

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited, the Board of Directors of City Developments Limited ("CDL" or the "Company", and together with its subsidiaries, the "CDL Group") wishes to announce the transactions that occurred during the half year ended 30 June 2026 are set out in Annexure A.

None of the transactions set out in Annexure A is expected to have a material impact on the consolidated net tangible assets or consolidated earnings per share of the CDL Group for the financial year ending 31 December 2026.

Save for their shareholding interests in the Company, none of the Directors nor any of the controlling shareholders has any interest, direct or indirect, in the transaction set out in Annexure A.

By Order of the Board

Enid Ling Peek Fong
Company Secretary

13 August 2026

CITY DEVELOPMENTS LIMITED
(Co. Reg. No. 196300316Z)
(Incorporated in the Republic of Singapore)

Annexure A

Announcement pursuant to Rule 706A of the Listing Manual
Period: Half year ended 30 June 2026

(A) Incorporation/acquisition of subsidiaries

(I) The following indirect wholly-owned subsidiaries were incorporated/acquired:

- | | | | |
|-----|--------------------------|---|----------------------------------|
| (1) | Name of company | : | CDL Kallista Pte. Ltd. |
| | Date of incorporation | : | 31 March 2026 |
| | Country of incorporation | : | Republic of Singapore |
| | Issued share capital | : | S\$1.00 |
| | Principal activity | : | Property Owner and Developer |
| (2) | Name of company | : | CDL Chiron Pte. Ltd. |
| | Date of incorporation | : | 23 April 2026 |
| | Country of incorporation | : | Republic of Singapore |
| | Issued share capital | : | S\$1.00 |
| | Principal activity | : | Real Estate Developers |
| (3) | Name of company | : | CDL Chiron Investments Pte. Ltd. |
| | Date of incorporation | : | 23 April 2026 |
| | Country of incorporation | : | Republic of Singapore |
| | Registered capital | : | S\$1.00 |
| | Principal activity | : | Real Estate Developers |
| (4) | Name of company | : | CDL Apollo Pte. Ltd. |
| | Date of incorporation | : | 23 April 2026 |
| | Country of incorporation | : | Republic of Singapore |
| | Registered capital | : | S\$1.00 |
| | Principal activity | : | Real Estate Developers |

(II) The following indirect non wholly-owned subsidiary was incorporated:

- | | | | |
|-----|--------------------------|---|---------------------------------|
| (1) | Name of company | : | NovaTerra Residential Pte. Ltd. |
| | Date of incorporation | : | 27 February 2026 |
| | Country of incorporation | : | Republic of Singapore |
| | Issued share capital | : | S\$4,000,000.00 |
| | Principal activity | : | Real estate developers |

(B) Change of interest in Subsidiaries

- (1) On 15 May 2026, CDL Investments New Zealand Limited ("**CINZ**"), an indirect subsidiary of Millennium & Copthorne Hotels Limited, allotted a total of 331,259 ordinary shares to its shareholders who had elected to receive their dividend in the form of new shares pursuant to a dividend reinvestment plan.

Following the issuance of the new shares, the total issued share capital of CINZ increased to 293,003,555 ordinary shares and CDL Group's deemed interest in the shares of CINZ decreased from 65.12% to 65.05%.

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(C) Cessation of interest in Subsidiary

The CDL Group had ceased to have interest in Shanghai Fusion Enterprise Management Co., Ltd. 上海涵圣企业管理有限公司 ("Shanghai Fusion"), an indirect wholly-owned subsidiary incorporated in the People's Republic of China and the owner of an office building. Shanghai Fusion was disposed to an unrelated third party for an equity transfer consideration of RMB84,702,278 on 3 February 2026.

(D) Subsidiary placed under Members' Voluntary Liquidation

Southwaters Investment Pte. Ltd., which was incorporated in Republic of Singapore, commenced members' voluntary liquidation with effect from 8 January 2026.

(E) Associated companies in the process of Striking-off

The following associated companies incorporated in the Republic of Singapore had applied to the Accounting and Corporate Regulatory Authority of Singapore ("**ACRA**") for their names to be struck off the register pursuant to Section 344A of the Companies Act 1967 (the "**Act**") on 12 May 2026:

- (1) Tarak Properties JV Holdings Pte. Ltd.;
- (2) Titus Commercial Holdings Pte. Ltd.; and
- (3) Titus Residential Holdings Pte. Ltd.

