Citi's 2026 ASEAN Summit: Singapore Edition

14 August 2026

CapitaLand CHINA TRUST

20 Years

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Agenda

01

Overview of CLCT

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

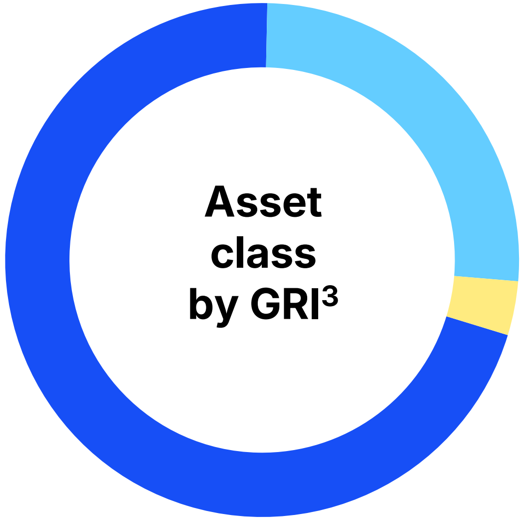
S$4.6 billion
Total Assets[1,2]

~1.7 million
Gross Floor Area (sq m)[1]

S$1.2 billion
Market Cap[4]

7.2%
Distribution Yield[5]

25%
Sponsor’s Stake in CLCT[1]



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

3.4%
Logistics 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)

Notes:
1. As at 30 June 2026.
2. Total Assets include 5% stake in CLCR I with closing price of RMB 5.841 as at 30 June 2026.
3. As at 30 June 2026 on a 100% basis.
4. As at 31 July 2026.
5. 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 S$0.660 as at 31 July 2026.

02

1H 2026 Financial Results

1H 2026 Highlights

FINANCIAL PERFORMANCE[1]

RMB 822.6 million
Gross Revenue

RMB 561.0 million
Net Property Income

2.45 S cents
Distribution per Unit

RETAIL OPERATIONAL PERFORMANCE

97.3%
Occupancy[2]

-2.7%
Rental Reversion[3]

+2.6%
Tenants' Sales[4]

+3.2%
Shopper Traffic

CAPITAL MANAGEMENT

40.4%
Aggregate Leverage[5]

3.06%
Average Cost of Debt[6]

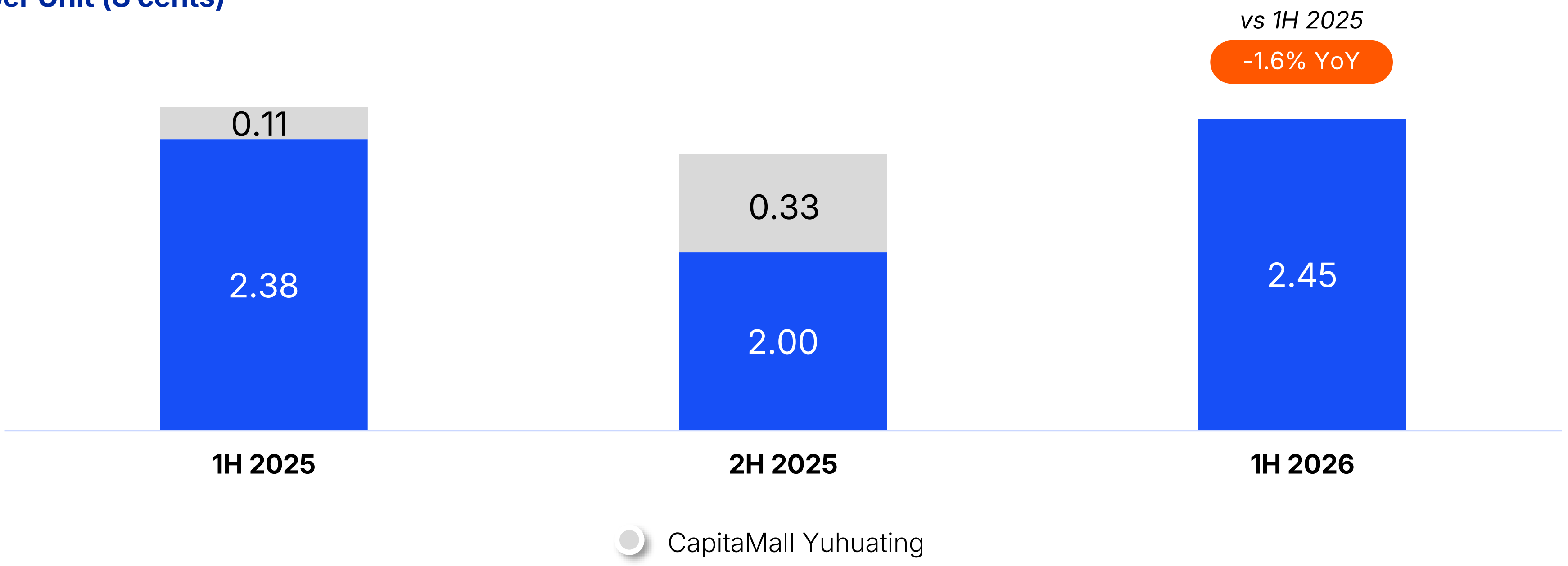
2.9x
Interest Coverage Ratio[7]

3.0 years
Average Term to Maturity

Notes:
1. All 1H 2026 financial figures exclude CapitaMall Yuhuating as it was divested in October 2025.
2. Based on committed leases as at 30 June 2026.
3. Based on average rent of new leases vs average rent of preceding leases.
4. Excluding automobile sales, 1H 2026 tenant sales would increase by 7.5% YoY and tenant sales per sqm would increase by 1.9% YoY.
5. 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.
6. Based on the consolidated interest expense YTD for the respective financial period over weighted average borrowings on balance sheet for that financial period.
7. ICR ratio is calculated in accordance with the Property Funds Appendix guidelines with effect from 28 November 2024.

