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

The admission and listing of CapitaLand Investment Limited on the Singapore Exchange Securities Trading Limited was sponsored by J.P. Morgan (S.E.A.) Limited. J.P. Morgan (S.E.A.) Limited assumes no responsibility for the contents of this announcement.

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 2023 to 30 June 2023 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 2023.

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

Michelle Koh
Company Secretary
11 August 2023

Annex A to
Announcement Pursuant to Rule 706A of the Listing Manual
Period: 1 January 2023 to 30 June 2023
Date of Announcement: 11 August 2023

1 **INCORPORATION OF WHOLLY OWNED SUBSIDIARIES**

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

1.	Name	:	CSLF GP Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
2.	Name	:	CLI Fund Management Two Pte. Ltd.
	Principal Activity	:	Fund Management
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
3.	Name	:	CLIC PE Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
4.	Name	:	CLIC PE Investment Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
5.	Name	:	Suzhou Kaichen Management & Consulting Co., Ltd. 苏州凯晨管理咨询有限公司
	Principal Activity	:	Management and Consulting
	Registered Share Capital	:	RMB10,000 (approximately S$2,000)
	Country of Incorporation	:	People's Republic of China ("PRC")
6.	Name	:	Shanghai CapitaLand Zhuo Ying Investment Limited 上海凯德卓盈投资有限公司
	Principal Activity	:	Investment and Management
	Registered Share Capital	:	RMB1400 million (approximately S$271 million)
	Country of Incorporation	:	PRC
7.	Name	:	Oakwood Epping Tenancy Pty Ltd
	Principal Activity	:	To operate serviced residences
	Registered Share Capital	:	AUD100 (approximately S$90) comprising 100 ordinary shares
	Country of Incorporation	:	Australia

8.	Name	:	CapitaLand India Growth Fund 2 Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
9.	Name	:	ACP GP Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	S$1 comprising one ordinary share
	Country of Incorporation	:	Singapore
10.	Name	:	Credo Two Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	AUD1 (approximately S$0.90) comprising one ordinary share
	Country of Incorporation	:	Singapore
11.	Name	:	Starlight J Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	RMB1 (approximately S$0.20) comprising one ordinary share
	Country of Incorporation	:	Singapore
12.	Name	:	Starlight H Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	RMB1 (approximately S$0.20) comprising one ordinary share
	Country of Incorporation	:	Singapore
13.	Name	:	Peak Alpha GP Pte. Ltd.
	Principal Activity	:	Investment Holding
	Issued and Paid-up Ordinary Share Capital	:	USD1 (approximately S$1.30) comprising one ordinary share
	Country of Incorporation	:	Singapore

2 **INVESTMENT IN AN ASSOCIATED COMPANY**

Invested in an associated company as part of its ongoing business development:

Name	:	Susing Asset Management Ltd 苏新基金管理有限公司
Principal Activity	:	Fund Management
Registered Share Capital	:	RMB150 million (approximately S$28 million)
Country of Incorporation	:	PRC

CLI invested in and holds a 24% interest in Susing Asset Management Ltd. The rest is held by unrelated parties.

3 **CHANGE OF INTEREST IN SUBSIDIARY**

Divested 100% equity interest in 远盈（佛山）仓储服务有限公司 ("**Target**") through Ascendas (Shanghai) Management Co., Ltd., an indirect wholly owned subsidiary of CLI incorporated in the PRC, to FGMH Pte. Ltd., an indirect 30% associated company of CLI incorporated in Singapore (the "**Divestment**"). The Target is a company established in the PRC and invests in a property in Guangdong Province, PRC.

The cash consideration of RMB406.3 million (approximately S$79.2 million) is subject to post-completion adjustments (the "**Consideration**"). The Consideration was arrived on a willing-buyer and willing-seller basis based on the adjusted net asset value of the divested equity interest of RMB406.3 million (approximately S$79.2 million).

Following completion of the Divestment, CLI's interest in the Target has decreased from 100% to 30%, and the Target has ceased to be a subsidiary of CLI and has become an associated company of CLI.

