



CapitaLand Investment Limited

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

Registered Office: 168 Robinson Road, #30-01 Capital Tower, Singapore 068912

2 April 2026

To: The shareholders of
CapitaLand Investment Limited (the "**Company**")

Dear Sir/Madam

1. INTRODUCTION

1.1 Summary

We refer to Ordinary Resolution 8 ("**Resolution 8**") relating to the proposed renewal of the Company's share purchase mandate (the "**Share Purchase Mandate**") under the "Special Business" section of the notice dated 2 April 2026 convening the annual general meeting of the Company to be held at Marina Bay Sands Expo and Convention Centre, Level 4, Orchid Ballroom, 10 Bayfront Avenue, Singapore 018956 on Tuesday, 28 April 2026 at 10.00 a.m. (the "**AGM**").

1.2 This letter

The purpose of this letter is to provide shareholders of the Company ("**Shareholders**") with information relating to Resolution 8 which will be tabled at the AGM.

1.3 Legal adviser

Allen & Gledhill LLP is the legal adviser to the Company in relation to the proposed renewal of the Share Purchase Mandate.

2. RENEWAL OF THE SHARE PURCHASE MANDATE

2.1 Background

At the annual general meeting of the Company held on 29 April 2025 ("**2025 AGM**"), Shareholders had approved, *inter alia*, the renewal of the Share Purchase Mandate. The authority and limitations of the Share Purchase Mandate were set out in the Company's letter to Shareholders dated 3 April 2025 and Ordinary Resolution 9 in the notice of the 2025 AGM dated 3 April 2025, respectively. The authority contained in the Share Purchase Mandate renewed at the 2025 AGM was expressed to continue in force until the next annual general meeting of the Company and, as such, would expire on 28 April 2026, being the date of the forthcoming AGM. It is proposed that such authority be renewed. Accordingly, Resolution 8 relating to the proposed renewal of the Share Purchase Mandate will be tabled as an ordinary resolution for Shareholders' approval at the AGM.

2.2 Rationale for the renewal of the Share Purchase Mandate

The renewal of the Share Purchase Mandate will give the Company the flexibility to undertake purchases or acquisitions of its ordinary shares (“**Shares**”) at any time, subject to market conditions, during the period that the Share Purchase Mandate is in force. Share purchases or acquisitions allow the Company greater flexibility over its share capital structure with a view to improving, *inter alia*, its return on equity. The Shares which are purchased or acquired may be cancelled or may be held as treasury shares. The Company may, *inter alia*, sell the treasury shares for cash or utilise the treasury shares by transferring the treasury shares to participating employees and directors of the Company (“**Directors**”) for the purposes of or pursuant to its share schemes so as to enable the Company to take advantage of tax deductions under the current taxation regime. The use of treasury shares in lieu of issuing new Shares would also mitigate the dilution impact on existing Shareholders.

It should be noted that the Company will only purchase or acquire Shares pursuant to the Share Purchase Mandate when it is of the view that such purchase or acquisition will or will likely be in the interests of the Company. No purchase or acquisition of Shares will be made in circumstances which would have or is likely to have a material adverse effect on the financial position of the Company and its subsidiaries (collectively, the “**Group**”) and/or affect the listing status of the Company on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”).

2.3 Authority and limitations of the Share Purchase Mandate

The authority and limitations placed on the Share Purchase Mandate for which renewal is sought are summarised below. In this regard, the authority and limitations are substantially the same as that of the Share Purchase Mandate approved at the 2025 AGM.

2.3.1 Maximum number of Shares

The total number of Shares which may be purchased or acquired by the Company pursuant to the Share Purchase Mandate is limited to that number of Shares representing not more than 5% of the issued Shares (excluding treasury shares and subsidiary holdings) as at the date of the AGM. Under the Companies Act 1967 (“**Companies Act**”) and the Listing Manual of the SGX-ST (“**SGX-ST Listing Manual**”), any Shares which are held as treasury shares or subsidiary holdings shall be disregarded for the purposes of computing the 5% limit. For this purpose, “subsidiary holdings” means any Shares held by subsidiaries of the Company in the circumstances referred to in Sections 21(4), 21(4B), 21(6A) and 21(6C) of the Companies Act. As at 13 March 2026 (the “**Latest Practicable Date**”), 210,938,990 Shares were held as treasury shares and no Shares were held as subsidiary holdings.