1H 2026 DPU Outperformed 1H 2025 DPU on a Same-Store Basis

Distribution per Unit (S cents)

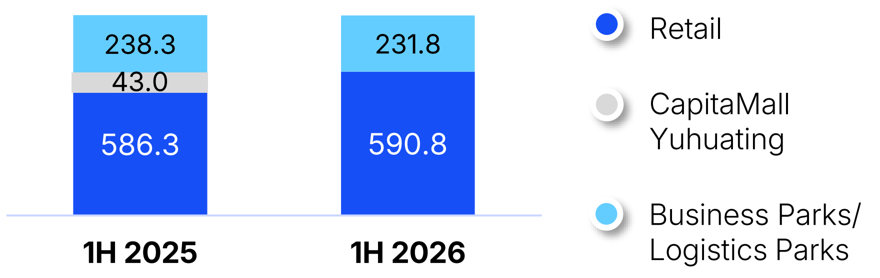


- On a same-store basis excluding CapitaMall Yuhuating's contribution in 1H 2025, DPU for 1H 2026 increased by **2.9% YoY** from 2.38 S cents
- 1H 2026 DPU declined by 1.6% YoY, despite lower finance costs, impacted by absence of contribution from CapitaMall Yuhuating and lower performance from business parks and logistics parks, coupled with higher realised foreign exchange loss

1H 2026 Financial Results Highlights

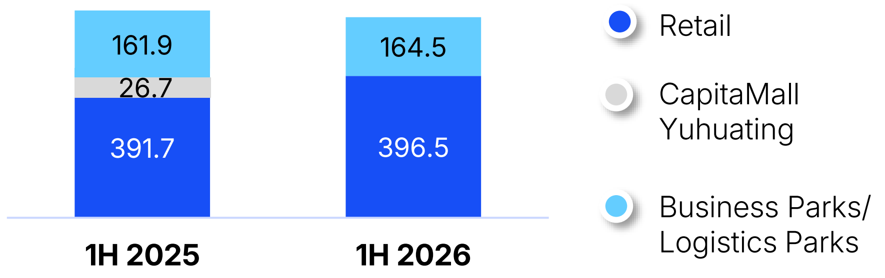
Gross Revenue (RMB million) -5.2% YoY

Same-store basis[1]: -0.2% YoY



Net Property Income (RMB million) -3.3% YoY

Same-store basis[1]: +1.3% YoY



- **Retail revenue -6.1% YoY, mainly due to:**
  - Divestment of CapitaMall Yuhuating. Retail revenue increased by 0.8% YoY on same-store basis[1]
  - Improved performance in CapitaMall Xizhimen, CapitaMall Wangjing and CapitaMall Xuefu post AEIs completion, as well as the recognition of income from the forfeiture of tenants' security deposits
  - Partially offset by lower occupancy and rental rates at CapitaMall Xinnan, CapitaMall Grand Canyon and CapitaMall Aidemengdun
- **Business Park/Logistics Park revenue -2.7% YoY, mainly due to:**
  - Improved occupancy at Shanghai Fengxian Logistics Park
  - Offset by lower performance at Singapore-Hangzhou Science & Technology Park Phase I & II, Kunshan Bacheng Logistics Park, Wuhan Yangluo Logistics Park and Chengdu Shuangliu Logistics Park
- **Decline in NPI mainly due to absence of contribution from CapitaMall Yuhuating, partially mitigated by cost reduction of 3.5% YoY on same-store basis and interest savings of 16% YoY from proactive capital management initiatives**

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

03

Portfolio Overview

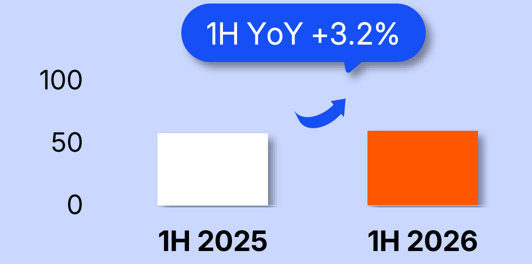
Portfolio Operating Metrics[1]

	Retail	Business Park	Logistics Park
Gross Floor Area (sq m)	712,753	764,449	265,260
Valuation (RMB billion)[2]	16.2	5.4	1.4
Occupancy[3] (%)	97.3	85.1	99.0

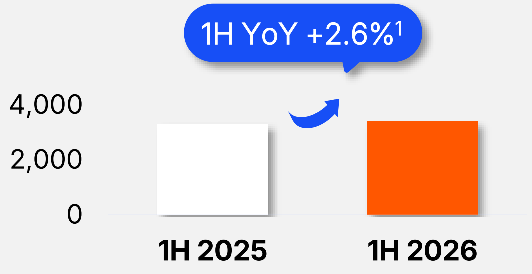
Notes:
1. As at 30 June 2026 unless otherwise stated.
2. Based on a 100% basis as at 31 December 2025.
3. Based on committed leases as at 30 June 2026.

