



CapitaMall Xizhimen, Beijing, China

3Q 2026 Business Updates

23 October 2026

CapitaLand
CHINA TRUST



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Agenda

- 01 Key Highlights
- 02 Capital Management
- 03 Looking Forward
- 04 Appendix

First and Largest China-Focused S-REIT

Offers Diversified Exposure to China's Domestic Growth, with Unique Connectivity to both S-REIT and C-REIT Markets

S\$4.6 billion

Total Assets^{1,2}

~1.7 million

Gross Floor Area (sq m)¹

S\$1.1 billion

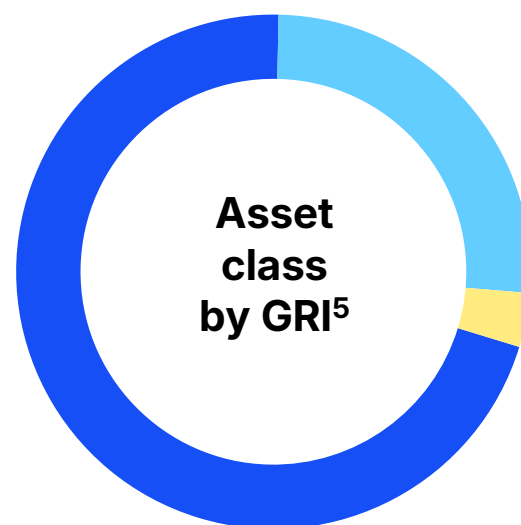
Market Cap³

7.9%

Distribution Yield⁴

25%

Sponsor's Stake in CLCT³



70.6%
Retail

Key asset class positioned to benefit from government initiatives aimed at boosting **domestic consumption**, enhancing long-term retail demand



26.0%
Business Parks

Strategically aligned with China's **technology and innovation-driven agenda**, providing exposure to key sectors such as Semiconductors, Electronics, and Information & Communications Technology (ICT)



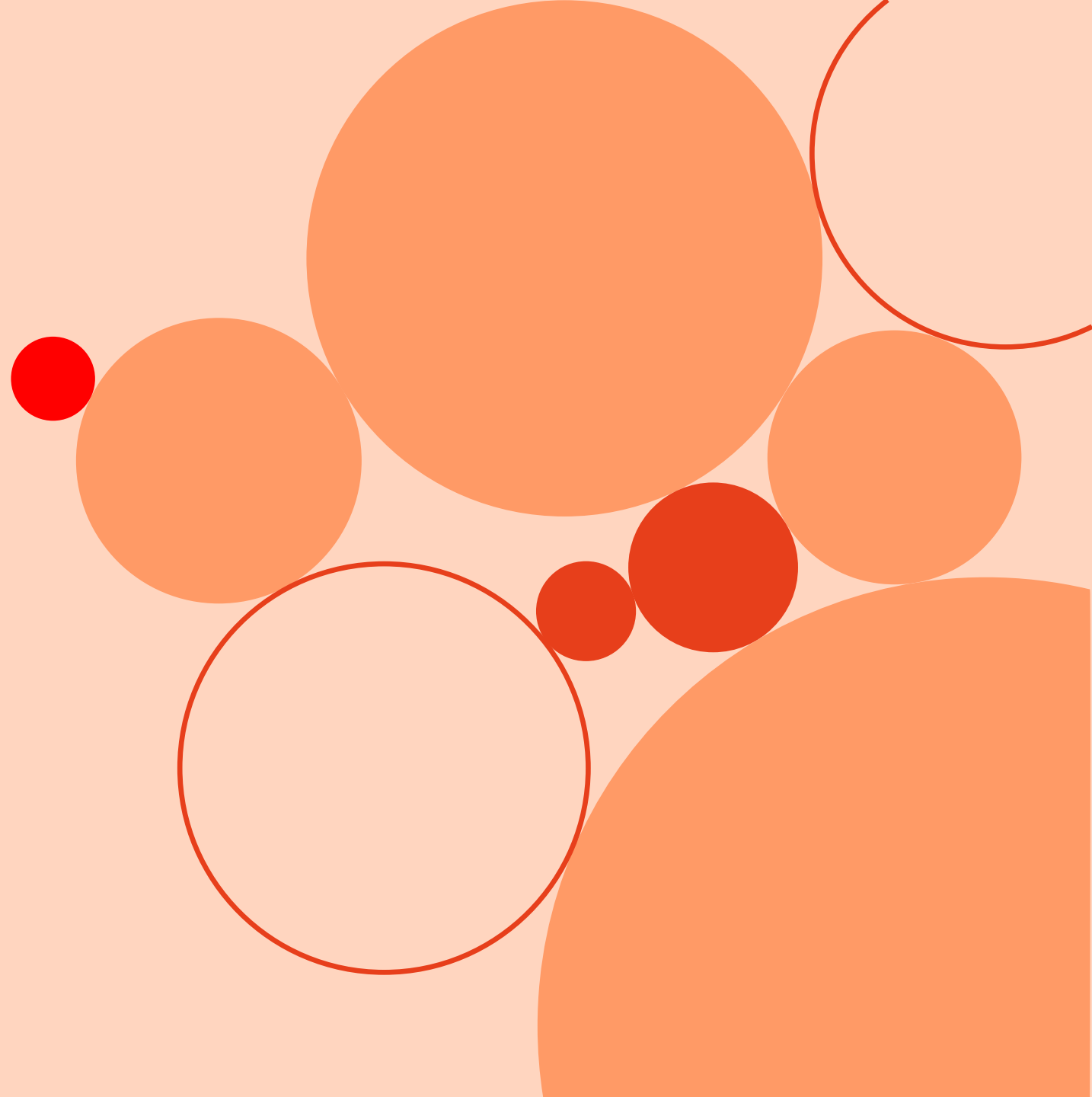
3.4%
Logistics Parks

Notes:

1. As at 30 June 2026.
2. Total Assets include a 5% stake in CLCR I with closing price of RMB 5.225 as at 30 September 2026.
3. As at 22 October 2026.
4. Based on trailing 12 months DPU (1 July 2025 to 30 June 2026) of 4.78 S cents, which included a distribution top-up of 0.33 S cents, and unit price of \$0.605 as at 22 October 2026.
5. As at 30 September 2026 on a 100% basis.

01

Key Highlights



9M 2026 Highlights

FINANCIAL PERFORMANCE

RMB 1,222.3 million

Gross Revenue

RMB 820.6 million

Net Property Income

RETAIL OPERATIONAL PERFORMANCE

97.2%

Occupancy¹

-3.0%

Rental Reversion²

3.5%

Tenants' Sales³

+1.9%

Shopper Traffic

CAPITAL MANAGEMENT

41.1%

Aggregate
Leverage⁴

3.04%

Average
Cost of Debt⁵

3.0x

Interest
Coverage Ratio⁶

2.7 years

Average
Term to Maturity

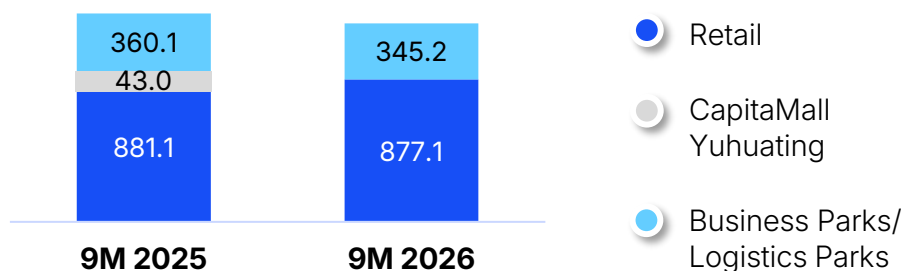
Notes:

1. Based on committed leases as at 30 September 2026.
2. Based on average rent of new leases vs average rent of preceding leases.
3. Excluding automobile sales, YTD September 2026 tenant sales would increase by 8.4% YoY and tenant sales per sqm would increase by 2.1% YoY.
4. Aggregate leverage is calculated based on the proportional share of total borrowings and deferred payments over deposited properties. CLCT does not have any deferred payments.
5. Based on the consolidated interest expense YTD for the respective financial period over weighted average borrowings on balance sheet for that financial period.
6. ICR ratio is calculated in accordance with the Property Funds Appendix guidelines with effect from 28 November 2024.

9M 2026 Financial Results Highlights

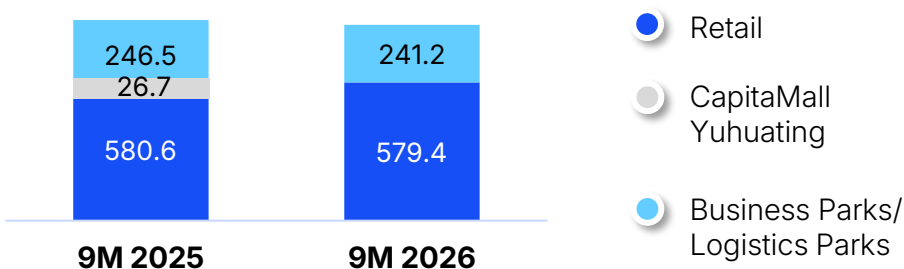
Gross Revenue (RMB million) -4.8% YoY

Same-store basis¹: -1.5% YoY



Net Property Income (RMB million) -3.9% YoY

Same-store basis¹: -0.8% YoY



- Retail revenue -5.1% YoY, mainly due to:**

- Divestment of CapitaMall Yuhuating
- Lower occupancy and rental rates at CapitaMall Xinnan, CapitaMall Grand Canyon, CapitaMall Wangjing and CapitaMall Aidemengdun

- Business Park/Logistics Park revenue -4.1% YoY, mainly due to:**

- Lower performance at Singapore-Hangzhou Science & Technology Park Phase I & II, Kunshan Bacheng Logistics Park, Wuhan Yangluo Logistics Park and Chengdu Shuangliu Logistics Park
- Partially lifted by improved occupancy at Shanghai Fengxian Logistics Park

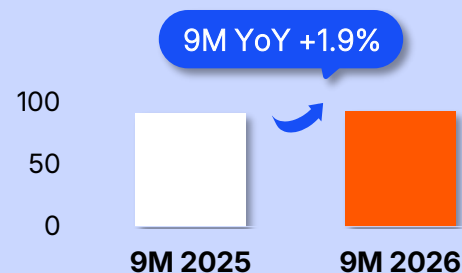
- On a same-store basis¹, the decline in 9M 2026 NPI was partially mitigated by cost reduction of 3.0% YoY. In SGD terms, NPI increased by 1.9% YoY due to the strengthening of RMB by 2.6% YoY.**

Note:

1. Excluding contribution from CapitaMall Yuhuating in 1H 2025.

Improvements in Retail Portfolio Shopper Traffic and Tenant Sales

9M YoY Shopper Traffic (million)



9M YoY Tenant Sales (RMB million)