For illustrative purposes only, on the basis of 4,992,256,802 issued Shares (excluding treasury shares and subsidiary holdings) as at the Latest Practicable Date, and assuming that (i) no further Shares are issued on or prior to the AGM, whether pursuant to the vesting of awards granted under share schemes implemented by the Company or otherwise (“**Awards**”), (ii) no further Shares are purchased and held as treasury shares, (iii) no Shares are held as subsidiary holdings, (iv) the Company does not reduce its share capital, and (v) no treasury shares are used, sold, transferred or cancelled, then not more than 249,612,840 Shares (representing 5% of the issued Shares (excluding treasury shares and subsidiary holdings) as at that date) may be purchased or acquired by the Company pursuant to the Share Purchase Mandate.

2.3.2 Duration of authority

Purchases or acquisitions of Shares may be made, at any time and from time to time, on and from the date of the AGM at which the renewal of the Share Purchase Mandate is approved, up to (i) the date on which the next annual general meeting of the Company is held or required by law to be held; (ii) the date on which the authority conferred by the Share Purchase Mandate is revoked or varied, and (iii) the date on which purchases or acquisitions of Shares pursuant to the Share Purchase Mandate are carried out to the full extent mandated, whichever is the earliest.

2.3.3 Manner of purchase or acquisition of Shares

Purchases or acquisitions of Shares may be made by way of:

- (a) market purchases (“**Market Purchases**”); and/or
- (b) off-market purchases (“**Off-Market Purchases**”).

Market Purchases refer to purchases or acquisitions of Shares by the Company effected on the SGX-ST, or, as the case may be, such other stock exchange for the time being on which the Shares may be listed and quoted, through one or more duly licensed stockbrokers appointed by the Company for the purpose.

Off-Market Purchases refer to purchases or acquisitions of Shares by the Company made under an equal access scheme or schemes for the purchase or acquisition of Shares from Shareholders in accordance with Section 76C of the Companies Act. The Directors may impose such terms and conditions which are not inconsistent with the Share Purchase Mandate, the SGX-ST Listing Manual and the Companies Act as they consider fit in the interests of the Company in connection with or in relation to any equal access scheme or schemes. Under the Companies Act, an Off-Market Purchase must, however, satisfy all the following conditions:

- (A) offers for the purchase or acquisition of Shares shall be made to every person who holds Shares to purchase or acquire the same percentage of their Shares;
- (B) all of the abovementioned persons shall be given a reasonable opportunity to accept the offers made to them; and
- (C) the terms of all the offers shall be the same, except that there shall be disregarded:
 - (1) differences in consideration attributable to the fact that offers may relate to Shares with different accrued dividend entitlements
 - (2) differences in consideration attributable to the fact that the offers may relate to Shares with different amounts remaining unpaid; and
 - (3) differences in the offers introduced solely to ensure that each person is left with a whole number of Shares.

Additionally, the SGX-ST Listing Manual provides that, in making an Off-Market Purchase, the Company must issue an offer document to all Shareholders which must contain, *inter alia*:

- (aa) the terms and conditions of the offer;

- (bb) the period and procedures for acceptances;
- (cc) the reasons for the proposed Share purchases;
- (dd) the consequences, if any, of Share purchases by the Company that will arise under the Singapore Code on Take-overs and Mergers (the “**Singapore Take-over Code**”) or other applicable take-over rules;
- (ee) whether the Share purchases, if made, could affect the listing of the Shares on the SGX-ST;
- (ff) details of any Share purchases made by the Company in the previous 12 months (whether Market Purchases or Off-Market Purchases), giving the total number of Shares purchased, the purchase price per Share or the highest and lowest prices paid for the purchases, where relevant, and the total consideration paid for the purchases; and
- (gg) whether the Shares purchased by the Company will be cancelled or kept as treasury shares.

2.3.4 Purchase price

The purchase price (excluding brokerage, stamp duty, commission, applicable goods and services tax and other related expenses (“**Related Expenses**”)) to be paid for a Share will be determined by the Directors. However, the maximum purchase price (the “**Maximum Price**”) to be paid for the Shares as determined by the Directors must not exceed, in the case of both Market Purchases and Off-Market Purchases, 105% of the Average Closing Price of the Shares excluding Related Expenses.