Improvements in Retail Portfolio Shopper Traffic and Tenant Sales

1H YoY Shopper Traffic (million)



1H YoY Tenant Sales (RMB million)



1H YoY Sales Improvements in Key Trade Sectors

Food & Beverage: +3.5%
39.2% of Retail GRI
Introduction of trending dining brands in the market

IT & Telecommunications: +5.1%
4.8% of Retail GRI
Spending boost from consumption vouchers

Sporting Goods & Apparel: +34.9%
4.0% of Retail GRI
Introduction of popular sports and lifestyle brands

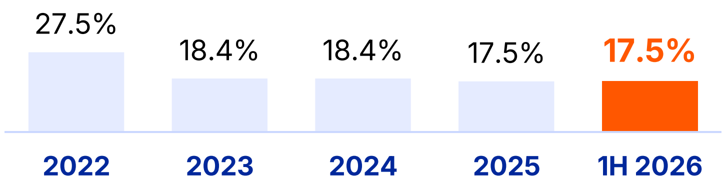
Toys & Hobbies: +42.6%
2.3% of Retail GRI
Rising popularity of collectible toy market

Three New Supermarkets Delivered RMB 153 million in 1H 2026 Tenant Sales, Driving Material Traffic Growth across Malls

1H 2026 Traffic:

+11.0% YoY	+6.4% YoY	+4.7% YoY
CapitaMall Xuefu	CapitaMall Xizhimen	CapitaMall Wangjing

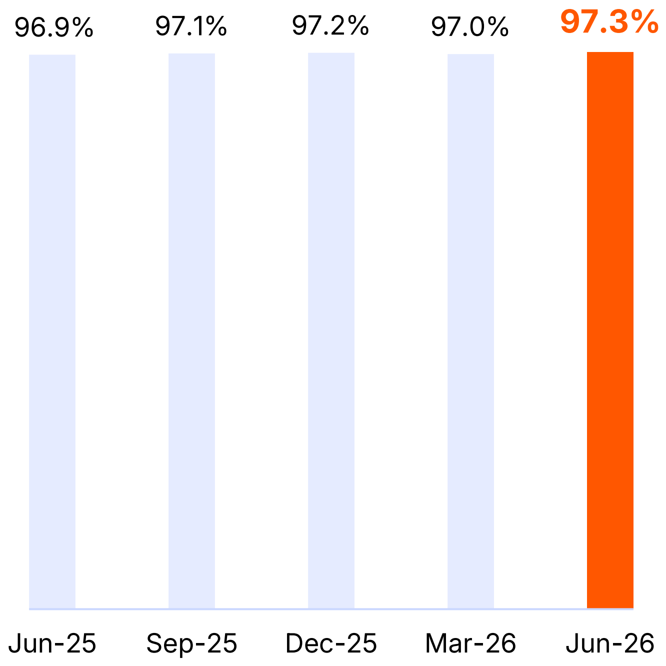
Occupancy Cost Remained Stable at 17.5%[2]



Notes:
1. Excluding automobile sales, 1H 2026 tenant sales would increase by 7.5% YoY and tenant sales per sqm would increase by 1.9% YoY.
2. Excludes supermarket and department store.

High Retail Occupancy of 97.3%[1]

Committed Occupancy



Committed Occupancy	30-Jun-25	30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-26
CapitaMall Xizhimen	97.6%	99.6%	99.1%	99.8%	99.4%
Rock Square	98.9%	99.0%	99.0%	99.3%	99.1%
CapitaMall Wangjing	95.9%[2]	95.0%	96.0%	95.2%	96.1% ▲
CapitaMall Grand Canyon	97.0%	98.1%	96.9%	95.9%	98.7% ▲
CapitaMall Xuefu	99.4%	99.0%	98.8%	98.9%	98.0%
CapitaMall Xinnan	87.4%	86.7%	88.4%	86.8%[3]	86.9% ▲
CapitaMall Nuohemule	100.0%	100.0%	99.5%	100.0%	99.9%
CapitaMall Aidemengdun	95.6%	95.7%	96.6%	96.4%	97.9% ▲

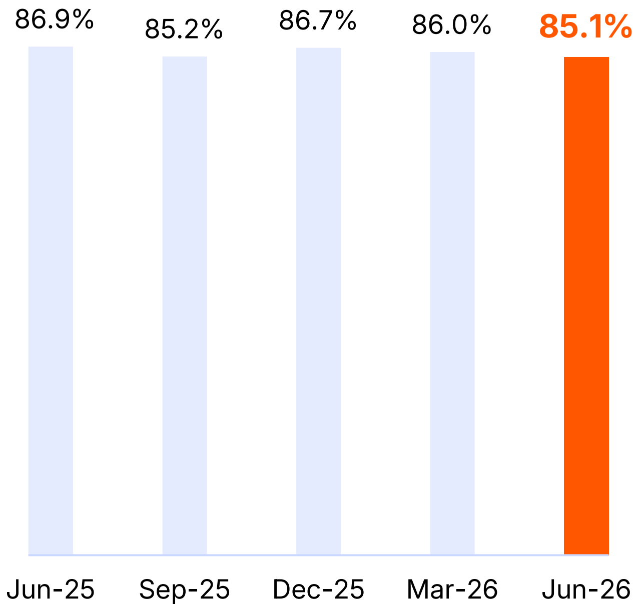
1H 2026 Retail Reversion: -2.7%[4,5]

