



CAPITALAND LIMITED
Registration Number: 198900036N
(Incorporated in the Republic of Singapore)

ANNOUNCEMENT

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

CapitaLand Limited ("**CapitaLand**") wishes to announce the transactions carried out in the period up to 30 June 2020 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 CapitaLand Group for the financial year ending 31 December 2020.

None of the Directors or the controlling shareholder of CapitaLand has any interest, direct or indirect, in the transactions.

By Order of the Board

Michelle Koh
Company Secretary
7 August 2020

1 ESTABLISHMENT OF ASSOCIATED COMPANY

Established, together with an unrelated party, an associated company in the People's Republic of China as part of its ongoing business development:

Name : Iconic Locations Chong Qing Limited ("**Iconic**")
 标地凯晶餐饮(重庆)有限公司

Principal Activity : Provision of food and beverage services

Registered Share Capital : RMB500,000 (approximately S\$100,800)

CapitaLand holds a 49% interest in Iconic.

2 ESTABLISHMENT OF WHOLLY OWNED SUBSIDIARIES

Establishment of the following wholly owned subsidiaries in the People's Republic of China as part of its ongoing business development:

1. Name : Wuhan Kai Rui Lai Real Estate Co., Ltd. ("**WKRL**")
 武汉凯瑞来置业有限公司

Principal Activity : Real Estate Development

Registered Share Capital : RMB500,000 (approximately S\$97,700)

2. Name : Wuhan Kai Rui He Real Estate Co., Ltd. ("**WKRH**")
 武汉凯瑞和置业有限公司

Principal Activity : Real Estate Development

Registered Share Capital : RMB1,000,000 (approximately S\$195,730)

3. Name : Wuhan Qin Yuan Cheng Real Estate Co., Ltd. ("**WQYC**")
 武汉秦园城置业有限公司

Principal Activity : Real Estate Development

Registered Share Capital : RMB1,000,000 (approximately S\$195,730)

WKRH and WQYC are direct wholly owned subsidiaries of WKRL, which in turn is a wholly owned subsidiary of CapitaLand Management (China) Co., Ltd., another wholly owned subsidiary of CapitaLand.

3 **INCORPORATION OF WHOLLY OWNED SUBSIDIARY**

Incorporation of the following wholly owned subsidiary in Singapore as part of its ongoing business development:

Name : CapitaLand India Logistics II Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share

4 **ESTABLISHMENT OF WHOLLY OWNED SUBSIDIARY**

Establishment of the following wholly owned subsidiary in the People's Republic of China as part of its ongoing business development:

Name : Bridge Plus Shanghai Co., Ltd.
上海谊桥企业管理有限公司
Principal Activity : Operation of co-working space
Registered Share Capital : RMB10 million (approximately S\$1.94 million)

5 **ACQUISITION OF SHARES IN SUBSIDIARY**

Acquisition, via a 80% owned subsidiary of CapitaLand Limited ("**CapitaLand**"), Guangzhou New Boundary Real Estate Co., Ltd. ("**GNB**"), all the equity interest (the "**Acquired Interest**") in Guangzhou Municipal Kai Yu Property Development Co., Ltd. ("**KYPD**") from the Guangzhou Municipal Liwan District Cai Hong Street Xijiao Village Co-operative ("**Guangzhou Co-operative**") (the "**Acquisition**") for a cash consideration of RMB10 million (approximately S\$2 million) (the "**Consideration**").

KYPD owns a plot with a land area of 9,687 square metres for residential development, which is part of Phase 1 of a waterfront site located in Liwan District, Guangzhou, People's Republic of China (the "**Site**"). The Acquisition is made pursuant to a co-operation agreement entered into in 2013 between GNB, Guangzhou Co-operative and the Guangzhou Municipal Liwan District Urban Renewal Office for the development of the Site.

The Consideration was arrived at on a willing-buyer and willing-seller basis, taking into account, among other factors, the net asset value of the Acquired Interest, being the amount of RMB9.9 million (approximately S\$2 million) as at 2 April 2020.

Following the Acquisition, CapitaLand has an 80% interest in KYPD, and KYPD has become a subsidiary of CapitaLand.