For the above purposes:

“**Average Closing Price**” means the average of the last dealt prices of a Share for the five consecutive market days on which the Shares are transacted on the SGX-ST, or, as the case may be, such other stock exchange on which the Shares are listed or quoted, immediately preceding the date of the Market Purchase by the Company, or, as the case may be, the date of the making of the offer pursuant to the Off-Market Purchase, and deemed to be adjusted in accordance with the listing rules of the SGX-ST for any corporate action which occurs during the relevant five-day period and the date of the Market Purchase or, as the case may be, the date of the making of the offer pursuant to the Off-Market Purchase; and

“**date of the making of the offer**” means the date on which the Company makes an offer for the purchase or acquisition of Shares from holders of Shares, stating therein the purchase price (which shall not be more than the Maximum Price) for each Share and the relevant terms of the equal access scheme for effecting the Off-Market Purchase.

2.4 Status of purchased or acquired Shares

Under the Companies Act, the Shares purchased or acquired by the Company shall be deemed cancelled immediately on purchase or acquisition, and all rights and privileges attached to those Shares will expire on cancellation, unless such Shares are held by the Company as treasury shares. The total number of issued Shares will be diminished by the number of Shares purchased or acquired by the Company which are cancelled and are not held as treasury shares. The Directors will decide whether the Shares purchased or acquired by the Company will be held as treasury shares and/or cancelled, depending on the needs of the Company at that time.

It is presently intended by the Company that Shares which are purchased or acquired by the Company will be held as treasury shares, up to the maximum number of treasury shares permitted by law to be held by the Company.

2.5 Treasury shares

Under the Companies Act, the Shares purchased or acquired by the Company may be held or dealt with as treasury shares. Some of the provisions on treasury shares under the Companies Act are summarised below.

2.5.1 Maximum holdings

The number of Shares held as treasury shares cannot at any time exceed 10% of the total number of issued Shares. For this purpose, any Shares that are held by subsidiaries in the circumstances referred to in Sections 21(4B) and 21(6C) of the Companies Act shall be included in computing the 10% limit.

2.5.2 Voting and other rights

The Company cannot exercise any right in respect of treasury shares. In particular, the Company cannot exercise any right to attend or vote at meetings and for the purposes of the Companies Act, the Company shall be treated as having no right to vote and the treasury shares shall be treated as having no voting rights.

In addition, no dividend may be paid, and no other distribution of the Company's assets may be made, to the Company in respect of treasury shares. However, the allotment of Shares as fully paid bonus shares in respect of treasury shares is allowed. A subdivision or consolidation of any treasury share into treasury shares of a greater or smaller number is also allowed so long as the total value of the treasury shares after the subdivision or consolidation is the same as before.

2.5.3 Disposal and cancellation

Where Shares are held as treasury shares, the Company may at any time but subject always to the Singapore Take-over Code:

- (a) sell the treasury shares for cash;
- (b) transfer the treasury shares for the purposes of or pursuant to any share scheme, whether for employees, Directors or other persons;
- (c) transfer the treasury shares as consideration for the acquisition of shares in or assets of another company or assets of a person;
- (d) cancel the treasury shares; or
- (e) sell, transfer or otherwise use the treasury shares for such other purposes as may be prescribed by the Minister for Finance.

Under the SGX-ST Listing Manual, an immediate announcement must be made of any sale, transfer, cancellation and/or use of treasury shares (in each case, the "usage"). Such announcement must include details such as the date of the usage, the purpose of the usage, the number of treasury shares of the usage, the number of treasury shares before and after the usage, the percentage of the number of treasury shares of the usage against the total number of issued shares (of the same class as the treasury

shares) which are listed on the SGX-ST before and after the usage, and the value of the treasury shares of the usage.

2.6 Source of funds

In purchasing or acquiring Shares pursuant to the Share Purchase Mandate, the Company may only apply funds legally available for such purchase or acquisition in accordance with the Constitution of the Company and applicable laws. Under the Companies Act, any payment made by the Company in consideration of the purchase or acquisition of its Shares may be made out of the Company's capital and/or profits so long as the Company is solvent.

The Company intends to use internal sources of funds, external borrowings, or a combination of internal resources and external borrowings, to finance purchases or acquisitions of its Shares. The Directors do not propose to exercise the Share Purchase Mandate to such extent that it would materially affect the working capital requirements, financial flexibility or investment ability of the Group.

2.7 Financial effects

The financial effects on the Group and the Company arising from purchases or acquisitions of Shares which may be made pursuant to the Share Purchase Mandate will depend on, *inter alia*, whether the Shares are purchased or acquired out of capital and/or profits of the Company, the aggregate number of Shares purchased or acquired, the consideration paid at the relevant time, the amount (if any) borrowed by the Company to fund the purchases or acquisitions and whether the Shares purchased or acquired are cancelled or held as treasury shares. The financial effects on the Group and the Company based on the audited financial statements of the Group and the Company for the financial year ended 31 December 2025 are based on the assumptions set out below.