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

Notes:
1. Based on committed leases as at 30 June 2026.
2. Excludes area undergoing AEI.
3. 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.
4. Based on average rent of new leases vs average rent of preceding leases.
5. Excluding two planned anchor adjustments and EV, Retail Portfolio reversion is -2.3%.

Business Park Occupancy of 85.1%[1]

Committed Occupancy



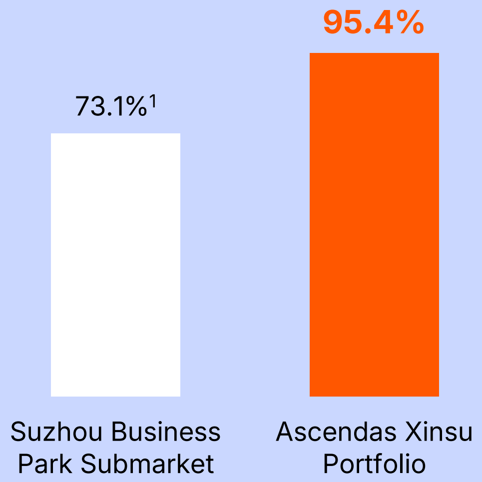
Committed Occupancy	30-Jun-25	30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-26
Ascendas Xinsu Portfolio	96.5%	95.9%	95.3%	95.9%	95.4%
Ascendas Innovation Towers	74.6%	75.4%	85.2%	82.2%	80.1%
Ascendas Innovation Hub	89.3%	85.8%	86.7%	90.7%	90.7%
Singapore-Hangzhou Science & Technology Park Phase I	73.8%	76.0%	73.6%	71.9%	71.0%
Singapore-Hangzhou Science & Technology Park Phase II	79.7%	70.7%	74.9%	71.8%	70.6%

1H 2026 Business Park Reversion: -12.0%[2]

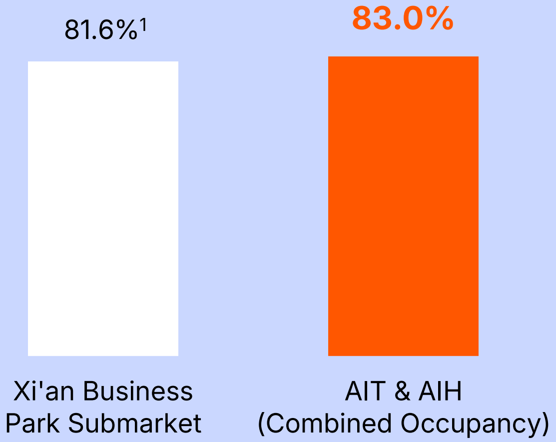
- Proactively prioritised occupancy through active retention of existing tenants and conversion of new leasing pipelines. Approximately 102k sq m of renewals and new leases were secured in 1H 2026, representing about 14.3% of total Business Park NLA.
- Customised leasing solutions implemented to support pipeline conversion, including the installation of additional elevators and the provision of tailored showroom and fit-out configurations to meet tenant requirements.

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

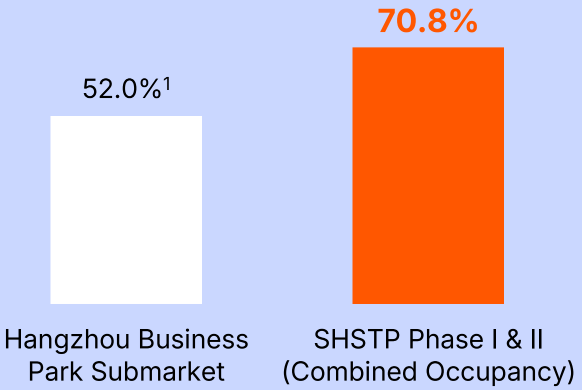
Business Parks Occupancy Outpacing Oversupplied Submarkets through Active Leasing and Asset Management



Ascendas Xinsu Portfolio: With a strong market position, brand recognition, and premium location, the asset is well-positioned to capture demand in high-growth sectors.



AIT & AIH: Despite strong market competition, the combined occupancy of AIT and AIH has surpassed submarket levels, supported by proactive leasing efforts.