9M YoY Sales Improvements in Key Trade Sectors

Food & Beverage: +2.6%

39.4% of Retail GRI

Introduction of trending dining brands in the market

IT & Telecommunications: +10.2%

5.0% of Retail GRI

Spending supported by product upgrades and consumer demand for premium smartphones, including AI-enabled and foldable devices

Sporting Goods & Apparel: +37.3%

3.9% of Retail GRI

Introduction of popular sports and lifestyle brands

Toys & Hobbies: +39.5%

3.0% of Retail GRI

Rising popularity of collectible toy market

During the 2026 Mid-Autumn Festival and National Day holiday period³, stable shopper traffic supported growth in tenant sales and sales productivity

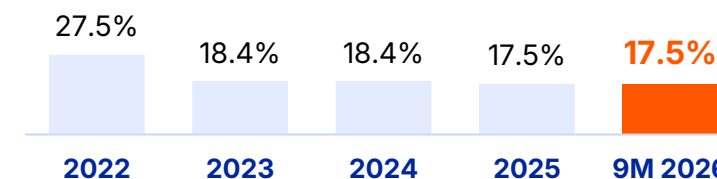
+10.7% YoY

Tenant Sales

+4.3% YoY

Tenant Sales per sqm

Occupancy Cost Remained Stable at 17.5%⁴

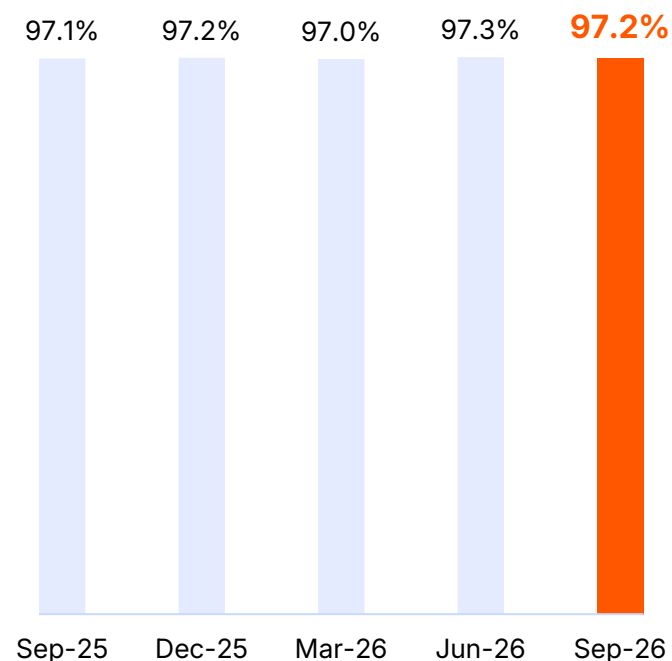


Notes:

1. Excluding automobile sales, YTD September 2026 tenant sales would increase by 8.4% YoY and tenant sales per sqm would increase by 2.1% YoY.
2. CLCT's tenant sales grew 3.5% YoY in the first nine months of 2026, against the backdrop of China's retail sales growth of 1.1% in the first nine months of 2026.
3. Comparison period: 25 September and 1-7 October 2026 vs. 1-8 October 2025.
4. Excludes supermarket and department store.

High Retail Occupancy of 97.2%¹

Committed Occupancy



Committed Occupancy	30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-26	30-Sep-26
CapitaMall Xizhimen	99.6%	99.1%	99.8%	99.4%	99.0%
Rock Square	99.0%	99.0%	99.3%	99.1%	98.4%
CapitaMall Wangjing	95.0%	96.0%	95.2%	96.1%	95.3%
CapitaMall Grand Canyon	98.1%	96.9%	95.9%	98.7%	97.1%
CapitaMall Xuefu	99.0%	98.8%	98.9%	98.0%	98.8% ▲
CapitaMall Xinnan	86.7%	88.4%	86.8% ²	86.9%	89.1% ▲
CapitaMall Nuohemule	100.0%	99.5%	100.0%	99.9%	100.0% ▲
CapitaMall Aidemengdun	95.7%	96.6%	96.4%	97.9%	96.8%

9M 2026 Retail Reversion: -3.0%^{3,4}

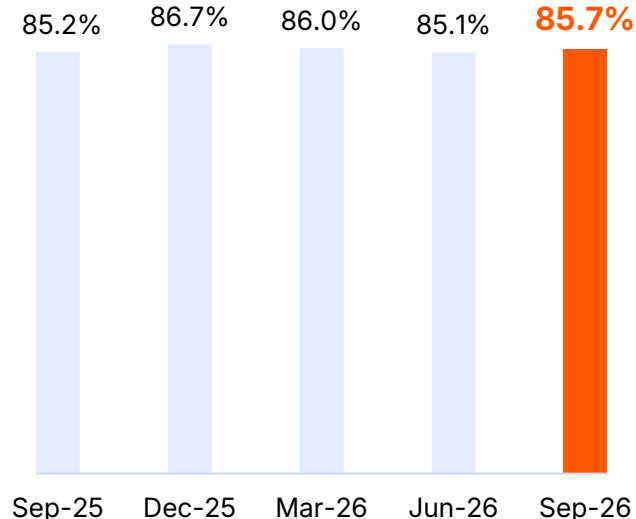
Reflecting strategic lease actions taken to upgrade two major anchor spaces, reinforcing the malls' core attractiveness and paving the way for a more robust tenant ecosystem.

Notes:

1. Based on committed leases as at 30 September 2026.
2. The decline in committed occupancy was attributed to the repositioning of certain spaces to enhance the tenant mix by incorporating more food & beverage and experiential tenants.
3. Based on average rent of new leases vs average rent of preceding leases.
4. Excluding two planned anchor adjustments and EV, Retail Portfolio reversion is -2.5%.

Business Park Occupancy of 85.7%¹

Committed Occupancy



Committed Occupancy	30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-26	30-Sep-26
Ascendas Xinsu Portfolio	95.9%	95.3%	95.9%	95.4%	96.0% ▲
Ascendas Innovation Towers	75.4%	85.2%	82.2%	80.1%	76.3% ²
Ascendas Innovation Hub	85.8%	86.7%	90.7%	90.7%	93.3% ▲
Singapore-Hangzhou Science & Technology Park Phase I	76.0%	73.6%	71.9%	71.0%	73.4% ▲
Singapore-Hangzhou Science & Technology Park Phase II	70.7%	74.9%	71.8%	70.6%	72.5% ▲

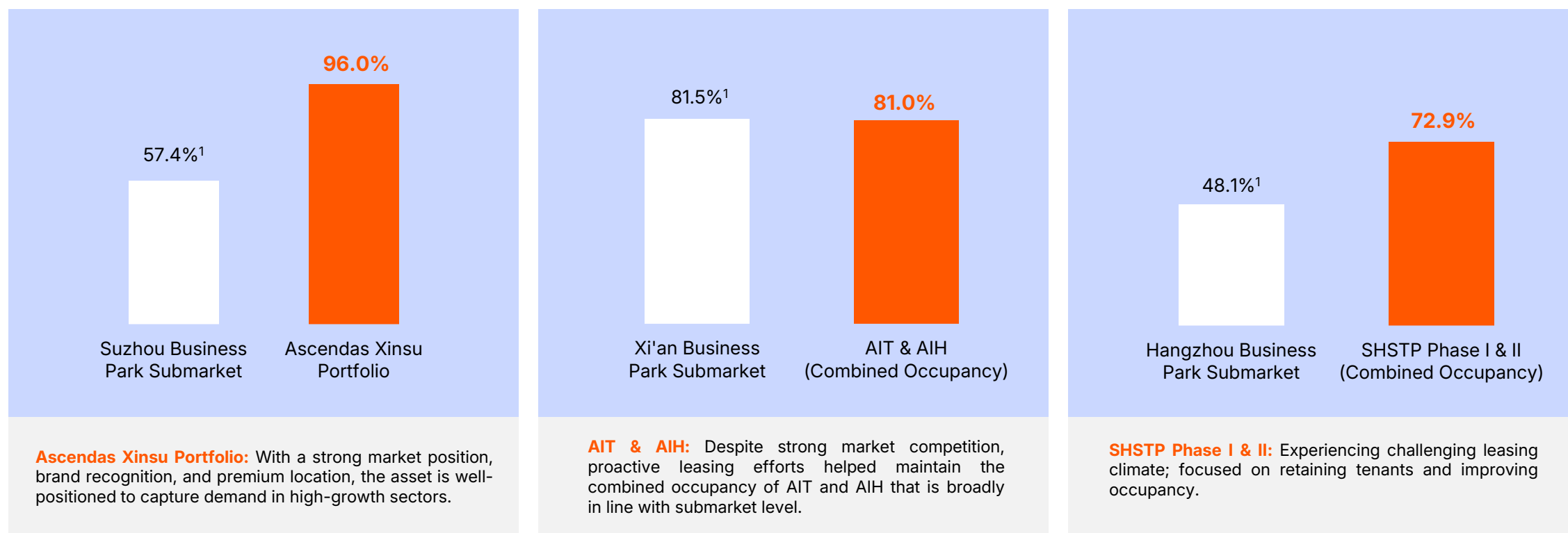
9M 2026 Business Park Reversion: -12.6%³

- Proactively prioritised occupancy through active retention of existing tenants and conversion of leasing pipelines. Approximately 175k sq m of renewals and new leases were secured in YTD Sep 2026, representing about 22.9% of total Business Park NLA.
- Customised leasing solutions implemented to support pipeline conversion, including the installation of additional elevators and the provision of tailored showroom and fit-out configurations to meet tenant requirements.

Notes:

- Based on committed leases as at 30 September 2026.
- Occupancy declined due to relocation and business restructuring of Information & Communications Technology tenants. Active leasing efforts are underway to secure tenants for the space.
- Based on average rent of new leases vs average rent of preceding leases.