(F) Subsidiaries / Associated Companies which were Struck off / Dissolved

(a) Starlight Peak Holdings Pte Ltd, an associated company incorporated in the Republic of Singapore was struck off the register pursuant to Section 344A of the Act on 1 June 2026.

(b) The following associated companies incorporated in the Republic of Singapore were struck off the register pursuant to Section 344A of the Act on 4 June 2026:

- (1) Starlight Avenue Corporate Pte Ltd
- (2) Starlight Avenue HoldCo Pte Ltd
- (3) Starlight Avenue Holdings Pte Ltd
- (4) Starlight Avenue Property Pte Ltd
- (5) Starlight Horizon Corporate Pte Ltd
- (6) Starlight Horizon HoldCo Pte Ltd
- (7) Starlight Horizon Holdings Pte Ltd
- (8) Starlight Horizon Property Pte Ltd
- (9) Starlight Peak Corporate Pte Ltd
- (10) Starlight Peak HoldCo Pte Ltd
- (11) Starlight Peak Property Pte Ltd
- (12) Starlight Vue HoldCo Pte Ltd
- (13) Starlight Vue Holdings Pte Ltd
- (14) Starlight Vue Property Pte Ltd

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(F) Subsidiaries / Associated Companies which were Struck off / Dissolved (cont'd)

- (c) The following associated companies incorporated in the Republic of Singapore applied to ACRA for their names to be struck off the register pursuant to Section 344A of the Act on 22 January 2026 and were struck off on 25 April 2026:
 - (1) Tarak Properties Holdings Pte. Ltd.;
 - (2) Titus Commercial JV Pte. Ltd.; and
 - (3) Titus Residential JV Pte. Ltd.
- (d) The following associated company incorporated in the Republic of Singapore was dissolved on 20 May 2026:
 - (1) Freshview Developments Pte. Ltd.
- (e) Following a merger by absorption with Suzhou Global City Genway Properties Co., Ltd. 苏州豪城建屋置业有限公司, an indirect wholly-owned subsidiary, Suzhou Hao Chuang Investment Management Limited 苏州豪创投资管理有限公司, an indirect wholly-owned subsidiary incorporated in the People's Republic of China, was dissolved on 17 June 2026.

(G) Change of interest in the Stapled Securities of CDL Hospitality Trusts ("CDLHT")

Stapled securities of CDLHT ("Stapled Securities") were issued to M&C REIT Management Limited ("M&C REIT"), as manager of CDL Hospitality Real Estate Investment Trust ("H-REIT"), and M&C Business Trust Management Limited ("MBTM"), as trustee-manager of CDL Hospitality Business Trust ("HBT"), in the following manner:

On 30 January 2026

- (i) 1,977,204 Stapled Securities were issued to M&C REIT at an issue price of S\$0.8199 per Stapled Security, as payment of 80% of its base management fee for the period from 1 October 2025 to 31 December 2025 in relation to H-REIT; and
- (ii) 263,633 Stapled Securities were issued to MBTM at an issue price of S\$0.8199 per Stapled Security, as payment of 80% of its base management fee for the period 1 October 2025 to 31 December 2025 in relation to HBT.

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(G) Change of interest in the Stapled Securities of CDL Hospitality Trusts ("CDLHT") (cont'd)

On 17 April 2026

- (i) 4,950,820 Stapled Securities were issued to M&C REIT at an issue price of S\$0.8199 per Stapled Security, as payment of 80% of its performance fee for the financial year ended 31 December 2025 being its entitlement as manager of H-REIT; and
- (ii) 535,179 Stapled Securities were issued to MBTM at an issue price of S\$0.8199 per Stapled Security, as payment of 80% of its performance fee for the financial year ended 31 December 2025 being its entitlement as trustee-manager of HBT.

On 30 April 2026

- (i) 1,995,154 Stapled Securities were issued to M&C REIT at an issue price of S\$0.8035 per Stapled Security, as payment of 80% of its base management fee for the period from 1 January 2026 to 31 March 2026 in relation to H-REIT; and
- (ii) 262,136 Stapled Securities were issued to MBTM at an issue price of S\$0.8035 per Stapled Security, as payment of 80% of its base management fee for the period from 1 January 2026 to 31 March 2026 in relation to HBT.

** Each Stapled Security comprised one unit in H-REIT and one unit in HBT.*

MBTM is a wholly-owned subsidiary of M&C REIT, and both MBTM and M&C REIT are indirect wholly-owned subsidiaries of Millennium & Copthorne Hotels Limited, which is in turn a wholly-owned subsidiary of CDL.