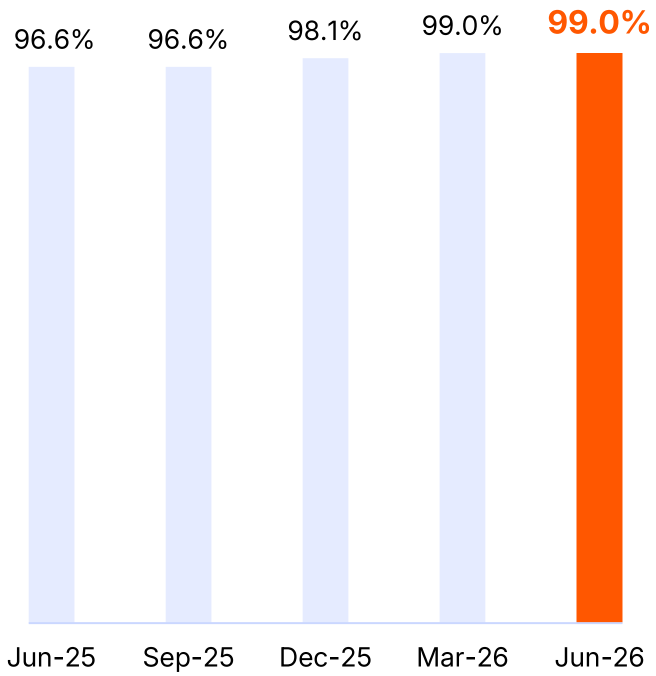


SHSTP Phase I & II: Experiencing challenging leasing climate; focused on retaining tenants and improving occupancy.

Note:
1. Colliers 2Q 2026: Suzhou, Xi'an and Hangzhou Business Park Market Overview.

High Logistics Park Occupancy of 99.0%[1]

Committed Occupancy



Committed Occupancy	30-Jun-25	30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-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	86.4%	86.5%	92.3%	96.2%	96.2%

1H 2026 Logistics Park Reversion: -1.2%[2]

Following proactive leasing of 18.2k sq m of executed space, rental reversion improved from -24.5% in FY 2025 to -1.2% in 1H 2026, indicating signs of bottoming in rental decline.

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

Distribution Schedule

Last Day of Trading on “cum” Basis	12 August 2026, 5.00 pm
Ex-Date	13 August 2026, 9.00 am
Record Date	14 August 2026, 5.00 pm
Distribution Payment Date	9 September 2026

2.45 S Cents

Distribution Per Unit

1 January 2026 to 30 June 2026

Distribution Period

04

Capital Management

Healthy Funding Matrix

Proactive capital management contributes to reduction in average cost of debt with interest savings of 16% YoY

	30 June 2026	31 March 2026	30 June 2025
Total Deposited Property (S$ million)	4,272.2	4,143.2	4,287.0
Aggregate Leverage[1]	40.4%	41.4%	42.1%
Average Term to Maturity (years)	3.0	3.2	3.6
Average Cost of Debt[2]	3.06%	3.10%	3.42%
Interest Coverage Ratio (ICR)[3]	2.9x	2.9x	2.9x
% of Borrowings on Fixed Interest Rate	71%	65%	87%
% RMB-denominated Debt[4]	73%	59%	41%

ICR Sensitivity Analyses

Movement	ICR[3]
100 bps increase in weighted average interest	2.3x
10% decrease in EBITDA	2.6x

Impact to Distribution from Floating Loan Interest Rate Movement

Change in Interest Rate	Distribution Impact p.a (S$'m)	DPU Impact (¢)	DPU Impact (%)
SGD +/- 50bps	-/+ 0.5	-/+ 0.03	-/+ 0.6
RMB +/- 50bps	-/+ 2.1	-/+ 0.12	-/+ 2.5

Impact of Exchange Rate Movement on Gearing

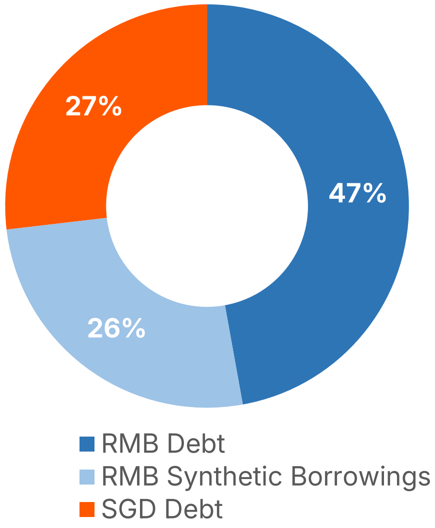
Movement in SGD/RMB	Aggregate Leverage
+/- 1%	+/- 0.1%

