CAPITALAND INVESTMENT LIMITED
Registration Number: 200308451M
(Incorporated in the Republic of Singapore)

ANNOUNCEMENT

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

CapitaLand Investment Limited ("**CLI**") wishes to announce the transactions carried out during the period 1 January 2025 to 30 June 2025 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The transactions are not expected to have any material impact on the net tangible assets or earnings per share of the CLI Group for the financial year ending 31 December 2025.

Save as disclosed in Annex A, none of the Directors or the controlling shareholder of CLI has any interest, direct or indirect, in the transactions.

By Order of the Board

Hon Wei Seng
Company Secretary
14 August 2025

Annex A to
Announcement Pursuant to Rule 706A of the Listing Manual
Period 1 January 2025 to 30 June 2025
Date of Announcement: 14 August 2025

1 **INCORPORATION OF WHOLLY OWNED SUBSIDIARIES**

Incorporated the following wholly owned subsidiaries as part of its ongoing business development:

1.	Name	:	Guangzhou Kaiyun Management & Consulting Co., Ltd. 广州凯云管理咨询有限公司
	Principal Activity	:	Management and consulting
	Registered Share Capital	:	RMB1,000,000 (approximately S$185,500)
	Country of Incorporation	:	People's Republic of China
2.	Name	:	Shanghai Kaiyao Management & Consulting Co., Ltd. 上海凯曜管理咨询有限公司
	Principal Activity	:	Management and consulting
	Registered Share Capital	:	RMB100,000 (approximately S$18,650)
	Country of Incorporation	:	People's Republic of China
3.	Name	:	Shanghai Kaisi Corporate Management Co., Ltd. 上海凯肆企业管理有限公司
	Principal Activity	:	Management and consulting
	Registered Share Capital	:	RMB10,000,000 (approximately S$1,865,000)
	Country of Incorporation	:	People's Republic of China
4.	Name	:	Beijing Yahe Rental Housing Co., Ltd. 北京雅和住房租赁有限公司
	Principal Activity	:	Serviced apartments
	Registered Share Capital	:	RMB1,000,000 (approximately S$184,550)
	Country of Incorporation	:	People's Republic of China
5.	Name	:	Zhuozhou CapitaLand Data Service Co., Ltd. 涿州凯德数据服务有限公司
	Principal Activity	:	Technology services
	Registered Share Capital	:	RMB1,000,000 (approximately S$184,250)
	Country of Incorporation	:	People's Republic of China
6.	Name	:	Beijing Yunshu Property Management Co., Ltd. 北京云枢物业管理有限公司
	Principal Activity	:	Property management
	Registered Share Capital	:	RMB2,000,000 (approximately S$360,700)
	Country of Incorporation	:	People's Republic of China

7.	Name	:	CIGF2 GP Pte. Ltd.
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
8.	Name	:	Credo Three AU Pte. Ltd.
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	AUD1 (approximately S$0.80) comprising one ordinary share
	Country of Incorporation	:	Singapore
9.	Name	:	Credo Four AU Pte. Ltd.
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	AUD1 (approximately S$0.80) comprising one ordinary share
	Country of Incorporation	:	Singapore
10.	Name	:	CLI Finco Pte. Ltd.
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
11.	Name	:	CLSP AU Pte. Ltd.
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	AUD1 (approximately S$0.80) comprising one ordinary share
	Country of Incorporation	:	Singapore

2 **INCORPORATION OF SUBSIDIARIES**

Incorporated the following subsidiaries as part of its ongoing business development:

1.	Name	:	CapitaLand India Business Park Fund 2 Pte. Ltd. ("**CIBPF2**")
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
2.	Name	:	CIBPF2 (FPI) Pte. Ltd. ("**CIBPF2FPI**")
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore

3.	Name	:	CIBPF2 Biz Park 1 Pte. Ltd. ("**CIBPF2BP1**")
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
4.	Name	:	CIBPF2 Biz Park 2 Pte. Ltd. ("**CIBPF2BP2**")
	Principal Activity	:	Investment holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore

CapitaLand Investment Limited ("**CLI**") currently holds an effective interest of 40.5% (through CapitaLand India Business Park Fund Pte. Ltd. ("**CIBPF**")) in CIBPF2, CIBPF2FPI, CIBPF2BP1 and CIBPF2BP2, with the balance 59.5% held by unrelated third parties.