Proactive Leasing and Asset Management Efforts to Boost Business Parks Occupancy

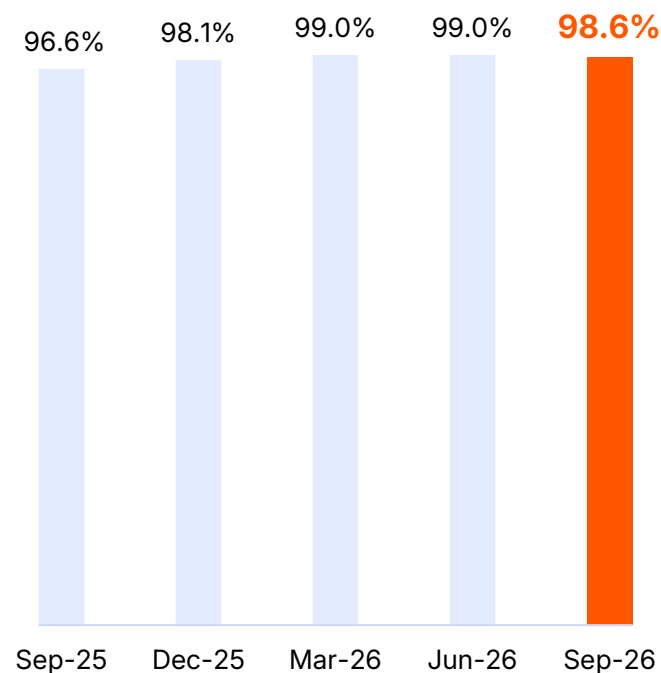


Note:

1. Colliers 3Q 2026: Suzhou, Xi'an and Hangzhou Business Park Market Overview.

High Logistics Park Occupancy of 98.6%¹

Committed Occupancy



Committed Occupancy	30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-26	30-Sep-26
Shanghai Fengxian Logistics Park	100.0%	100.0%	100.0%	100.0%	100.0%
Kunshan Bacheng Logistics Park	100.0%	100.0%	100.0%	100.0%	100.0%
Wuhan Yangluo Logistics Park	100.0%	100.0%	100.0%	100.0%	100.0%
Chengdu Shuangliu Logistics Park	86.5%	92.3%	96.2%	96.2%	94.3%

9M 2026 Logistics Park Reversion: -1.3%²

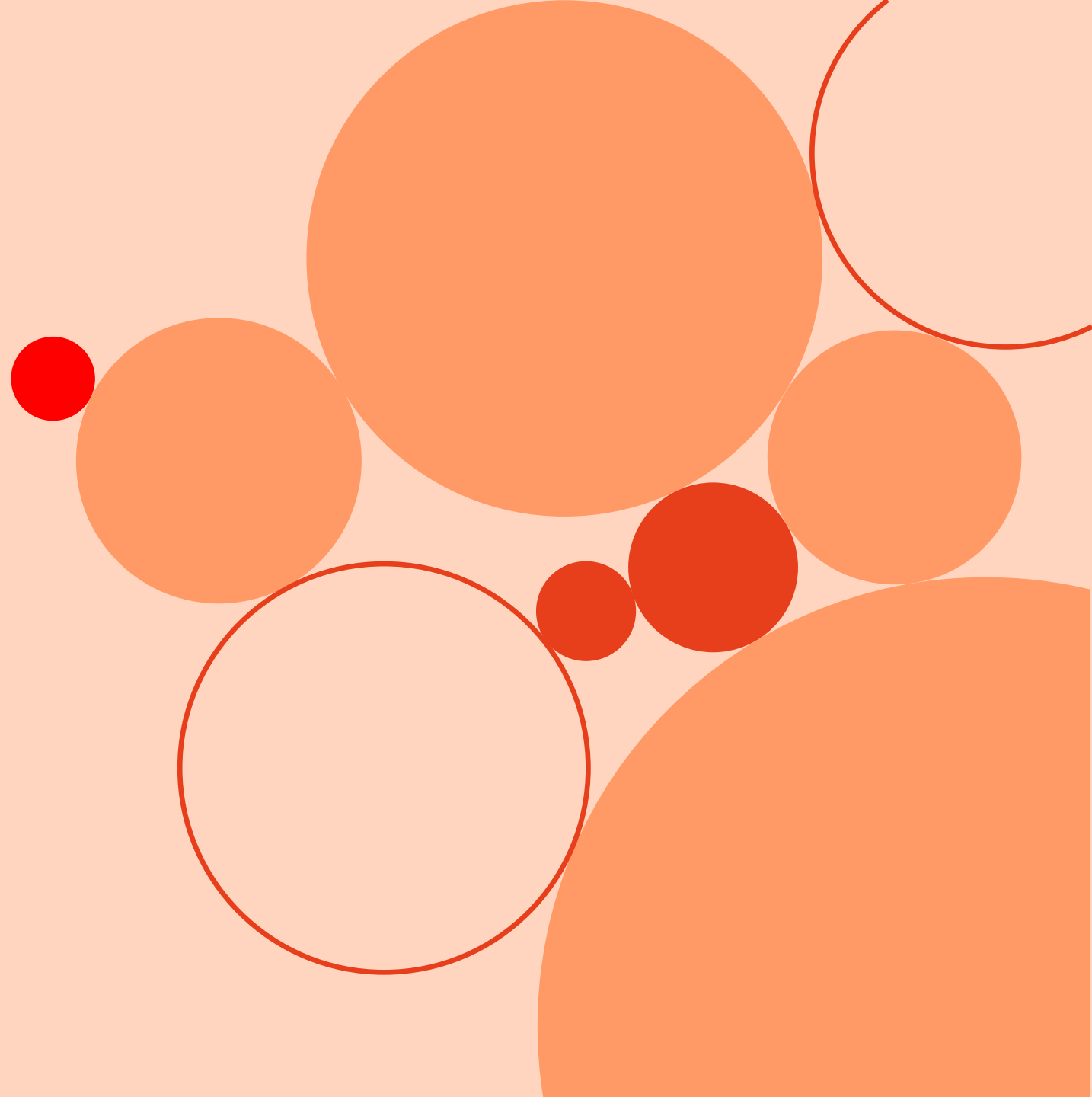
Rental reversion improved from -24.5% in FY 2025 to -1.3% YTD Sep 2026, supported by proactive leasing efforts and tenant retention initiatives.

Notes:

1. Based on committed leases as at 30 September 2026.
2. Based on average rent of new leases vs average rent of preceding leases.

02

Capital Management



Healthy Funding Matrix

Proactive capital management contributes to a reduction in average cost of debt resulting in interest savings of 14% YoY

	30 September 2026	30 June 2026	30 September 2025
Total Deposited Property (S\$ million)	4,297.8	4,272.2	4,106.4
Aggregate Leverage¹	41.1%	40.4%	41.3% ²
Average Term to Maturity (years)	2.7	3.0	3.4
Average Cost of Debt³	3.04%	3.06%	3.36%
Interest Coverage Ratio (ICR)⁴	3.0x	2.9x	2.9x
% of Borrowings on Fixed Interest Rate	66%	71%	80%
% RMB-denominated Debt⁵	70%	73%	45%

ICR Sensitivity Analyses

Movement	ICR ⁴
100 bps increase in weighted average interest	2.3x
10% decrease in EBITDA	2.7x

Impact of Exchange Rate Movement on Gearing

Movement in SGD/RMB	Aggregate Leverage
+/- 1%	+/- 0.1%

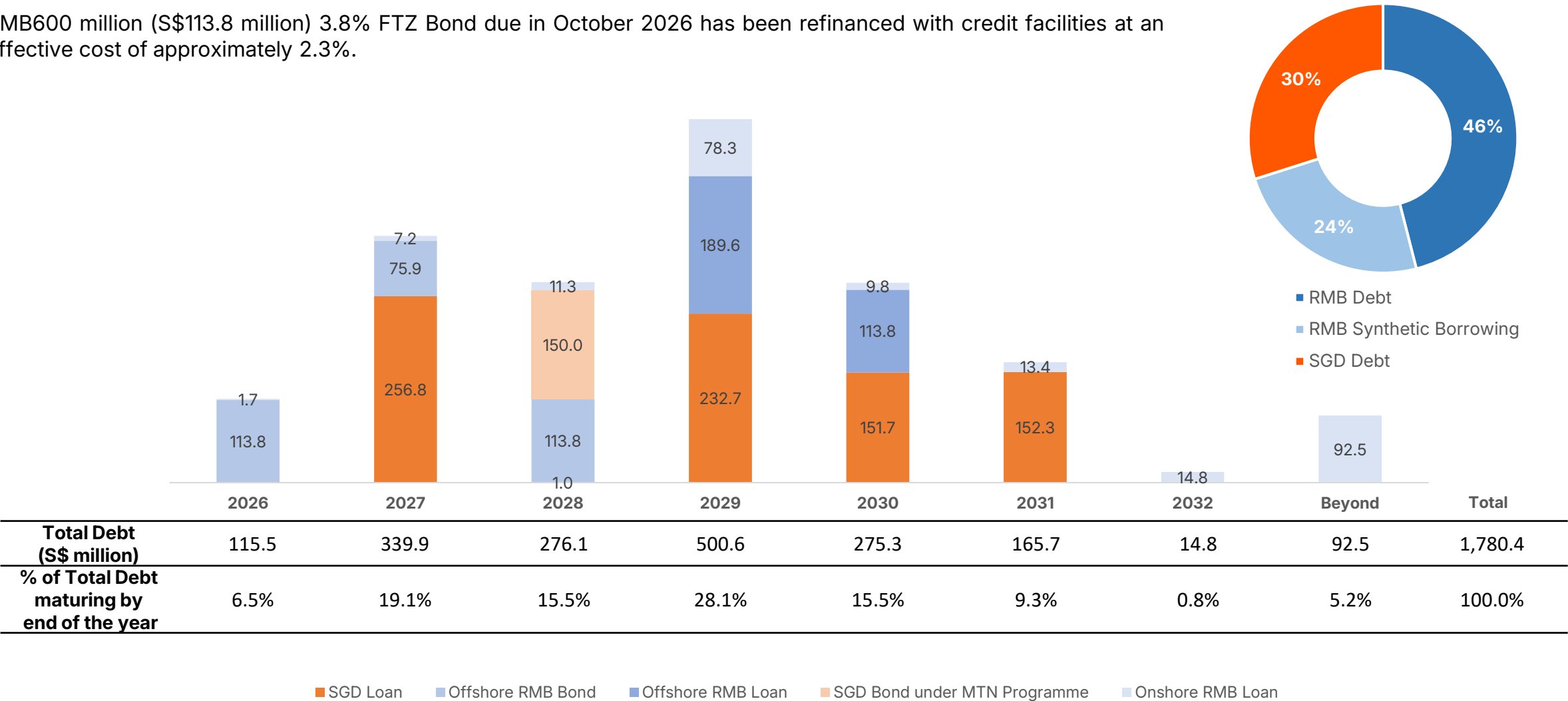
Notes:

- Aggregate leverage is calculated based on the proportional share of total borrowings and deferred payments over deposited properties. CLCT does not have any deferred payments.
- Assumed S\$100 million perpetual securities were redeemed using proceeds of S\$150 million perpetual securities issued on 19 September 2025. The reported Q3 2025 aggregate leverage was 38.8% before the redemption of the S\$100 million perpetual securities on 27 October 2025.
- Based on the consolidated interest expense YTD for the respective financial period over weighted average borrowings on balance sheet for that financial period.
- ICR ratio is calculated in accordance with the Property Funds Appendix guidelines with effect from 28 November 2024.
- Include synthetic hedges (cross-currency swaps). Including FX forward contracts, 86% of the total debt is denominated in RMB.