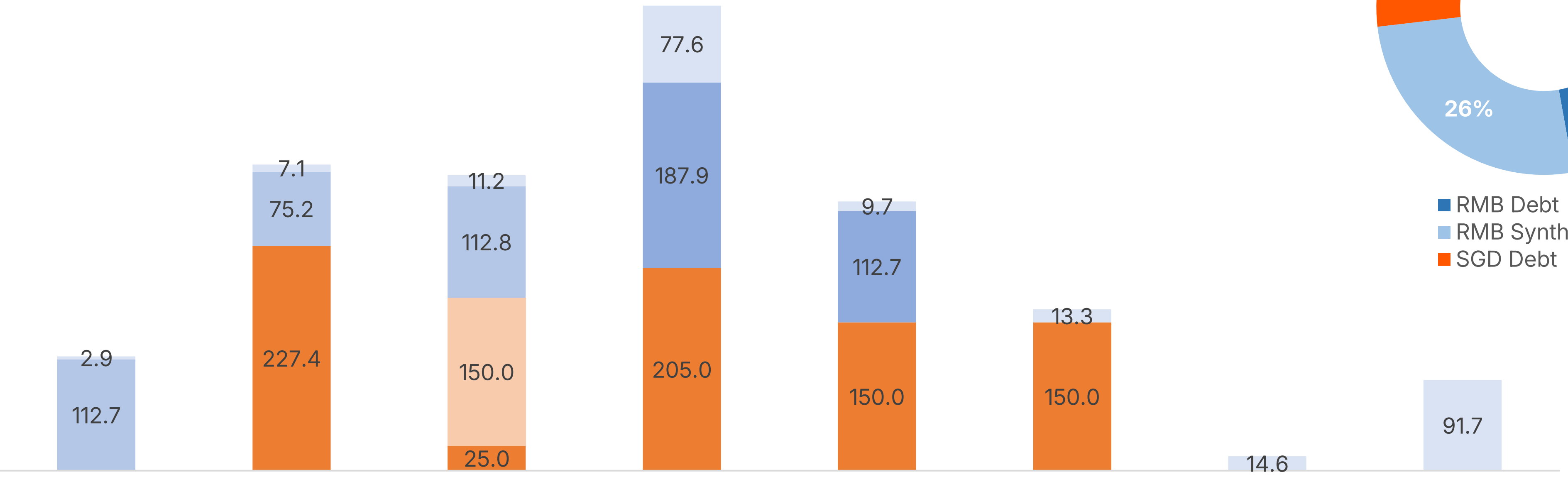
Notes:
1. Aggregate leverage is calculated based on the proportional share of total borrowings and deferred payments over deposited properties. CLCT does not have any deferred payments.
2. Based on the consolidated interest expense YTD for the respective financial period over weighted average borrowings on balance sheet for that financial period.
3. ICR ratio is calculated in accordance with the Property Funds Appendix guidelines with effect from 28 November 2024.
4. Include RMB synthetic borrowings via cross-currency swaps. Including FX forward contracts, 92% of the total debt is denominated in RMB.

Debt Maturity Profile with Diversified Funding Sources

Proactive capital management lowered overall cost of funding while balancing currency exposure

FTZ Bond matures in October 2026 (RMB600 million @ 3.8%). As at 30 June 2026, we have existing undrawn revolving facilities of S$516 million to refinance the borrowing due, while we continue to source for optimal funding options.





	2026	2027	2028	2029	2030	2031	2032	Beyond	Total
Total Debt (S$ million)	115.6	309.7	298.9	470.5	272.4	163.3	14.6	91.7	1,736.8
% of Total Debt maturing by end of the year	6.7%	17.8%	17.2%	27.1%	15.7%	9.4%	0.8%	5.3%	100.0%

05

Looking Forward

Our Strategy:

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

Create Value

2026: Target expansion of retail presence in Tier 1 and 2 cities while maintaining stable occupancy across business and logistics parks

Unlock Value

2026: Proactively identify and recycle mature assets to unlock value and support portfolio optimisation

Extract Value

2026: Continue to evaluate potential new AEI opportunities in existing malls and potential acquisition targets

Proactive Capital Management

2026: Expand RMB debt access, balancing currency hedging and lowering cost of debt

Business Outlook

China's GDP grew 4.7% YoY for the first half of 2026 while retail sales rose 1.3% YoY in June 2026[1], rebounding from a 0.6% decline last month.

- The Manufacturing PMI returned to expansionary territory at 50.3% in June 2026, supported by robust export demand for AI-related products and front-loading of shipments to the United States ahead of the expected tariff hikes later this year.[2]
- In July 2026, Beijing unveiled its first standalone five-year consumption plan, with a 2030 retail sales target of US$8.85 trillion to steady growth amid softening economic momentum.[3]

At China's 2026 Two Sessions, policymakers have reaffirmed their commitment to maintaining a proactive fiscal policy and an "appropriately accommodative" monetary stance to support growth and strengthen domestic demand.[4]

- China announced a more proactive fiscal policy, including a 4.0% deficit-to-GDP ratio[4], record-high fiscal expenditure and increased government bond issuance to support infrastructure, public services and domestic demand.[5]
- In June 2026, PBOC has kept the one-year and five-year Loan Prime Rates unchanged at 3.00% and 3.50%, respectively.[6]

Middle East tensions may add external cost pressures to China's business outlook, although domestic coal supply provides some energy buffer.[7]

- While the Middle East conflict raised energy and shipping risks, but diversified supply, reserves, coal flexibility, electrification and renewables have limited the macro pass-through.[8]
- Oil prices eased back to around pre-Iran war levels in early July as supply increased and Strait of Hormuz exports recovered, though renewed regional volatility could still place pressure on manufacturer margins and business confidence.[9]

Notwithstanding the above, second-order effects may still emerge over time and management continues to closely monitor developments and potential implications.