4 **CHANGE OF INTEREST IN SUBSIDIARIES**

Zircon Alpha Holdings Pte. Ltd. ("**Zircon Alpha**") and Zillion Alpha Holdings Pte. Ltd. ("**Zillion Alpha**"), which were indirect wholly owned subsidiaries of CLI, and in respect of Zillion Alpha, held through Zircon Alpha, have allotted and issued shares in their respective share capital in the following manner:

(a) in respect of Zircon Alpha, an aggregate of 370,000,000 redeemable preference shares ("**RPS**") at an aggregate issue price of RMB370,000,000 (approximately S$72.2 million), of which (i) 123,210,000 Class A RPS were allotted and issued to a third party investor and (ii) 246,790,000 Class B RPS were allotted and issued to CapitaLand Mall Asia Limited ("**CMA**"), an indirect wholly owned subsidiary of CLI and an existing shareholder of Zircon Alpha; and

(b) in respect of Zillion Alpha, an aggregate of 90 ordinary shares ("**Ordinary Shares**") at an aggregate issue price of RMB90 (approximately S$18) and 1,199,999,900 RPS at an aggregate issue price of RMB1,199,999,900 (approximately S$234.0 million), of which (i) 70 Ordinary Shares and 839,999,930 Class A RPS were allotted and issued to another third party investor and (ii) 20 Ordinary Shares and 359,999,970 Class B RPS were allotted and issued to Zircon Alpha.

Each of Zircon Alpha and Zillion Alpha is incorporated in Singapore and is principally engaged in investment holding activities. Prior to the abovementioned allotment and issue of shares, each of Zircon Alpha and Zillion Alpha had an issued and paid-up capital of RMB10 (approximately S$2), comprising 10 Ordinary Shares.

Zillion Alpha owns 100% of the entire issued and paid-up share capital, comprising five Ordinary Shares in each of Zidane One Pte. Ltd. ("**Zidane One**") and Zidane Two Pte. Ltd. ("**Zidane Two**"). Zidane One owns 100% of the equity interest of 中翰云（涿州）数据科技有限公司 ("中翰云"), and Zidane Two owns 100% of the equity interest of 中珑云（涿州）数据科技有限公司 ("中珑云") and 涿州马龙达消防科技有限公司 ("马龙达", together with "中翰云" and "中珑云", the "**PRC Companies**"). The PRC Companies invest in properties in Hebei Province, PRC.

Following the abovementioned allotment and issue of shares:

(1) in respect of Zircon Alpha, CMA continues to hold 10 Ordinary Shares and 246,790,000 Class B RPS in Zircon Alpha, representing 100% and 66.7% of the total number of issued Ordinary Shares and RPS in Zircon Alpha respectively. As a result, CLI's interest in the issued and paid-up ordinary share capital of Zircon Alpha has remained at 100% and its interest in the issued and paid-up preference share capital of Zircon Alpha has decreased from 100% to 66.7%. Zircon Alpha remains a subsidiary of CLI;

(2) in respect of Zillion Alpha, Zircon Alpha holds 30 Ordinary Shares and 359,999,970 Class B RPS in Zillion Alpha, representing 30% of the total number of issued Ordinary Shares and RPS in Zillion Alpha respectively. As a result, CLI's interest (through Zircon Alpha) in the issued and paid-up share capital of Zillion Alpha has decreased from 100% to approximately 20%. Zillion Alpha has ceased to be a subsidiary of CLI and has become an associated company of CLI; and

(3) as Zillion Alpha has ceased to be a subsidiary, and has become an associated company, of CLI, all its wholly owned subsidiaries, namely Zidane One, Zidane Two, 中翰云, 中珑云 and 马龙达 have ceased to be subsidiaries of CLI and have become associated companies of CLI accordingly.

5 **CHANGE OF INTEREST IN ASSOCIATED COMPANY**

Divested two ordinary shares and 7,497,998 Class A redeemable preference shares (collectively, the "**Sale Shares**") in FGMJ Pte. Ltd. ("**Target**") through CLFMI Pte. Ltd., an indirect wholly owned subsidiary of CLI incorporated in Singapore, to an existing shareholder in the Target, which is an entity unrelated to CLI (the "**Divestment**"). The Sale Shares represent 20% of the total number of issued ordinary shares and redeemable preference shares in the Target respectively.

The Target is incorporated in Singapore and is principally engaged in investment holding activities, and indirectly invests in a property in Guangdong Province, PRC.

The cash consideration for the Sale Shares of US$8.0 million (approximately S$10.7 million) was arrived on a willing-buyer and willing-seller basis based on the adjusted net asset value of the Sale Shares of US$8.0 million (approximately S$10.7 million) as at 15 June 2023.

Following completion of the Divestment, CLI's interest in the Target has decreased from 50% to 30% and the Target remains an associated company of CLI.