Debt Maturity Profile with Diversified Funding Sources

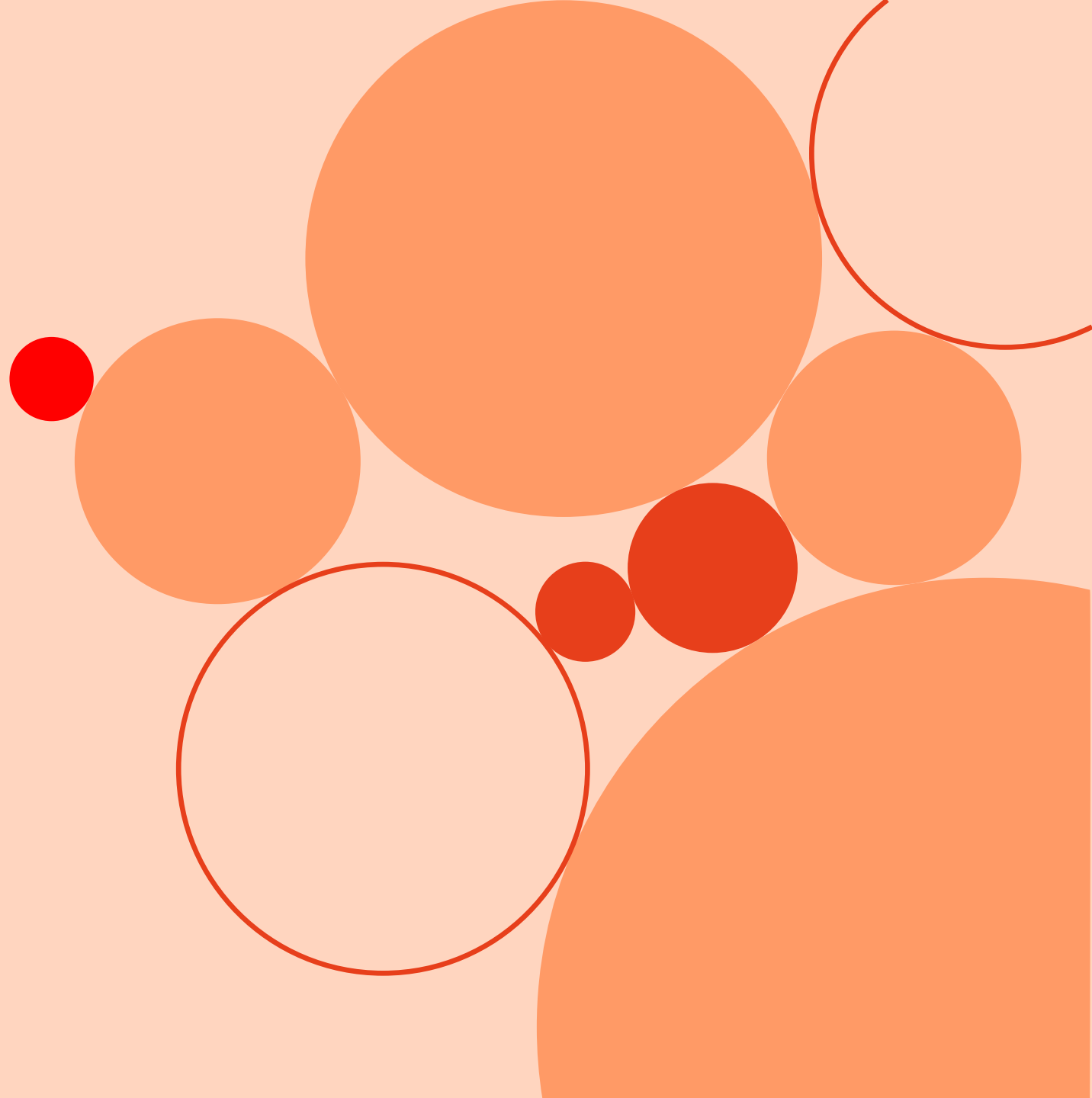
Different funding sources lower overall cost of funding while managing currency exposure

RMB600 million (S\$113.8 million) 3.8% FTZ Bond due in October 2026 has been refinanced with credit facilities at an effective cost of approximately 2.3%.



03

Looking Forward



Our Strategy:

Build a Balanced Multi-Asset Portfolio to Leverage China's Domestic Consumption Growth and Innovation-Driven Economy



Create Value

Target expansion of retail presence in Tier 1 and 2 cities while maintaining stable occupancy across business and logistics parks



Unlock Value

Proactively identify and recycle mature assets to unlock value and support portfolio optimisation



Extract Value

Continue to evaluate potential new AEI opportunities in existing malls and potential acquisition targets



Proactive Capital Management

Expand RMB debt access, balancing currency hedging and lowering cost of debt

Business Outlook

Economic growth supported by policy measures and industrial momentum

- China's manufacturing PMI returned to expansion at 50.1 in September 2026, supported by stronger production and new orders.¹
- Industrial production grew 5.5% YoY in September, while high-technology manufacturing rose by 15.3%, reflecting continued momentum in technology-related industries.²
- Targeted fiscal and monetary measures to support infrastructure investment, technological innovation, private enterprises and household demand.³

Structural growth opportunities amid gradual domestic demand recovery

- Growth in high-tech manufacturing, technology services and strategic industries continues to support demand for quality business parks and logistics facilities.⁴
- Retail consumption remains supported by policy initiatives, including targeted measures to stimulate household spending, although the recovery is gradual.⁴

Middle East tensions re-escalated and lifted oil prices, while extended US-China trade truce offers partial relief

- Middle East tensions have pushed oil prices higher, reversing earlier easing, while China's domestic coal supply and strengthened oil and gas security measures provide some buffer against energy supply disruptions.⁵
- US-China trade truce extended, reducing near-term trade uncertainty and potentially supporting business confidence and domestic consumption.⁶

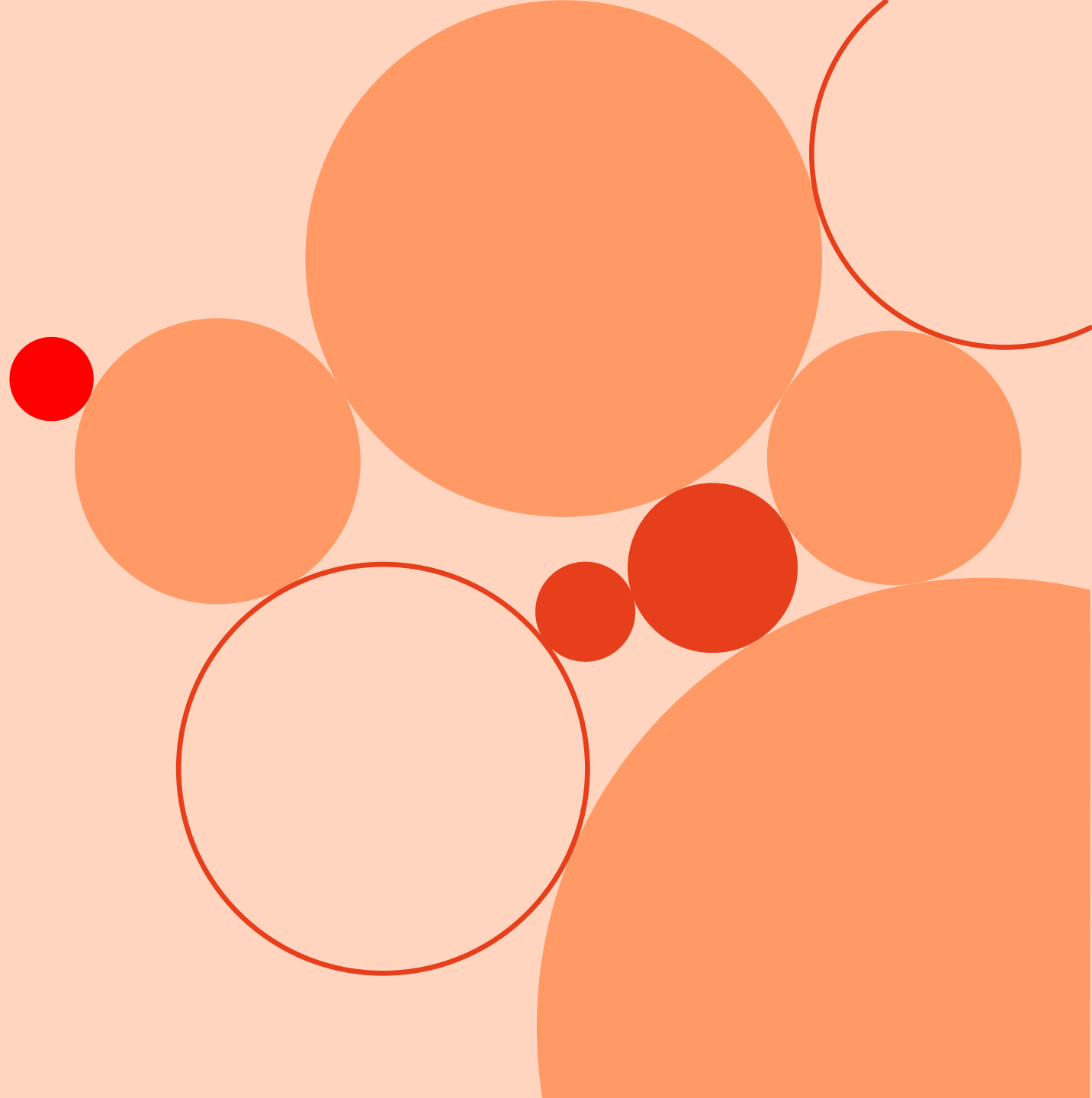
As these developments progress, second-order effects may emerge over time and will continue to be closely monitored.