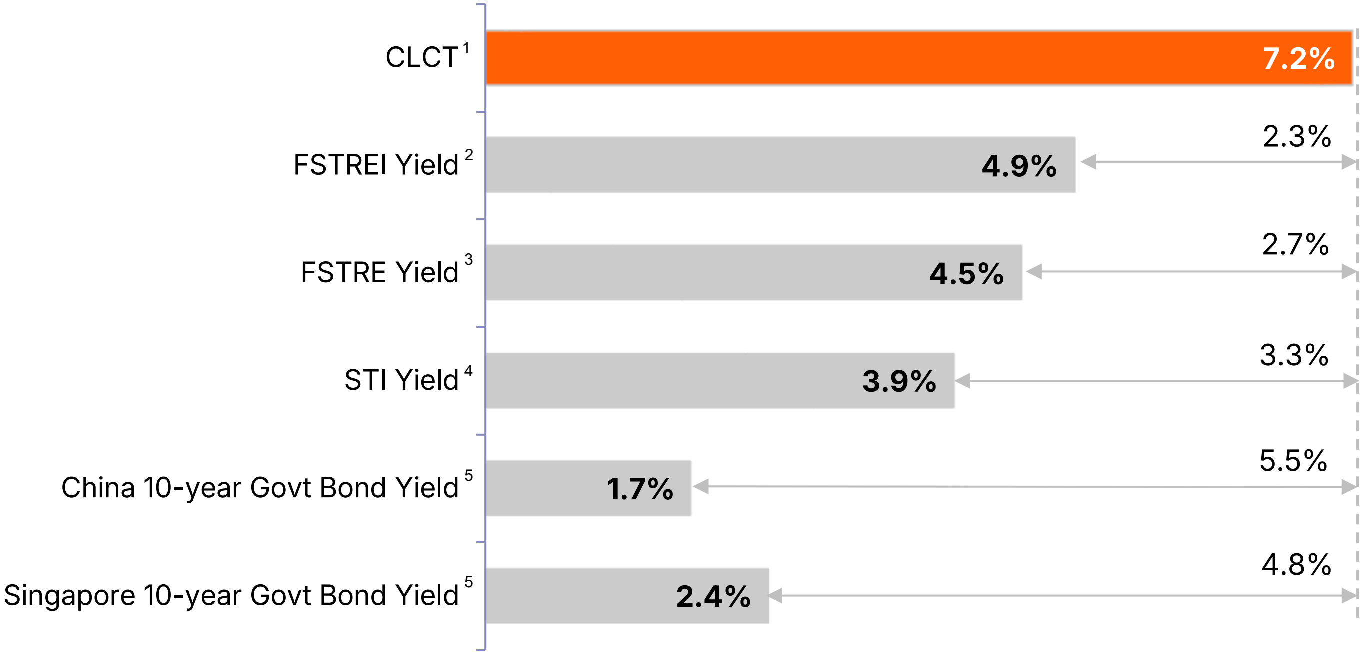
Notes:
1. China National Bureau of Statistics.
2. CNBC, China factory activity grows faster than expected in June on tech export demand, 30 June 2026.
3. South China Morning Post, What's at stake as China prioritises household spending in new five-year plan, 14 July 2026.
4. China Briefing, China's Two Sessions 2026: Key Takeaways from the Government Work Report, 5 March 2026.
5. Reuters, China to boost spending to meet growth target amid rising global uncertainty, 6 March 2026.
6. Reuters, China keeps lending benchmark LPRs unchanged for 13th month in June, 22 June 2026.
7. Reuters, China's coal power on the rise again in 2026, reversing first-in-a-decade decline, 24 June 2026.
8. J.P. Morgan, China: Soft Growth Amid Mounting Structural Challenges, 3 July 2026.
9. Reuters, Oil prices settle at pre-Iran war levels as crude output grows, 7 July 2026.

06

Appendix

Attractive Yield Spread and Healthy Trading Liquidity

Comparative Yields



Average Trading Volume (Units per Day)

1 year[6]	~1.1 million
10 year[7]	~2.9 million
IPO[8]	~2.1 million

Sources: Bloomberg, CLCTML, Monetary Authority of Singapore.

1. Based on trailing 12 months DPU (1 July 2025 to 30 June 2026) of 4.78 S cents and unit price of S$0.660 as at 31 Jul 2026.
2. Trailing 12-months dividend yield of Straits Times REIT Index as at 31 Jul 2026 closing price.
3. Trailing 12-months dividend yield of Straits Times Real Estate Index as at 31 Jul 2026 closing price.
4. Trailing 12-months dividend yield of Straits Times Index stocks as at 31 Jul 2026 closing price.
5. Singapore Government 10-year and China Government 10-year bond yields as at 31 Jul 2026.

Source: Bloomberg

6. 1 year refers to 1 Aug 2025 to 31 Jul 2026.
7. 10 year refers to 1 Aug 2016 to 31 Jul 2026.
8. Since IPO to 31 Jul 2026.