2.7.1 Purchase or acquisition out of capital and/or profits

Under the Companies Act, purchases or acquisitions of Shares by the Company may be made out of the Company's capital and/or profits so long as the Company is solvent.

Where the consideration paid by the Company for the purchase or acquisition of Shares is made out of capital, the amount available for the distribution of cash dividends by the Company will not be reduced.

Where the consideration paid by the Company for the purchase or acquisition of Shares is made out of profits, such consideration will correspondingly reduce the amount available for the distribution of cash dividends by the Company.

2.7.2 Maximum Price paid for Shares purchased or acquired

Based on 4,992,256,802 issued Shares (excluding treasury shares and subsidiary holdings) as at the Latest Practicable Date, the purchase or acquisition by the Company of 5% of such Shares will result in the purchase or acquisition of 249,612,840 Shares.

Assuming that the Company purchases or acquires the 249,612,840 Shares at the Maximum Price, in the case of both Market Purchases and Off-Market Purchases, the maximum amount of funds required for the purchase or acquisition of the 249,612,840 Shares is approximately \$746 million, based on \$2.99 for one Share (being the price equivalent to 5% above the Average Closing Price of the Shares traded

on the SGX-ST for the five consecutive market days immediately preceding the Latest Practicable Date).

For illustrative purposes only, on the basis of the assumptions set out above as well as the following:

- (A) the Share Purchase Mandate had been effective on 1 January 2025;
- (B) there was no issuance of Shares, whether pursuant to the vesting of Awards or otherwise, after the Latest Practicable Date;
- (C) there was no usage and/or cancellation of treasury shares after the Latest Practicable Date; and
- (D) such Share purchases or acquisitions are funded by internal and/or external resources of the Group,

the financial effects on the audited financial statements of the Group and the Company for the financial year ended 31 December 2025 would have been as hereafter set out.

	Market Purchase or Off-Market Purchase		Group	
	Company	Company	Group	Group
	Before Share Purchase \$M	After Share Purchase \$M	Before Share Purchase \$M	After Share Purchase \$M
At 31 December 2025				
Total equity	10,863	10,106	13,524	12,768
Net Tangible Assets (NTA)	10,863	10,106	11,272	10,516
Current assets	925	421	3,230	2,472
Current liabilities	301	299	2,266	2,264
Working capital	624	122	964	208
Net debt	n.m.*	n.m.*	5,802	6,569
No. of issued Shares (in Million)	4,988	4,738	4,988	4,738
Financial indicators				
NTA per Share (\$)	2.18	2.13	2.26	2.22
Gearing (Net D/E) (times)	n.m.*	n.m.*	0.43	0.51
Current ratio (times)	3.07	1.41	1.43	1.09
Basic EPS (cents)	28.6	29.9	2.9	2.9

* n.m.: not meaningful. Not meaningful as the Company is in a net cash position

Notes:

- (1) NTA equals total equity less non-controlling interests and intangible assets. NTA per Share is calculated based on the number of issued Shares excluding treasury shares and subsidiary holdings.
- (2) Net debt comprises bank borrowings and debt securities, net of cash and cash equivalents. Net D/E means Net Debt-to-Equity ratio, which is computed as Net debt, divided by Total equity
- (3) Current ratio equals current assets divided by current liabilities.
- (4) EPS means Earnings Per Share. Basic EPS is calculated based on profit after tax and minority interests over the weighted average number of issued Shares excluding treasury shares and subsidiary holdings.
- (5) The disclosed financial effects remain the same irrespective of whether:
 - (a) the purchase of the Shares is effected out of capital or profits; or
 - (b) the purchased Shares are held in treasury or are cancelled.

SHAREHOLDERS SHOULD NOTE THAT THE FINANCIAL EFFECTS SET OUT ABOVE ARE BASED ON THE AUDITED FINANCIAL STATEMENTS OF THE GROUP AND THE COMPANY FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 AND ARE FOR ILLUSTRATION ONLY. THE RESULTS OF THE GROUP AND THE COMPANY FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 MAY NOT BE REPRESENTATIVE OF FUTURE PERFORMANCE.

It should be noted that although the Share Purchase Mandate would authorise the Company to purchase or acquire up to 5% of the issued Shares (excluding treasury shares and subsidiary holdings), the Company may not necessarily purchase or acquire or be able to purchase or acquire the entire 5% of the issued Shares (excluding treasury shares and subsidiary holdings) as mandated. In addition, the Company may cancel or hold in treasury all or part of the Shares purchased or acquired. The Company will take into account both financial and non-financial factors (for example, stock market conditions and the performance of the Shares) in assessing the relative impact of a share purchase before execution.