Notes:

1. Reuters, Chinese factory activity expands in September amid AI boom, 30 September 2026
2. China National Bureau of Statistics
3. Reuters, China unveils rate cut, mortgage subsidies to spur growth, 29 September 2026
4. China National Bureau of Statistics
5. Reuters, Oil gains as stalled US-Iran talks trump supply recovery, 30 September 2026
6. Reuters, China, US pledge tariff cuts and extended trade truce, 28 September 2026

04

Appendix



Glossary

- AEI: Asset Enhancement Initiative
- AUM: Assets under Management
- BPS: Basis Points
- C-REIT: China Real Estate Investment Trust
- CLCR I: CapitalLand Consumption C-REIT (formerly known as CapitalLand Commercial C-REIT (CLCR))
- CLCT: CapitalLand China Trust
- DPU: Distribution per Unit
- FY: Financial Year
- GDP: Gross Domestic Product
- GRI: Gross Rental Income
- GFA: Gross Floor Area
- ICR: Interest Coverage Ratio
- NAV: Net Asset Value
- NLA: Net Lettable Area
- NPI: Net Property Income
- PBOC: People's Bank of China
- PMI: Purchasing Managers' Index
- PPI: Producer Price Index
- QoQ: Quarter-on-Quarter
- RMB: Renminbi
- S-REIT: Singapore Real Estate Investment Trust
- Same store basis: Excluding contributions from CapitaMall Yuhuating in 1H 2025
- SGD: Singapore Dollar
- SQ M: Square Meters
- WALE: Weighted Average Lease Expiry
- YoY: Year-on-Year

Gross Revenue (in RMB'mil)

Portfolio

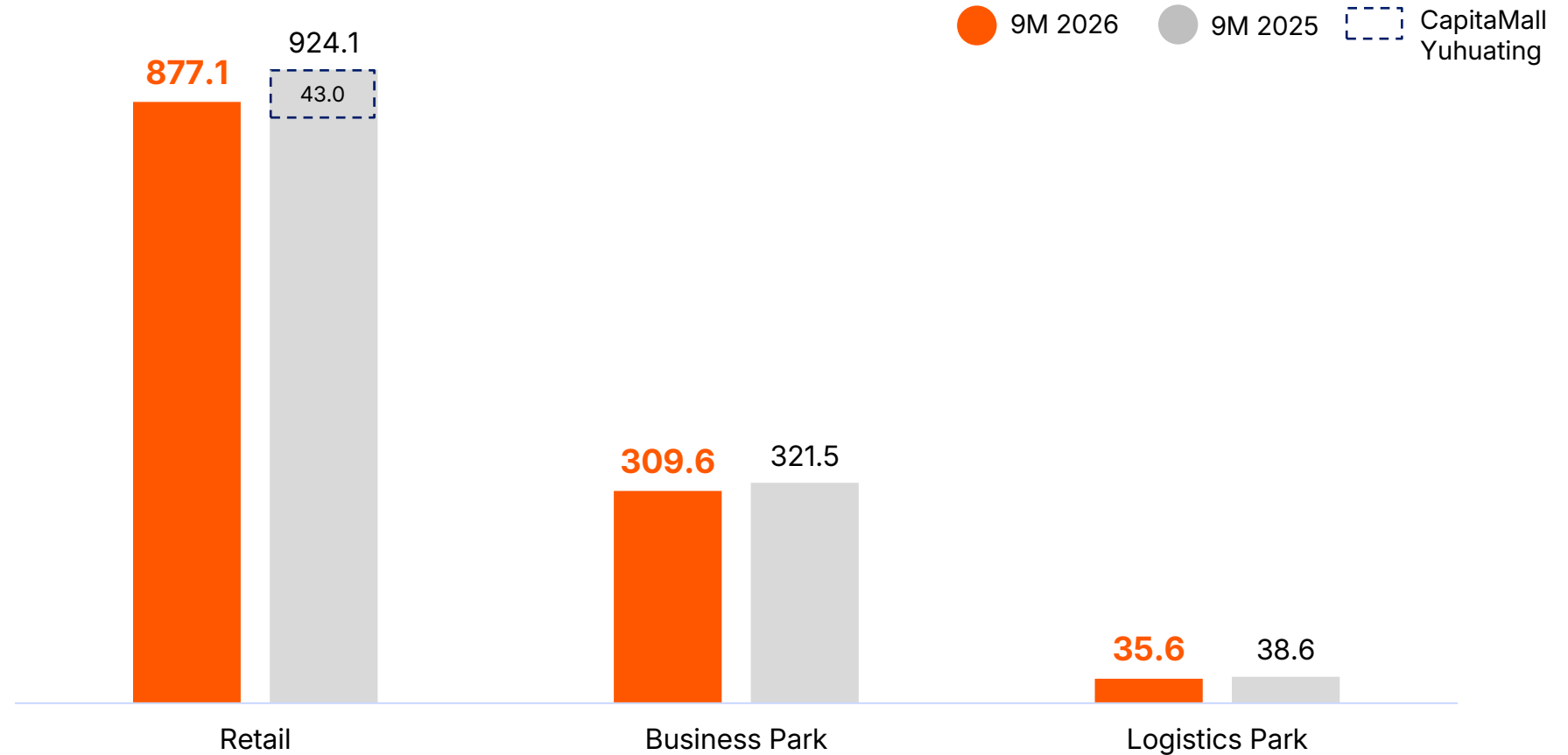
9M 2026

1,222.3
RMB mil

-4.8% YoY

9M 2025

1,284.2
RMB mil



Gross Revenue (in RMB'mil)

Portfolio

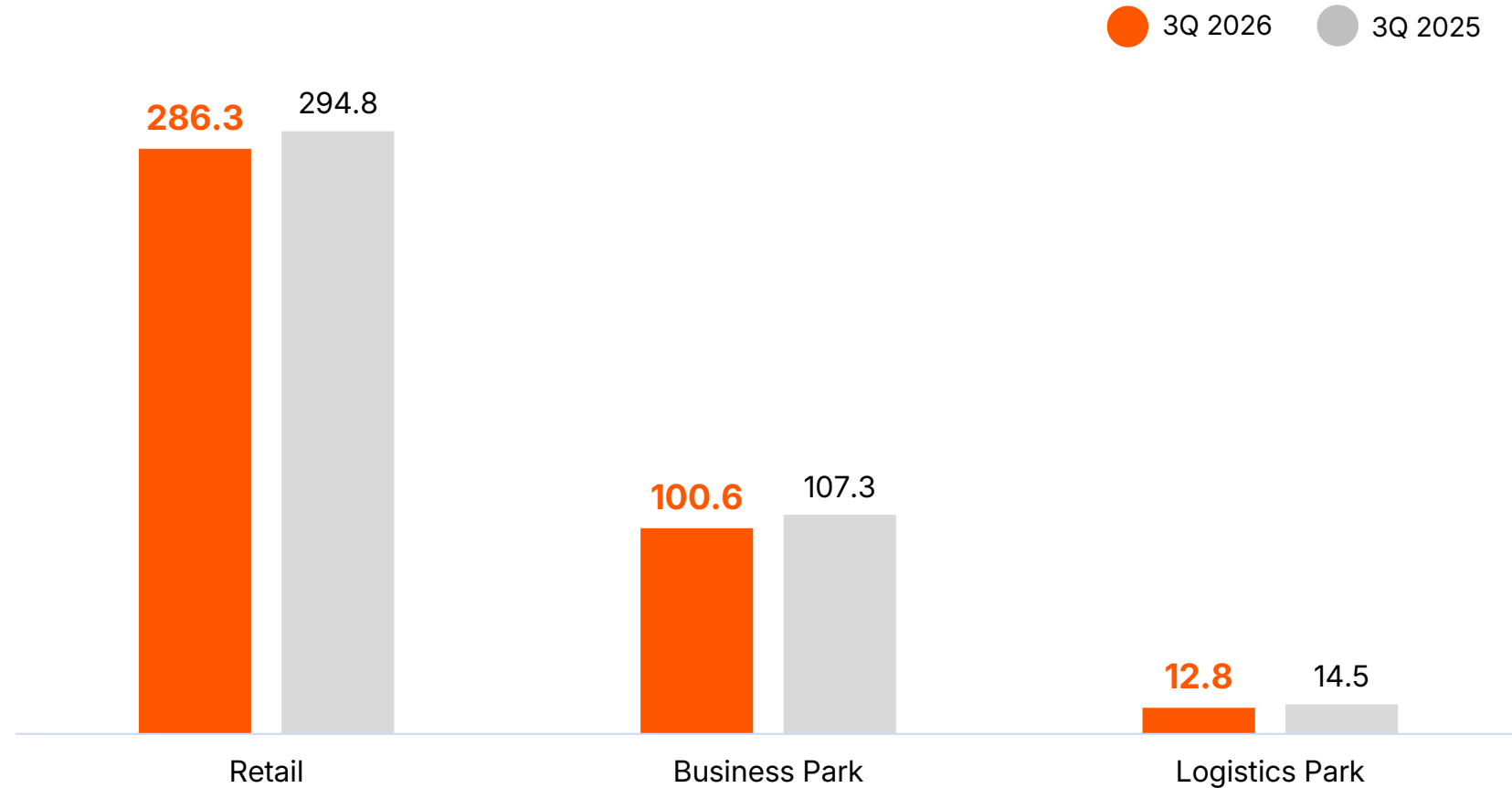
3Q 2026

399.7
RMB mil

-4.1% YoY

3Q 2025

416.6
RMB mil



Net Property Income (in RMB'mil)

Portfolio

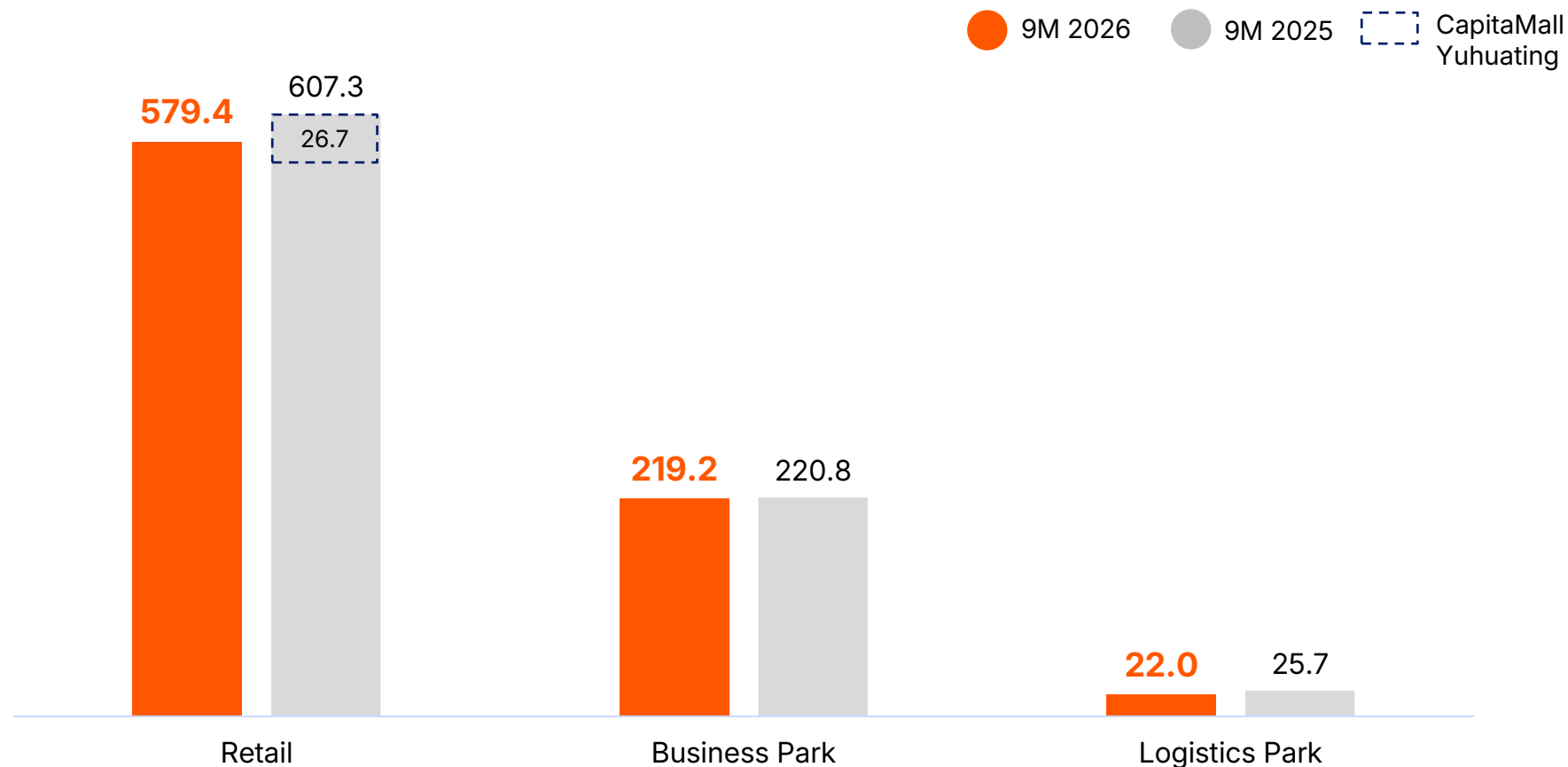
9M 2026

820.6
RMB mil

-3.9% YoY

9M 2025

853.8
RMB mil



Net Property Income (in RMB'mil)