6 INCORPORATION OF WHOLLY OWNED SUBSIDIARY

Incorporation of the following wholly owned subsidiary in Singapore as part of its ongoing business development:

Name : Great Harvest Vietnam Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share

7 INCORPORATION OF SUBSIDIARY

Incorporation, through Ascentia Dijon Pte. Ltd. (“**ADPL**”), a 60% subsidiary of CapitaLand, of a subsidiary in Malaysia as part of its ongoing business development:

Name : Ascentia Dijon (Malaysia) Sdn. Bhd. (“**ADMSB**”)
Principal Activity : Business Management and Consultancy Services
Issued and Paid-up Capital : MYR52,000 (approximately S\$16,900) comprising 52,000 ordinary shares issued at a price of MYR1 each Ordinary Share

Following the incorporation, CapitaLand has a 60% interest in ADMSB, held through ADPL.

8 INCORPORATION OF WHOLLY OWNED SUBSIDIARIES

Incorporation of the following wholly owned subsidiaries in Singapore as part of its ongoing business development:

1. Name : CLC Investment Eleven Pte. Ltd. (“**CLC11**”)
Principal Activity : Investment Holding
Issued and Paid-up Ordinary Share Capital : S\$2 comprising two ordinary shares issued at a price of S\$1 each
2. Name : Falcon Eleven Pte. Ltd. (“**Falcon**”)
Principal Activity : Investment Holding
Issued and Paid-up Ordinary Share Capital : S\$2 comprising two ordinary shares issued at a price of S\$1 each

Falcon is a wholly owned subsidiary of CLC11, which in turn is a wholly owned subsidiary of CL China Pte. Ltd., another wholly owned subsidiary of CapitaLand.

9 ESTABLISHMENT OF WHOLLY OWNED SUBSIDIARY

Establishment of the following wholly owned subsidiary in the People's Republic of China as part of its ongoing business development:

Name : Shanghai CapitaLand Property Service Co., Ltd.
 上海凯德置地物业服务服务有限公司

Principal Activity : Property Management

Registered Share Capital : RMB500,000 (approximately S\$100,700)

10 ESTABLISHMENT OF WHOLLY OWNED SUBSIDIARY

Establishment of the following wholly owned subsidiary in Singapore as part of its ongoing business development:

Name : Luxx (S) Pte. Ltd.

Principal Activity : Investment Holding

Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share issued at a price of S\$1

11 DIVESTMENT OF SHARES IN SUBSIDIARY

Divestment of the entire equity interest in Shenyang Aoyuan Real Estate Development Co., Ltd. ("**Shenyang Aoyuan**") held through a 60.01% subsidiary, Well Talent Resources Limited ("**WTRL**"), to an unrelated third party for a cash consideration of RMB1,017 million (approximately S\$202 million) (the "**Consideration**") (the "**Divestment**").

Shenyang Aoyuan is the owner and developer of the residential development known as Lake Botanica located in Yuhong District, Shenyang, People's Republic of China. The Divestment is in line with CapitaLand's plans to reconstitute its portfolio and unlock capital for reinvestment.

The Consideration was arrived at on a willing-buyer and willing-seller basis taking into account the adjusted net asset value of Shenyang Aoyuan in the amount of RMB1,017 million (approximately S\$202 million).

Following completion of the Divestment, Shenyang Aoyuan has ceased to be a subsidiary of CapitaLand.

12 ESTABLISHMENT OF ASSOCIATED COMPANY

Establishment, together with five unrelated parties, of an associated company in the People's Republic of China as part of its ongoing business development:

Name : Zhejiang Kai Tou Construction & Management Co., Ltd.
 ("ZKT")
 浙江凯投建设管理有限公司

Principal Activity : Project Management

Registered Share Capital : RMB10 million (approximately S\$1,966,700)

CapitaLand holds a 30% interest in ZKT.

13 ACQUISITION OF NEW SUBSIDIARIES IN INDIA

Acquisition of the following subsidiaries incorporated in India as part of its ongoing business development:

1. Name : Radial (Phase II) IT Park Private Limited
 Principal Activity : Real estate holding company
 Issued Share Capital : INR 43,585,150 comprising 4,358,515 ordinary shares.
2. Name : Radial (Phase III) IT Park Private Limited
 Principal Activity : Real estate holding company
 Issued Share Capital : INR 55,066,500 comprising 5,506,650 ordinary shares.

