Devt - Resi	2015	2013	2016	243	36,600	241	36,271	2	329	192	26,834	49	9,437		
Tier 1 Total								19,956	2,613,841	7,850	894,553	12,106	1,719,289	7,232	811,990	618	82,563
2	Chengdu	Century Park (East site)	60%	Residential	2016	2016	2021	1,881	223,127	-	-	1,881	223,127	-	-	-	-
			Commercial	2019	2016	2021		13,054		-		13,054		-			
		Century Park (West site)	60%	Residential	2014	2014	2018	2,003	192,128	1,647	158,561	356	33,567	1,372	131,972	275	26,589
			Commercial	2017	2014	2018		13,249		-	-	13,249		-			
		Parc Botanica	56%	Residential	2013	2013	2018	3,595	324,985	1,700	149,649	1,895	175,336	1,576	139,590	124	10,059
			Commercial	2017	2013	2018		37,754		-	-	37,754		-			
		The Botanica	15%	Residential	2005	2004	2014	9,664	983,300	9,664	983,300	-	-	9,664	983,300	-	0
		Commercial	2008	2004	2014		52,913			52,106		806		51,590		516	
	The Loft	100%	Residential	2009	2008	2013	4,446	458,470	4,446	458,470	-	-	4,446	458,470	-	-	
		Commercial	2014	2008	2013		1,466			1,466		-		-		1,466	
	Skyline (Raffles City Chengdu)	55%	Int Devt - Resi	2013	2008	2015	88	28,581	88	28,581	-	-	3	762	85	27,819	
	Hangzhou	Imperial Bay	100%	Residential	2011	2010	2014	462	83,179	462	83,179	-	-	462	83,179	-	-
			Commercial	2014	2010	2014		799									799
		Riverfront	100%	Residential	2015	2013	2016	686	69,648	662	66,745	24	2,903	581	56,960	81	9,785
			Commercial	2016	2013	2016		468				468					
	Sky Habitat (Raffles City Hangzhou)	55%	Int Devt - Resi	2015	2010	2017	102	33,895	102	33,895	-	-	44	14,550	58	19,345	
	Raffles City Hangzhou Office Tower 1	55%	Int Devt - Com	2014	2010	2017	23,756	23,756	23,756	23,756	-	-	-	9,128	-	14,629	
	Ningbo	Summit Era	100%	Residential	2015	2014	2016	1,085	117,273	474	51,391	611	65,882	304	32,002	170	19,389
			Commercial	2017	2014	2016		2,585				2,585					
		Summit Residences (Plot 1)	100%	Residential	2013	2012	2014	38	10,147	38	10,147	-	-	18	4,912	20	5,235
	The Summit Executive Apartments (Raffles City Ningbo)	55%	Int Devt - Resi	2012	2009	2013	180	19,732	180	19,732	-	-	39	4,021	141	15,711	
	Shenyang	Lake Botanica	60%	Residential	2009	2009	2022	9,080	770,988	3,871	315,644	5,209	455,344	3,416	278,002	455	37,642
			Commercial	2015	2011	2022		55,033		84		54,949		83		0	
Tianjin	International Trade Centre	100%	Residential	2011	2011	2014	1,305	112,346	1,305	112,346	-	-	1,048	86,006	257	26,340	
Wuhan	The Lakeside	100%	Residential	2012	2012	2019	2,202	215,615	852	72,633	1,350	142,983	628	55,021	224	17,611	
		Commercial	2012	2012	2016		3,707				3,707						
Wuxi	Central Park City	15%	Residential	2007	2007	2018	5,339	596,175	4,331	494,243	1,008	101,932	4,319	493,241	12	1,002	
		Commercial	2007	2007	2018		57,867		4,069		53,798		2,892		1,177		
Xian	La Botanica	38%	Residential	2008	2008	2022	27,833	2,704,999	12,743	1,217,457	15,090	1,487,542	12,359	1,172,785	384	44,672	
		Commercial	2016	2008	2022		259,581				259,581						
Tier 2 Total								69,989	7,466,820	42,565	4,338,253	27,424	3,128,567	40,279	4,058,468	2,286	279,785
3	Foshan	Beau Residences	100%	Residential	2009	2007	2012	648	47,086	648	47,086	-	-	648	47,086	-	-
			Commercial	2009	2007	2012		1,296				1,296					1,296
		La Cite	100%	Residential	2011	2007	2014	879	72,276	879	72,276	-	-	879	72,276	-	-
		Commercial	2013	2007	2014		8,855				8,855		4,281		4,574		
	Riverside Ville	100%	Residential	2009	2007	2011	758	110,573	758	110,573	-	-	758	110,573	-	-	
	Commercial	2011	2007	2011		9,367			9,367				1,848		7,519		
Kunshan	The Metropolis	70%	Residential	2010	2009	2020	5,745	576,463	4,081	393,293	1,664	183,170	4,067	391,816	14	1,477	
		Commercial	2014	2013	2020		73,651		1,711		71,940		1,173		538		
Tier 3 Total								8,030	899,567	6,366	644,457	1,664	255,110	6,352	629,053	14	15,404
Grand Total								97,975	10,980,229	56,781	5,877,263	41,194	5,102,966	53,863	5,499,512	2,918	377,751
Residential								97,362	10,183,578	56,170	5,650,331	41,192	4,533,247	53,585	5,378,202	2,585	272,129
Commercial								-	654,086	-	84,697	-	569,390	-	66,015	-	18,682
Int Devt - Resi								613	118,808	611	118,479	2	329	278	46,167	333	72,311
Int Devt - Com								-	23,756	-	23,756	-	-	-	9,128	-	14,629

Notes:

- a. Effective Stake %: CL's effective stake held in the projects.
- b. The no of units, area and expected date of initial sales/construction start date/completion for new projects/ phases that are not launched are based on current design planning and are subject to changes.
- c. Sales information is based on options issued.