Portfolio

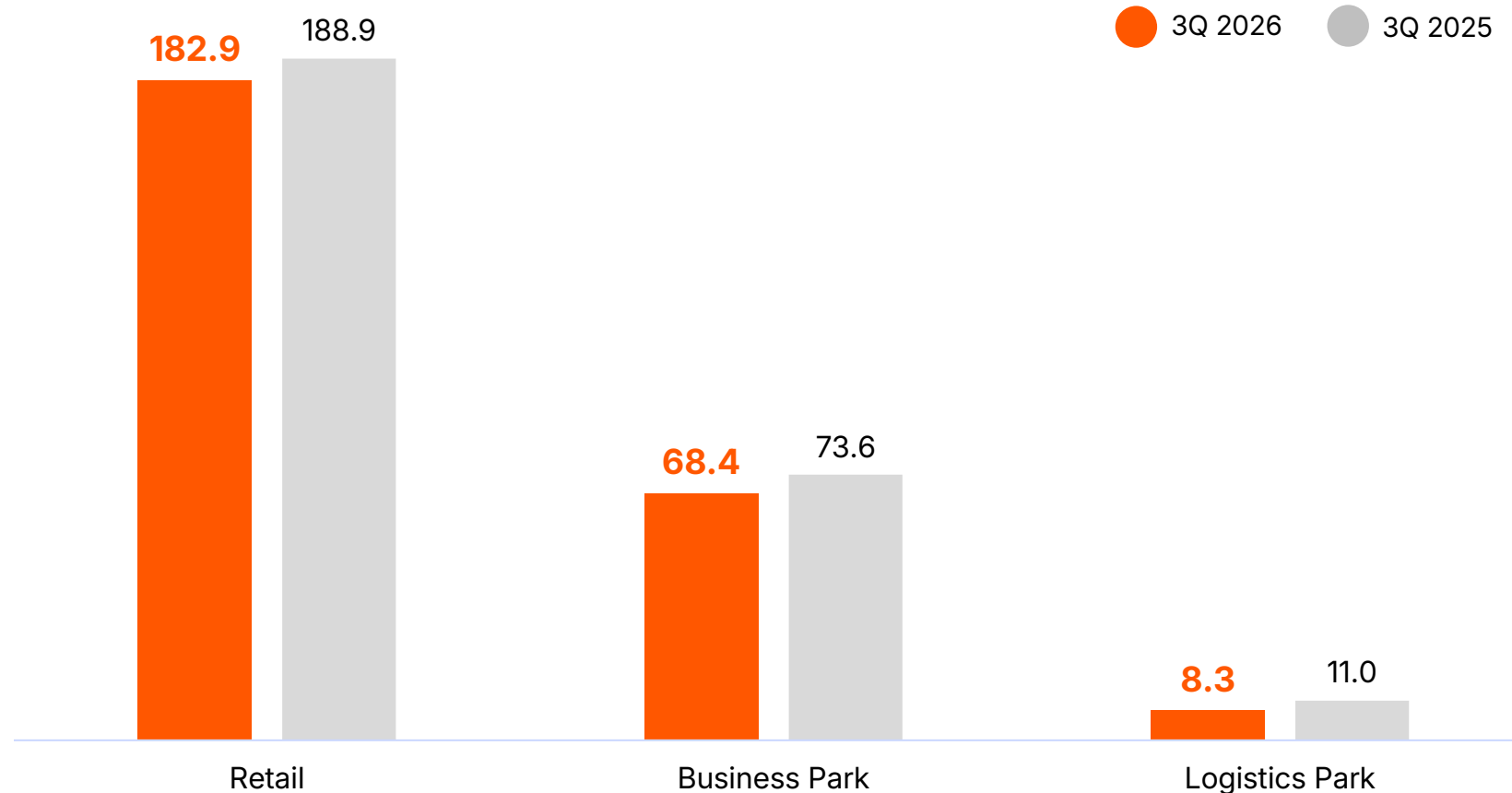
3Q 2026

259.6
RMB mil

-5.1% YoY

3Q 2025

273.5
RMB mil

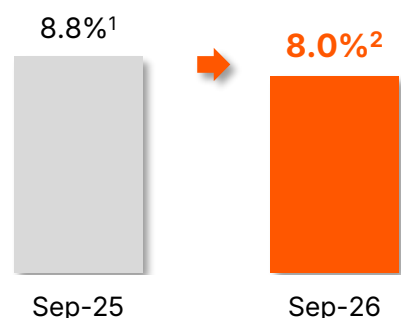


Improved Portfolio Stability by Mitigating Tenant Concentration Risks

Well represented and diversified leases

across the retail, business park, and logistics park sectors

Contribution by Top 10 Tenants



No.	Tenant	Trade Sector	Asset Class	% of Total Rental Income
1	JD.com Group of Companies	E-commerce, Logistics and Warehouse, Supermarket	Retail, Logistics Park	1.4%
2	Bestseller Group of Companies	Fashion & Accessories	Retail	0.9%
3	Guangdong Aeon Teem	Supermarket	Retail	0.9%
4	Yum China Holdings, Inc	Food & Beverage	Retail	0.8%
5	Yun Feng Logistics	Logistics and Warehouse	Logistics Park	0.8%
6	BHG Group of Companies	Supermarket	Retail	0.7%
7	Bosideng International Holdings Limited	Fashion & Accessories	Retail	0.7%
8	POP MART Holding Limited	Toys & Hobbies	Retail	0.6%
9	Biyoute Commercial Group	Supermarket	Retail	0.6%
10	Ping An Insurance Company	Financial Services	Business Park	0.6%
Total				8.0%

Notes:

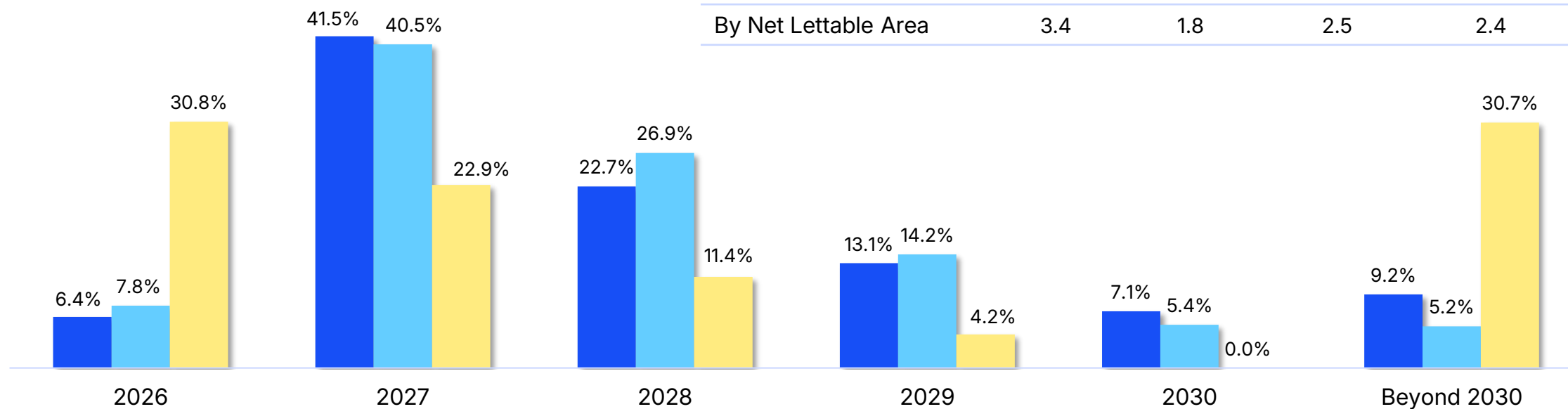
1. Based on percentage of Total Rental Income in the month of September 2025.
2. Based on percentage of Total Rental Income in the month of September 2026.

Portfolio Lease Expiry Profile¹

Portfolio WALE Remains Stable at 2.4 years by NLA

% of total Gross Rental Income²

● Retail ● Business Park ● Logistics Park



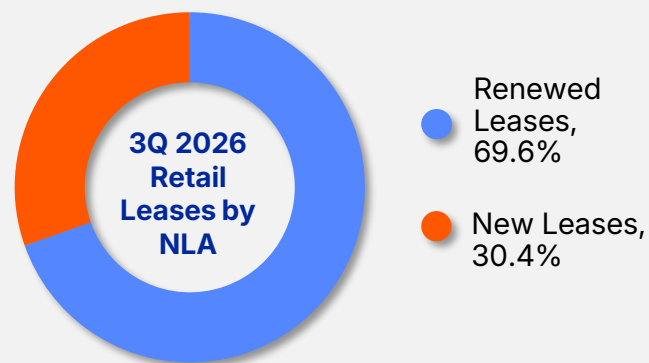
WALE (Years)	Retail	Business Park	Logistics Park	Portfolio
By Gross Rental Income ²	2.1	1.7	2.5	2.0
By Net Lettable Area	3.4	1.8	2.5	2.4

Notes:

1. Based on committed leases for both new leases and forward renewals as at 30 September 2026.
2. Excludes gross turnover rent.