14 INCORPORATION OF WHOLLY OWNED SUBSIDIARIES

Incorporation of the following wholly owned subsidiaries in Singapore as part of its ongoing business development:

1. Name : AIGP2 Chennai 2 Pte. Ltd.
 Principal Activity : Investment holding company
 Issued Share Capital : S\$1 comprising one ordinary share issued at a price of S\$1
2. Name : AIGP2 Chennai 3 Pte. Ltd.
 Principal Activity : Investment holding company
 Issued Share Capital : S\$1 comprising one ordinary share issued at a price of S\$1

15 **DISSOLUTION OF DORMANT WHOLLY OWNED SUBSIDIARY**

Dissolution of CVH Sparkle Pte. Ltd., a dormant wholly owned subsidiary of CapitaLand Limited incorporated in Singapore, which was placed under members' voluntary liquidation.

16 **DISSOLUTION OF DORMANT WHOLLY OWNED SUBSIDIARY**

Dissolution of Lonsvale Pte. Ltd., a dormant wholly owned subsidiary of CapitaLand Limited incorporated in Singapore, which was placed under members' voluntary liquidation.

17 **DISSOLUTION OF DORMANT WHOLLY OWNED SUBSIDIARY**

Dissolution of CapitaLand India Private Limited, a dormant wholly owned subsidiary of CapitaLand Limited incorporated in India, which was placed under members' voluntary liquidation.

18 **ACQUISITION OF SHARES IN SUBSIDIARY**

Acquisition, via a wholly owned subsidiary of CapitaLand Limited ("**CapitaLand**"), Luxx (S) Pte. Ltd. ("**Luxx**"), all the equity interest (the "**Acquired Interest**") in Patron Arlington, S.a.r.l. ("**Target Company**") from a party unrelated to CapitaLand (the "**Acquisition**").

The Target Company owns an operating business park known as Arlington Business Park, located in Theale, Reading, United Kingdom ("**Target Property**"). The Target Property is a prime South East Business Park with 11 high-specifications Grade A office buildings totalling about 367,000 sq. ft., under a single freehold ownership.

In addition to the Target Property, the Target Company also owns a controlling interest in a management company (the "**Management Company**"), Arlington Business Parks (Reading) Management UK Limited, incorporated in the United Kingdom.

The total consideration for the Acquisition is £126.7 million (approximately S\$222.4 million), paid in cash (the "**Consideration**").

The Consideration for the Acquisition, was arrived at on a willing-buyer, willing-seller basis, taking into account, among other factors, the adjusted net asset value of the Target Company of £30.6 million (approximately S\$53.7 million) based on its management accounts as at 25 February 2020. The adjusted net asset value of the Target Company took into account the agreed value of the Target Property of £129.3 million (approximately S\$226.9 million).

Following the Acquisition, the Target Company, Patron Arlington, S.a.r.l., and the Management Company, Arlington Business Parks (Reading) Management UK Limited, have become subsidiaries of CapitaLand.

19 **SUBSCRIPTION FOR AND ALLOTMENT OF EQUITY SHARES IN AARAVALLI LOGISTICS PARK PRIVATE LIMITED**

Subscription through a subsidiary, AIL 4 Pte. Ltd. (“**AIL 4 PL**”) for 10,000,000 equity shares in Aaravalli Logistics Park Private Limited (“**ALPPL**”) at an issue price of INR10.00 (approximately S\$0.19) per share. A cash consideration of INR100,000,000.00 (approximately S\$2,000,000.00) was paid.

ALPPL is a company incorporated in India and is principally engaged in the development and leasing of an industrial and logistics park in India.

Following the allotment, AIL 4 PL holds a 99.99% interest in ALPPL. The remaining 0.01% interest in ALPPL is held by parties which are unrelated to the CapitaLand Group.

CapitaLand holds a 51% interest in AIL 4 PL. The remaining 49% interest in AIL 4 PL is held by Temasek Holdings (Private) Limited.