As CLI Group retains control over the composition of a majority of the board of CIBPF under a shareholders agreement executed in relation to CIBPF, CIBPF2, CIBPF2FPI, CIBPF2BP1 and CIBPF2BP2 are deemed to be subsidiaries of CLI.

3 INCORPORATION OF ASSOCIATED COMPANY

Incorporated, together with unrelated party, an associated company as part of its ongoing business development:

Name	:	Jincity Hotel Management (Shanghai) Co., Ltd. 锦诗庭酒店管理(上海)有限公司
Principal Activity	:	Hotel management, property management and information technology consulting services
Registered Share Capital	:	RMB50,000,000 (approximately S$9,240,000)
Country of Incorporation	:	People's Republic of China

CLI holds an effective interest of 50% in Jincity Hotel Management (Shanghai) Co., Ltd. and the rest is held by an unrelated party.

4 INVESTMENT IN A SUBSIDIARY

Subscribed, through AIL 8 Pte. Ltd., a 51% indirect subsidiary of CLI, for 149,500 equity shares (the "**Subscription Shares**") in Kasne Opal Private Limited ("**KOPL**") at an aggregate issue price of INR1,495,000 (approximately S$23,103). The Subscription Shares represent 99.67% of the total number of issued equity shares in KOPL. The remaining equity shares are held by parties unrelated to CLI.

KOPL is incorporated in India and is principally engaged in the development and leasing of industrial and logistics parks in India.

5 **CHANGE OF INTEREST IN SUBSIDIARY**

Acquired (through CLI's wholly owned subsidiary) the remaining 42.23% equity interest in Gi Greens Pte. Ltd. ("**Gi Greens**") from its other shareholder for a cash consideration of S$1. Prior to the acquisition of the additional interest, CLI owned a 57.77% interest in Gi Greens.

The consideration was arrived at on a willing-buyer and willing-seller basis taking into account the adjusted net asset value of the equity interest.

Following the completion of the acquisition, Gi Greens has become a wholly owned subsidiary of CLI.

6 **ACQUISITION OF 40% INTEREST IN SC CAPITAL PARTNERS GROUP**

Acquired 40% of:
(a) the issued and paid-up ordinary shares in each of SCCP Group Holdings Pte. Ltd. and SC Capital Holdings Ltd (collectively, the "**Target Companies**"); and
(b) the interests in SCM VI Investment Trust (together with the Target Companies, the "**Target Entities**"),
(collectively, the "**Acquired Interest**"), for a cash consideration of US$214 million, subject to customary post-closing adjustments[1] (the "**Consideration**").

The Consideration was negotiated on a willing-buyer willing-seller basis, taking into account comparable trading and transacted earnings multiples. Based on the unaudited pro forma financial statements of the Target Entities and their subsidiaries, the net asset value of the Acquired Interest as at completion was S$21.4 million.

Following completion in March 2025, the Target Companies have become associated companies of CLI.

For further details, please refer to the announcement dated 20 November 2024 titled "Acquisition of Interests in SC Capital Partners Group".

[1] Including post-closing adjustments, the Consideration was US$223.5 million (approximately S$301 million, based on an exchange rate of US$1 = S$1.34652).

7 **ACQUISITION OF SHARES IN WINGATE GROUP HOLDINGS PTY LTD**

Acquired 100% of the issued share capital of Wingate Group Holdings Pty Ltd ("**WGH**") from unrelated third parties (the "**Acquisition**") for a cash consideration of A$200 million (approximately S$166 million[1])(the "**Consideration**"), subject to completion adjustments.

The Consideration was negotiated on a willing-buyer willing-seller basis, taking into account comparable trading and transacted earnings multiples. In addition, the Acquisition provides for an earn-out that is payable subject to the satisfaction of certain performance hurdles over a three-year period post-completion of the Acquisition.

Based on the unaudited pro forma consolidated financial statements of WGH group, the net asset value of the acquired shares was approximately A$84 million (approximately S$70 million[1]) as at 31 May 2025.

Following completion of the Acquisition in June 2025, WGH has become a wholly owned subsidiary of CLI.

For further details, please refer to the news release dated 16 December 2024 titled "CapitaLand Investment announces strategic acquisition of Wingate to boost private credit capabilities and Australia presence".

[1] Based on an exchange rate of A$1 to S$0.83131.