Driving New Leases and Tenant Retention Through Active Leasing Momentum

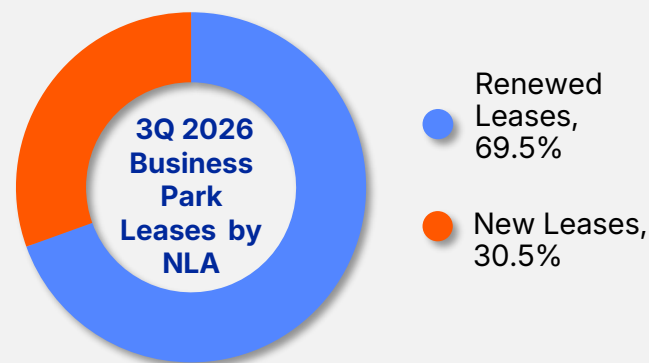
Retail



Top 3 trade categories for new leases

1. Food & Beverage
2. Supermarket
3. Fashion & Accessories

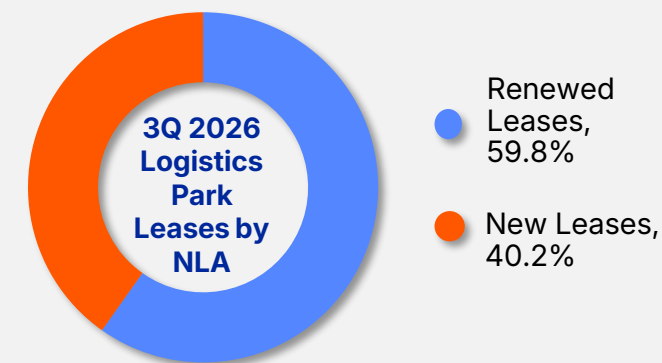
Business Park



Top 3 trade categories for new leases

1. E-commerce
2. Information & Communications Technology
3. Culture / Sports / Entertainment

Logistics Park



Active leasing to maintain occupancy levels

Retail Portfolio Overview

16.2

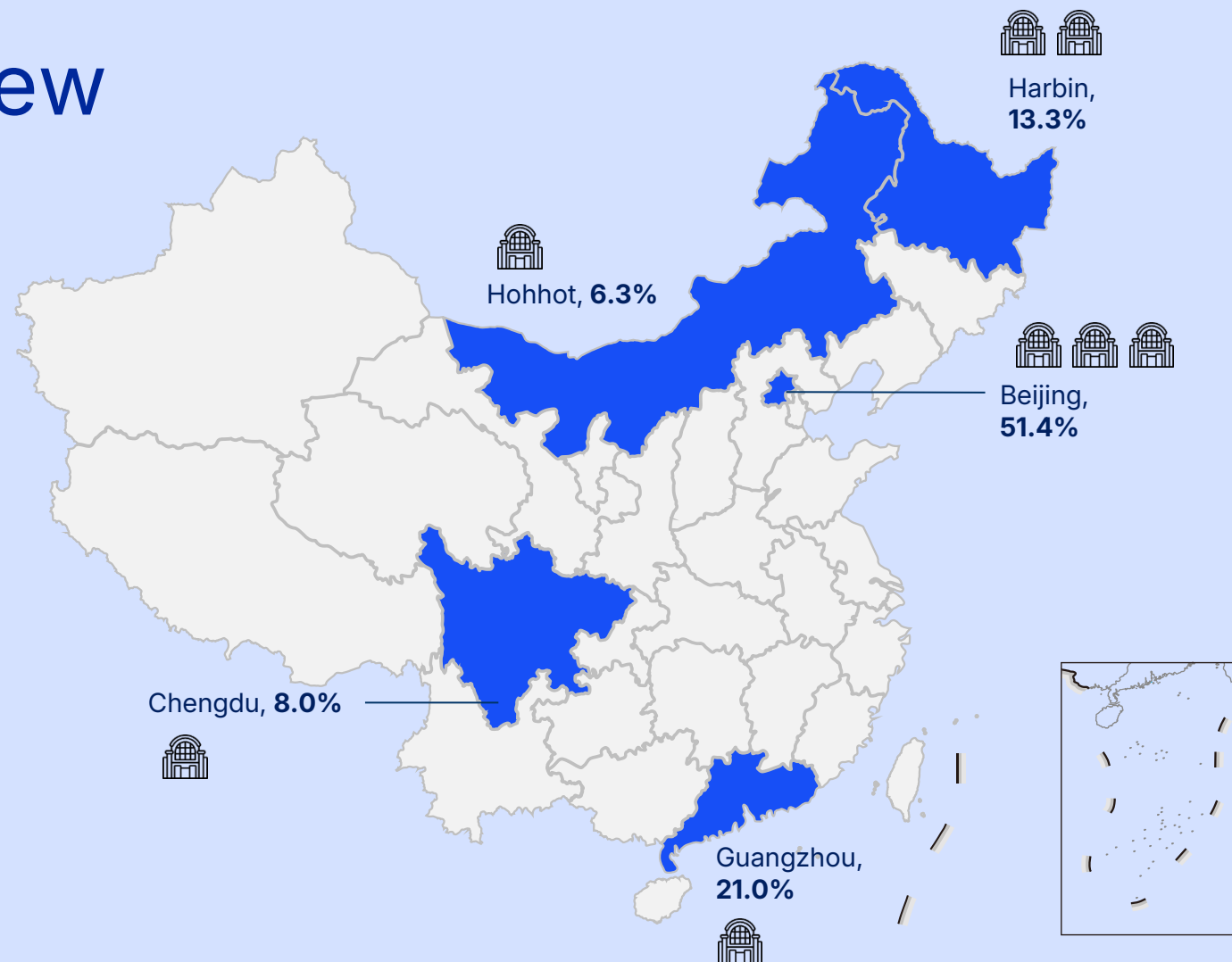
Total Valuation¹
(RMB billion)

8

Retail
Malls¹

5

Cities (across 3
core city clusters)



Note:

1. Based on valuation on a 100% basis as at 31 December 2025.

Retail Portfolio Lease Expiry Profile

Lease Expiry Profile by Year¹

Year	No. of Leases	% of Gross Rental Income ^{2,3}	% of Net Lettable Area ⁴
2026	199	6.4%	5.0%
2027	1,124	41.5%	33.4%
2028	394	22.7%	17.0%
2029	173	13.1%	11.9%
2030	79	7.1%	7.5%
Beyond 2030	68	9.2%	25.2%

**Weighted Average
Lease Expiry (years)**

2.1

By Gross Rental Income²

3.4

By Net Lettable Area

Notes:

1. Based on committed leases for both new leases and forward renewals as at 30 September 2026.
2. Excludes gross turnover rent.
3. As a percentage of monthly contractual gross rental income as at 30 September 2026.
4. As a percentage of monthly committed net lettable area as at 30 September 2026.

Building Strength through Active Tenancy Remixing

Retail contributes 70.6% of Portfolio GRI



Food & Beverage	39.4%
Fashion & Accessories	16.7%
Beauty & Healthcare	6.0%
IT & Telecommunications	▲ 5.0%
Leisure & Entertainment	▲ 4.8%
Services	4.1%
Sporting Goods & Apparel	3.9%
Supermarket	3.7%
Jewellery / Watches	3.4%
Toys & Hobbies	▲ 3.0%
Gifts & Souvenirs	2.7%
Other Retail and Product Trades	7.3%

IT & Telecommunications

Increased from 4.6%² to **5.0%¹**, reflecting ongoing optimisation of the trade mix and strengthening the mall's technology and digital lifestyle offerings.

Leisure & Entertainment

Increased from 4.5%² to **4.8%¹**, driven by the introduction of experience-led operators that enhance consumer engagement and support footfall generation.

Toys & Hobbies

Increased from 2.1%² to **3.0%¹**, supported by the rising popularity of collectibles and designer toys, strengthening the portfolio's appeal to younger consumers and collectors.

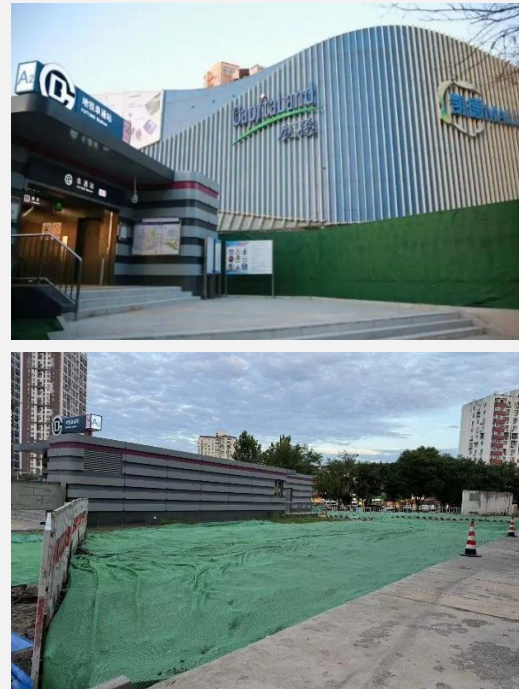
Notes:
1. As at 30 September 2026.
2. As at 30 September 2025.

Transforming Spaces, Redefining Experiences

Unveiling A New Outdoor Event Space at CapitaMall Wangjing

- Successfully transformed an inaccessible space into a dynamic outdoor venue, creating a new event space that enhanced its street presence and customer experience through outdoor activations and community engagement.
- Hosted a series of exciting events, including the Summer Evening Breeze Music Festival, Durian Festival in partnership with 7FRESH Supermarket, 20 Years of Wangjing: Food Festival, and the mall's 20th Anniversary celebrations, enhancing its vibrancy and community presence.
- The inaugural Durian Festival attracted approximately 93,000 visitors and topped Beijing's popularity ranking on Dianping, one of China's leading consumer review platforms, demonstrating the space's potential to drive footfall and strengthening customer engagement.

Before



After



Optimising Portfolio to Enhance Returns

Mall Layout Reconfiguration at Rock Square

- Reconfigured Level 3 with a new continuous walkway that improved shopper traffic flow and enhanced storefront visibility.
- Optimised the layout by reconfiguring two retail units into three, improving leasing flexibility and tenant mix that enhances the floor's overall appeal and tenant performance.
- Since opening in mid-August 2026, the two new F&B tenants have delivered strong initial performance, with September sales per sq m exceeding that of former tenants by over 60% and achieving a 6% increase in GRI, validating the success of the layout reconfiguration and tenant remix strategy.

Before



After



Leveraging the Popularity of Toys and Collectibles to Drive Shopper Engagement

CapitaMall Wangjing

- The Pokémon official pop-up stores at CapitaMall Wangjing and Rock Square featured 30th anniversary activations, exclusive collectibles and limited-edition merchandise, driving shopper traffic and engagement at both malls.
- The stores generated close to RMB 7.5 million in sales during the quarter, underscoring strong consumer demand for experiential and IP-driven retail concepts.



Rock Square



Designing Engaging Lifestyle Experiences



Inaugural Tinker Fest at CapitaMall Xuefu

Hosted Harbin's inaugural Tinker Fest at CapitaMall Xuefu, bringing together leading universities including Harbin Institute of Technology, Northeast Forestry University and Harbin Engineering University. Through robotics showcases, science experiments, creative workshops and STEM-themed activities, the event generated strong participation among families and students, resulting in higher footfall. This underscores the mall's positioning as a destination for educational and family-oriented experiences.

Youth First-Aid Training at CapitaMall Aidemengdun

Co-hosted the Youth First-Aid Training at CapitaMall Aidemengdun in partnership with Blue Sky Rescue, equipping participants with practical emergency response skills through interactive learning and knowledge-sharing sessions. The initiative combined community engagement with social impact, contributing to increased shopper traffic and tenant sales during the event period. It underscored the mall's role as a community-focused social hub and platform for meaningful public welfare initiatives.