2.8 Taxation

Shareholders who are in doubt as to their respective tax positions or any tax implications, or who may be subject to tax in a jurisdiction outside Singapore, should consult their own professional advisers.

2.9 Listing status of the Shares

The SGX-ST Listing Manual requires a listed company to ensure that at least 10% of the total number of its issued shares (excluding treasury shares, preference shares and convertible equity securities) in a class that is listed on the SGX-ST, is held by public shareholders at all times. As at the Latest Practicable Date, approximately 46% of the issued Shares are held by public shareholders. Accordingly, the Company is of the view that there is a sufficient number of Shares held by public shareholders which would permit the Company to undertake purchases or acquisitions of its Shares through Market Purchases up to the full 5% limit pursuant to the Share Purchase Mandate without affecting the listing status of the Shares on the SGX-ST. The Company will consider investor interests when maintaining a liquid market in its securities, and will ensure that there is a sufficient float for an orderly market in its securities when purchasing its Shares.

2.10 SGX-ST listing rules

The SGX-ST Listing Manual restricts a listed company from purchasing its shares by way of market purchases at a price per share which is more than 5% above the “average closing price”, being the average of the closing market prices of the shares over the last five market days on which transactions in the shares were recorded, before the day on which the purchases are made, and deemed to be adjusted for any corporate action that occurs during the relevant five-day period and the day on which the purchases are made. The Maximum Price for a Share in relation to Market Purchases referred to in paragraph 2.3 above complies with this requirement. Although the SGX-ST Listing Manual does not prescribe a maximum price in relation to purchases or acquisitions of shares by way of off-market purchases, the Company has set a cap of 5% above the average closing price of a Share as the Maximum Price for a Share to be purchased or acquired by way of an Off-Market Purchase.

While the SGX-ST Listing Manual does not expressly prohibit any purchase or acquisition of shares by a listed company during any particular time or times, because the listed company would be regarded as an “insider” in relation to any proposed purchase or acquisition of its issued shares, the Company will not undertake any purchase or acquisition of Shares pursuant

to the Share Purchase Mandate at any time after any matter or development of a price or trade sensitive nature has occurred or has been the subject of consideration and/or a decision of the Directors until such price or trade sensitive information has been publicly announced. In particular, the Company will not purchase or acquire any Shares through Market Purchases during the one month immediately preceding, and up to the time of announcement of, the Company's results for the half-year and the full financial year.

2.11 Reporting requirements

The SGX-ST Listing Manual requires a listed company to report all purchases or acquisitions of its shares to the SGX-ST not later than 9.00 a.m. (a) in the case of a market purchase, on the market day following the day of purchase or acquisition of any of its shares, and (b) in the case of an off-market purchase under an equal access scheme, on the second market day after the close of acceptances of the offer. Such announcement (in such form prescribed by the SGX-ST Listing Manual), must include details such as the date of the purchase, the total number of shares purchased, the purchase price per share or the highest and lowest prices paid for such shares, as applicable, and the total consideration (including stamp duties and clearing charges) paid or payable for the shares.

In addition, the Directors are required under the Companies Act to lodge with the Registrar of Companies (as appointed under the Companies Act) within 30 days after the purchase or acquisition of Shares on the SGX-ST the notice of purchase or acquisition in the prescribed form and providing certain particulars including the date of the purchase or acquisition, the number of Shares purchased or acquired, the number of Shares cancelled, the number of Shares held as treasury shares, the issued share capital of the Company before and after the purchase or acquisition, the amount of consideration paid by the Company for the purchase or acquisition of the Shares, and whether the Shares were purchased or acquired out of the profits or the capital of the Company.

2.12 Take-over implications

Appendix 2 of the Singapore Take-over Code contains the Share Buy-Back Guidance Note. The take-over implications arising from any purchase or acquisition by the Company of its Shares are set out below.

2.12.1 Obligation to make a take-over offer

If, as a result of any purchase or acquisition by the Company of its Shares, the proportionate interest in the voting capital of the Company of a Shareholder and persons acting in concert with him/her increases, such increase will be treated as an acquisition for the purposes of Rule 14 of the Singapore Take-over Code. Consequently, a Shareholder or a group of Shareholders acting in concert with a Director could obtain or consolidate effective control of the Company and become obliged to make an offer under Rule 14 of the Singapore Take-over Code.