Harry Potter 25th Anniversary Pop-Up at CapitaMall Xizhimen

Collaborated with Beijing Municipal Transportation Card to launch the Harry Potter 25th Anniversary Pop-Up at CapitaMall Xizhimen, transforming the mall into an immersive destination with themed installations inspired by iconic scenes and elements from the Harry Potter universe, interactive exhibits and photo opportunities. The limited-time pop-up garnered over 10 million impressions across online and offline channels, significantly expanding the mall's reach and digital visibility.

Business Park Portfolio Overview

5.4

Total Valuation¹
(RMB billion)

5

**Business
Parks¹**

3

Cities



Note:

1. Based on valuation on a 100% basis as at 31 December 2025.

Business Park Portfolio Lease Expiry Profile

Lease Expiry Profile by Year¹

Year	No. of Leases	% of Gross Rental Income ²	% of Net Lettable Area ³
2026	91	7.8%	7.3%
2027	475	40.5%	39.2%
2028	220	26.9%	27.9%
2029	114	14.2%	14.2%
2030	42	5.4%	5.9%
Beyond 2030	15	5.2%	5.5%

**Weighted Average
Lease Expiry (years)**

1.7

By Gross Rental Income

1.8

By Net Lettable Area

Notes:

1. Based on committed leases for both new leases and forward renewals as at 30 September 2026.
2. As a percentage of monthly contractual gross rental income as at 30 September 2026.
3. As a percentage of monthly committed net lettable area as at 30 September 2026.

Proactively Attracting Tenants Across Sectors for Business and Logistics Parks

Business Parks and Logistics Parks contribute 26.0% and 3.4% of Portfolio GRI respectively



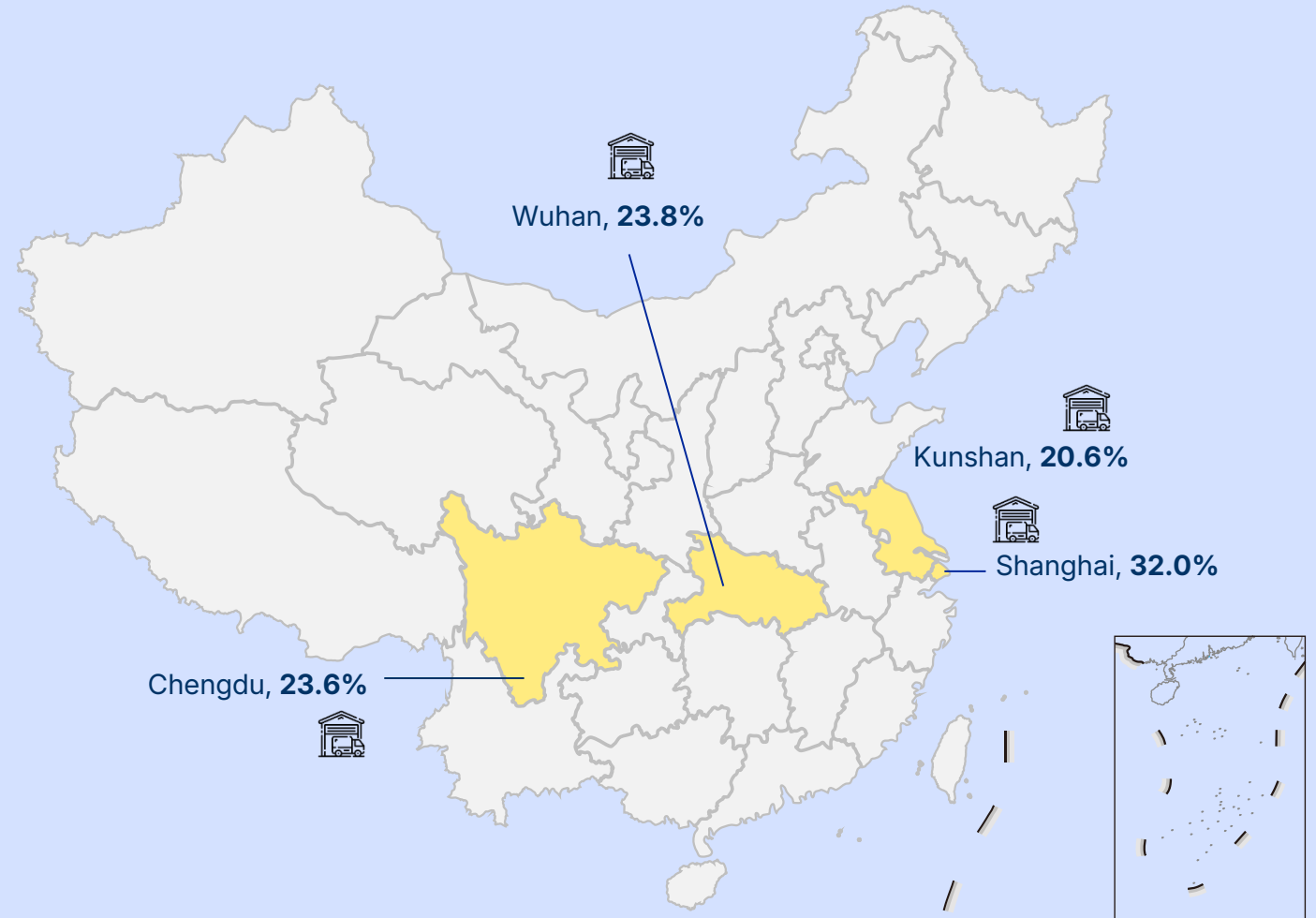
Electronics	▲ 20.0%
Engineering	▲ 17.1%
Information & Communications Technology	9.3%
Professional Services	8.1%
Biomedical Sciences	6.7%
E-Commerce	6.6%
Culture / Sports / Entertainment	3.7%
Financial Services	2.4%
Other Business Parks & Logistics Park Trades	26.1%

Electronics
increased from 18.7%² to **20.0%¹**, driven by new commitments with several companies in Ascendas Xinsu Portfolio and Ascendas Innovation Hub secured in 2025.

Engineering
increased from 15.5%² to **17.1%¹**, driven by new commitments with several companies across multiple portfolio parks secured in 2025 and 2026.

Notes:
1. As at 30 September 2026 on a 100% basis.
2. As at 30 September 2025 on a 100% basis.

Logistics Park Portfolio Overview



Note:

1. Based on valuation on a 100% basis as at 31 December 2025.

Logistics Park Portfolio Lease Expiry Profile

Lease Expiry Profile by Year¹

Year	No. of Leases	% of Gross Rental Income ²	% of Net Lettable Area ³
2026	108	30.8%	38.9%
2027	35	22.9%	17.4%
2028	11	11.4%	9.7%
2029	10	4.2%	3.0%
2030	-	-	-
Beyond 2030	4	30.7%	31.0%

**Weighted Average
Lease Expiry (years)**

2.5

By Gross Rental Income

2.5

By Net Lettable Area

Notes:

1. Based on committed leases for both new leases and forward renewals as at 30 September 2026.
2. As a percentage of monthly contractual gross rental income as at 30 September 2026.
3. As a percentage of monthly committed net lettable area as at 30 September 2026.

Portfolio at a Glance¹

	CapitaMall Xizhimen 凯德MALL•西直门	Rock Square 乐峰广场	CapitaMall Wangjing 凯德MALL•望京	CapitaMall Xuefu 凯德广场•学府
Location	Beijing	Guangzhou	Beijing	Harbin
GFA (sq m)	83,075	88,279	83,768	123,811
NLA (sq m)	50,446	53,135	41,611	63,211
Land Use Right Expiry	23 Aug 2044 23 Aug 2054	17 Oct 2045	15 May 2043 15 May 2053	15 Dec 2045
Valuation (RMB mil)²	3,741	3,410	2,822	1,789
Committed Occupancy	99.0%	98.4%	95.3%	98.8%
Stake	100.0%	100.0%	100.0%	100.0%

Notes:

1. As at 30 September 2026.

2. Based on valuation on a 100% basis as at 31 December 2025.

Portfolio at a Glance¹

	CapitaMall Grand Canyon 凯德MALL•大峡谷	CapitaMall Xinnan 凯德广场•新南	CapitaMall Nuohemule 凯德广场•诺和木勒	CapitaMall Aidemengdun 凯德MALL•埃德蒙顿
Location	Beijing	Chengdu	Hohhot	Harbin
GFA (sq m)	92,918	91,816	100,047	49,040
NLA (sq m)	40,713	36,829	44,652	28,130
Land Use Right Expiry	29 Aug 2044 29 Aug 2054	17 Oct 2047	26 Jul 2049	7 Sep 2042
Valuation (RMB mil)²	1,780	1,303	1,030	369
Committed Occupancy	97.1%	89.1%	100.0%	96.8%
Stake	100.0%	100.0%	100.0%	100.0%

Notes:

1. As at 30 September 2026.

2. Based on valuation on a 100% basis as at 31 December 2025.

Portfolio at a Glance¹

	Ascendas Xinsu Portfolio 腾飞新苏	Ascendas Innovation Towers 新加坡腾飞科汇城	Ascendas Innovation Hub 腾飞创新中心	Singapore-Hangzhou Science & Technology Park Phase I 新加坡杭州科技园一期	Singapore-Hangzhou Science & Technology Park Phase II 新加坡杭州科技园二期
Location	Suzhou	Xi'an	Xi'an	Hangzhou	Hangzhou
GFA (sq m)	373,334	118,495	40,547	101,811	130,261
NLA (sq m)	348,804	95,617	36,288	101,450	130,161
Land Use Right Expiry	31 Dec 2046 to 30 May 2057 ³	19 Feb 2064	23 May 2051	4 Sep 2056	6 Jul 2060
Valuation (RMB mil)²	2,340	871	334	805	1,017
Committed Occupancy	96.0%	76.3%	93.3%	73.4%	72.5%
Stake	51.0%	100.0%	80.0%	80.0%	80.0%

Notes:

1. As at 30 September 2026.
2. Based on valuation on a 100% basis as at 31 December 2025.
3. Ascendas Xinsu Portfolio consists of multiple plots of land with varying land use right expiry.

Portfolio at a Glance¹

	Shanghai Fengxian Logistics Park 上海奉贤物流园	Wuhan Yangluo Logistics Park 武汉阳逻物流园	Chengdu Shuangliu Logistics Park 成都双流物流园	Kunshan Bacheng Logistics Park 昆山巴城物流园
Location	Shanghai	Wuhan	Chengdu	Kunshan
GFA (sq m)	62,785	86,973	71,556	43,945
Land Use Right Expiry	20 Jul 2059	14 Jul 2064	25 Apr 2062	16 Jun 2064
Valuation (RMB mil)²	438	326	323	283
Committed Occupancy	100.0%	100.0%	94.3%	100.0%
Stake	100.0%	100.0%	100.0%	100.0%

Notes:

1. As at 30 September 2026.
2. Based on valuation on a 100% basis as at 31 December 2025.



Thank You

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