2.12.2 Persons acting in concert

Under the Singapore Take-over Code, persons acting in concert comprise individuals or companies who, pursuant to an agreement or understanding (whether formal or informal), co-operate, through the acquisition by any of them of shares in a company to obtain or consolidate effective control of that company.

Unless the contrary is established, the Singapore Take-over Code presumes, *inter alia*, the following individuals and companies to be persons acting in concert with each other:

- (a) the following companies:
 - (A) a company (“**(A)**”);
 - (B) the parent company of (A) (“**(B)**”);
 - (C) the subsidiaries of (A) (each, “**(C)**”);
 - (D) the fellow subsidiaries of (A) (each, “**(D)**”);
 - (E) the associated companies of any of (A), (B), (C) or (D) (each, “**(E)**”);
 - (F) companies whose associated companies include any of (A), (B), (C), (D) or (E); and
 - (G) any person who has provided financial assistance (other than a bank in the ordinary course of business) to any of the foregoing companies for the purchase of voting rights; and
- (b) a company with any of its directors (together with their close relatives, related trusts as well as companies controlled by any of the directors, their close relatives and related trusts).

The circumstances under which Shareholders, including Directors and persons acting in concert with them respectively, will incur an obligation to make a take-over offer under Rule 14 of the Singapore Take-over Code after a purchase or acquisition of Shares by the Company are set out in Appendix 2 of the Singapore Take-over Code.

2.12.3 Effect of Rule 14 and Appendix 2 of the Singapore Take-over Code

In general terms, the effect of Rule 14 and Appendix 2 of the Singapore Take-over Code is that, unless exempted, Directors and persons acting in concert with them will incur an obligation to make a take-over offer under Rule 14 of the Singapore Take-over Code if, as a result of the Company purchasing or acquiring Shares, the voting rights of such Directors and their concert parties would increase to 30% or more, or in the event that such Directors and their concert parties hold between 30% and 50% of the Company’s voting rights, if the voting rights of such Directors and their concert parties would increase by more than 1% in any period of six months. In calculating the percentages of voting rights of such Directors and their concert parties, treasury shares shall be excluded.

Under Appendix 2 of the Singapore Take-over Code, a Shareholder not acting in concert with the Directors will not be required to make a take-over offer under Rule 14 of the Singapore Take-over Code if, as a result of the Company purchasing or acquiring its Shares, the voting rights of such Shareholder would increase to 30% or more, or, if such Shareholder holds between 30% and 50% of the Company’s voting rights, the voting rights of such Shareholder would increase by more than 1% in any period of six months. Such Shareholder need not abstain from voting in respect of the resolution authorising the Share Purchase Mandate.

The interests, if any, of the Directors and the Shareholders holding directly or indirectly 5% or more of the Shares (“**Substantial Shareholders**”) in Shares as at the Latest Practicable Date are disclosed in paragraph 3 below. As at the Latest Practicable Date, CapitaLand Group Pte. Ltd. has an aggregate interest in 2,693,106,549 Shares, representing approximately 54% of the

issued Shares (excluding treasury shares). As CapitaLand Group Pte. Ltd. and any Directors presumed to be acting in concert with it collectively already hold more than 50% of the issued Shares, none of the Directors (or any of them) and/or CapitaLand Group Pte. Ltd., including persons acting in concert with it and/or them, would become obliged to make a take-over offer for the Company under Rule 14 read with Appendix 2 of the Singapore Take-over Code as a result of any purchase or acquisition of Shares by the Company pursuant to the Share Purchase Mandate of the maximum limit of 5% of its issued Shares (excluding treasury shares and subsidiary holdings) as at the Latest Practicable Date.

SHAREHOLDERS WHO ARE IN DOUBT AS TO THEIR OBLIGATIONS, IF ANY, TO MAKE A MANDATORY TAKE-OVER OFFER UNDER THE SINGAPORE TAKE-OVER CODE AS A RESULT OF ANY PURCHASE OR ACQUISITION OF SHARES BY THE COMPANY SHOULD CONSULT THE SECURITIES INDUSTRY COUNCIL AND/OR THEIR PROFESSIONAL ADVISERS AT THE EARLIEST OPPORTUNITY.

2.13 Particulars of Shares purchased in the past year

As at the Latest Practicable Date, the Company has not purchased or acquired any Shares pursuant to the Share Purchase Mandate approved at the 2025 AGM.

3. DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' INTERESTS

3.1 Interests of Directors

The interests of the Directors in issued Shares, as recorded in the Company's Register of Directors' Shareholdings as at the Latest Practicable Date, are set out below.

Directors	Direct Interest		Deemed Interest		Total Interest	
	No. of Shares	%	No. of Shares	%	No. of Shares	%
Mr Miguel Ko	1,635,947 ⁽¹⁾	0.0328	-	-	1,635,947	0.0328
Mr Lee Chee Koon ⁽²⁾	5,615,813 ⁽³⁾	0.1125	-	-	5,615,813	0.1125
Mr Anthony Lim Weng Kin	168,886	0.0034	1,000 ⁽⁴⁾	n.m. ⁽⁵⁾	169,886	0.0034
Mr Chaly Mah Chee Kheong	226,229 ⁽³⁾	0.0045	-	-	226,229	0.0045
Mr Gabriel Lim Meng Liang	-	-	-	-	-	-
Ms Judy Hsu Chung Wei	87,882	0.0018	-	-	87,882	0.0018
Mr David Su Tuong Sing	80,250	0.0016	-	-	80,250	0.0016
Ms Helen Wong Siu Ming	95,771 ⁽⁶⁾	0.0019	-	-	95,771	0.0019
Tan Sri Abdul Farid Alias	70,259 ⁽⁷⁾	0.0014	-	-	70,259	0.0014
Ms Belita Ong	50,530 ⁽⁸⁾	0.0010	-	-	50,530	0.0010
Mr Tham Kui Seng	123,240 ⁽⁹⁾	0.0025	280,054 ⁽³⁾⁽¹⁰⁾	0.0056	403,294	0.0081
Mr Eugene Lai	20,998	0.0004	-	-	20,998	0.0004

Notes:

- (1) Shares are jointly held by Mr Miguel Ko and his spouse through DBS Nominees (Private) Limited.
- (2) As at the Latest Practicable Date, Mr Lee Chee Koon also has an interest in:
 - (a) Awards comprising 118,245 Shares to be vested/delivered after March 2025;
 - (b) contingent Awards comprising 921,006 Shares to be vested/delivered after 2025;
 - (c) Awards comprising 361,954 Shares to be vested/delivered after March 2026;
 - (d) contingent Awards comprising 495,114 Shares to be vested/delivered after 2026; and
 - (e) contingent Awards comprising 574,822 Shares to be vested/delivered after 2027.

The Awards referenced in sub-paragraphs (a) and (c) were granted to Mr Lee Chee Koon under the CapitaLand Investment Restricted Share Plan 2021 (“**CLI RSP 2021**”). On the final vesting of the Awards referenced in sub-paragraphs (a) and (c), an additional number of Shares of a total value equal to the value of the accumulated dividends which are declared during each of the vesting periods and deemed forgone due to the vesting mechanism of the CLI RSP 2021 will also be released.

For the Awards referenced in sub-paragraph (b), the final number of Shares to be released will depend on the achievement of the pre-determined targets over a 5-year performance period. In the event of early achievement of the targets within the first 3 years of the qualifying performance period, a maximum of 20% to 50% of the baseline award will be released after the third year (“**Interim Vesting**”). After the end of the 5-year performance period, the final number of Shares based on the final achievement factor, less any Shares released as part of the Interim Vesting, will be released after the fifth year. An Interim Vesting took place on 30 September 2024.

The Awards referenced in sub-paragraphs (d) and (e) were granted to Mr Lee Chee Koon under the CapitaLand Investment Performance Share Plan 2021 (“**CLI PSP 2021**”). The final number of Shares to be released will depend on the achievement of pre-determined targets over a 3-year performance period under CLI PSP 2021. The release will be made partly in the form of shares and partly in the form of cash.

- (3) Shares are held through DBS Nominees (Private) Limited.
- (4) Mr Anthony Lim Weng Kin is deemed to have an interest in the 1,000 Shares held by his spouse.
- (5) “n.m.” means not meaningful.
- (6) Shares are held through UOB Kay Hian Private Limited.
- (7) Shares are held through DB Nominees (Singapore) Pte Ltd.
- (8) 1,000 Shares out of the 50,530 Shares are held through ABN Amro Clearing Bank N.V..
- (9) 100,000 out of 123,240 Shares are held through DBS Nominees (Private) Limited.
- (10) Mr Tham Kui Seng is deemed to have an interest in the 280,054 Shares held by his spouse.

Save as disclosed, none of the other Directors held or had any interests in any outstanding Awards as at the Latest Practicable Date.

There were 4,992,256,802 issued Shares (excluding treasury shares) as at the Latest Practicable Date.

3.2 Interests of Substantial Shareholders

The interests of the Substantial Shareholders in issued Shares, as recorded in the Company's Register of Substantial Shareholders as at the Latest Practicable Date, are set out below.

Substantial Shareholders	Direct Interest		Deemed Interest		Total Interest	
	No. of Shares	%	No. of Shares	%	No. of Shares	%
CapitaLand Group Pte. Ltd.	2,693,106,549 ⁽¹⁾	53.9457	-	-	2,693,106,549	53.9457
CLA Real Estate Holdings Pte. Ltd.	-	-	2,693,106,549 ⁽¹⁾	53.9457	2,693,106,549	53.9457
TJ Holdings (III) Pte. Ltd.	-	-	2,693,106,549 ⁽¹⁾	53.9457	2,693,106,549	53.9457
Glenville Investments Pte. Ltd.	-	-	2,693,106,549 ⁽¹⁾	53.9457	2,693,106,549	53.9457
Mawson Peak Holdings Pte. Ltd.	-	-	2,693,106,549 ⁽¹⁾	53.9457	2,693,106,549	53.9457
Bartley Investments Pte. Ltd.	-	-	2,693,106,549 ⁽¹⁾	53.9457	2,693,106,549	53.9457
Tembusu Capital Pte. Ltd.	-	-	2,701,880,049 ⁽¹⁾⁽²⁾	54.1214	2,701,880,049	54.1214
Temasek Holdings (Private) Limited	-	-	2,704,111,752 ⁽¹⁾⁽³⁾	54.1661	2,704,111,752	54.1661

Notes:

(1) CapitaLand Group Pte. Ltd. ("**CLG**") is a wholly owned subsidiary of CLA Real Estate Holdings Pte. Ltd. ("**CLA Real Estate**"), which in turn is a wholly owned subsidiary of TJ Holdings (III) Pte. Ltd. ("**TJIII**"), which in turn is a wholly owned subsidiary of Glenville Investments Pte. Ltd. ("**Glenville**"), which in turn is a wholly owned subsidiary of Mawson Peak Holdings Pte. Ltd. ("**Mawson**"), which in turn is a wholly owned subsidiary of Bartley Investments Pte. Ltd. ("**Bartley**"), which in turn is a wholly owned subsidiary of Tembusu Capital Pte. Ltd. ("**Tembusu**"), which in turn is a wholly owned subsidiary of Temasek Holdings (Private) Limited ("**Temasek**").

CLA Real Estate, TJIII, Glenville, Mawson, Bartley, Tembusu and Temasek, respectively, are deemed to have an interest in the Shares in which CLG has or is deemed to have an interest, by virtue of Section 4 of the Securities and Futures Act 2001 ("**SFA**").

(2) Tembusu is deemed to have an interest in the Shares in which its subsidiaries (including but not limited to CLA Real Estate) have or are deemed to have an interest, by virtue of Section 4 of the SFA.

(3) Temasek is deemed to have an interest in the Shares in which its subsidiaries and associated companies (including but not limited to CLA Real Estate) have or are deemed to have an interest, by virtue of Section 4 of the SFA.

There were 4,992,256,802 issued Shares (excluding treasury shares) as at the Latest Practicable Date.

4. DIRECTORS' RECOMMENDATION

The Directors are of the opinion, for the reasons set out in paragraph 2.2 above, that the Share Purchase Mandate is in the interests of the Company. Accordingly, they recommend that Shareholders vote in favour of Resolution 8 relating to the renewal of the Share Purchase Mandate, which will be proposed as an ordinary resolution at the forthcoming AGM.

5. DIRECTORS' RESPONSIBILITY STATEMENT

5.1 Directors' Responsibility

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this letter and confirm after making all reasonable enquiries that, to the best of their knowledge and belief, this letter constitutes full and true disclosure of all material facts

about the proposed renewal of the Share Purchase Mandate, and about the Company and its subsidiaries in relation to the proposed renewal of the Share Purchase Mandate, and the Directors are not aware of any facts the omission of which would make any statement in this letter misleading. Where information in this letter has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and reproduced in this letter in its proper form and context.

5.2 Disclaimer

The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed in this letter. Shareholders who are in any doubt as to the action they should take should consult their stockbrokers or other professional advisers immediately.

Yours faithfully
For and on behalf of the Board of Directors
of CapitaLand Investment Limited

MIGUEL KO
Chairman