Glossary

- AEI: Asset Enhancement Initiative
- AUM: Assets under Management
- BPS: Basis Points
- C-REIT: China Real Estate Investment Trust
- CLCR I: CapitaLand Consumption C-REIT (formerly known as CapitaLand Commercial C-REIT (CLCR))
- CLCT: CapitaLand 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 Metres
- WALE: Weighted Average Lease Expiry
- YoY: Year-on-Year

1H 2026 Financial Highlights

	1H 2026	1H 2025	1H 2026 vs 1H 2025 (%)
Gross Revenue (RMB'000)	822,600	867,644	(5.2)
Net Property Income (RMB'000)	561,018	580,265	(3.3)
Amount available for distribution to Unitholders (S$'000)	43,165	45,173	(4.4)
Amount retained (S$'000)	-	(1,754)[1]	(100.0)
Distributable amount to Unitholders (S$'000)	43,165	43,419	(0.6)
Distribution Per Unit (before amount retained) (S cents)	2.45	2.59	(5.4)
Distribution Per Unit (S cents)[2,3]	2.45	2.49	(1.6)

Notes:
1. The amount retained refers to the distribution contributed from CapitaMall Yuhuating from 1 April 2025 to 30 June 2025 (2Q 2025) attributable to CLCR I.
2. The DPU is computed based on total issued units of 1,757.2 million and 1,740.0 million in 1H 2026 and 1H 2025 respectively.
3. On a same-store basis, excluding CapitaMall Yuhuating's contribution in 1H 2025, DPU for 1H 2026 increased by 2.9% YoY from 2.38 S cents.

Gross Revenue (in RMB'mil)

Portfolio

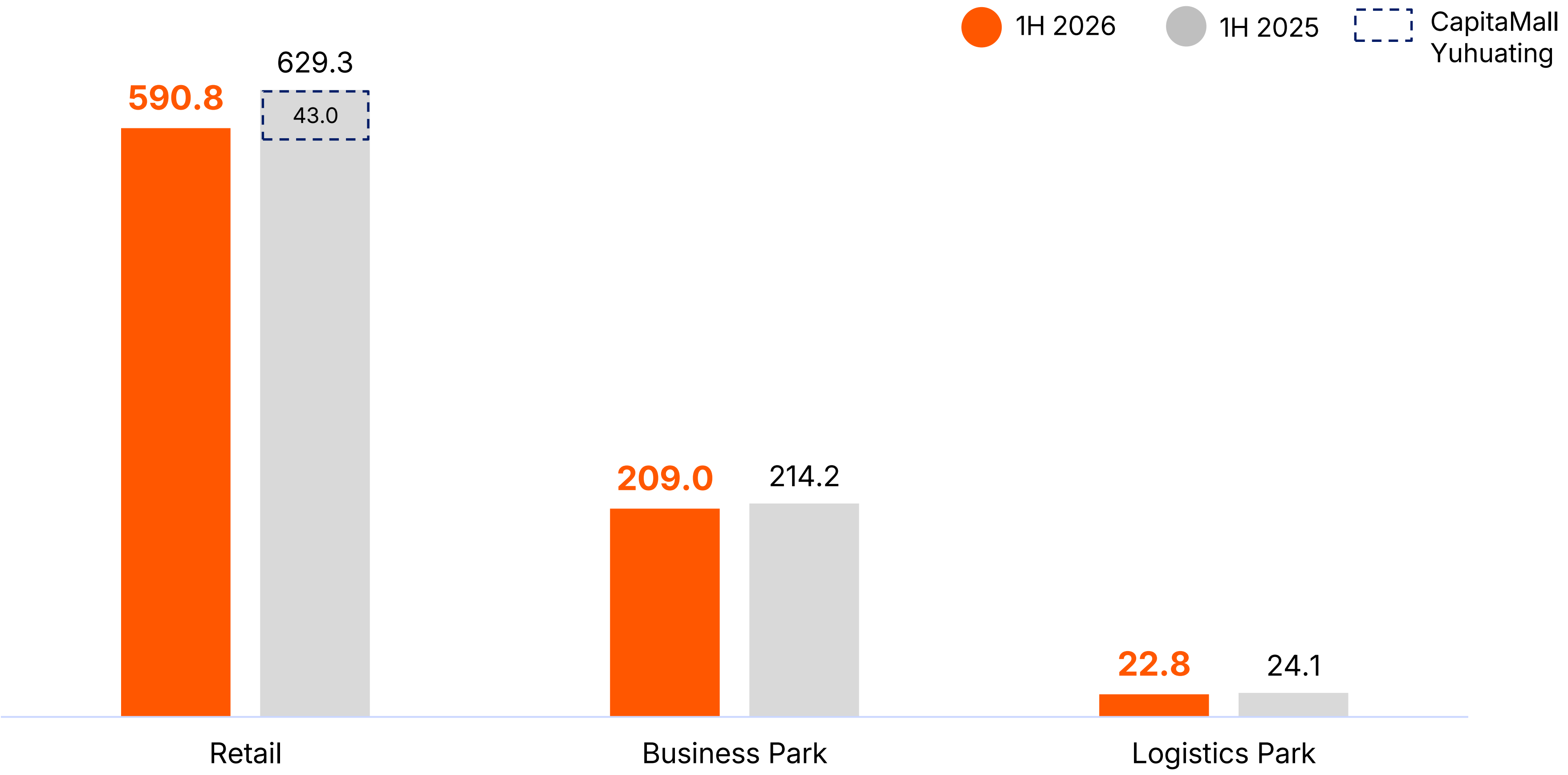
1H 2026

822.6 RMB mil

-5.2% YoY

1H 2025

867.6 RMB mil



Net Property Income (in RMB'mil)

Portfolio

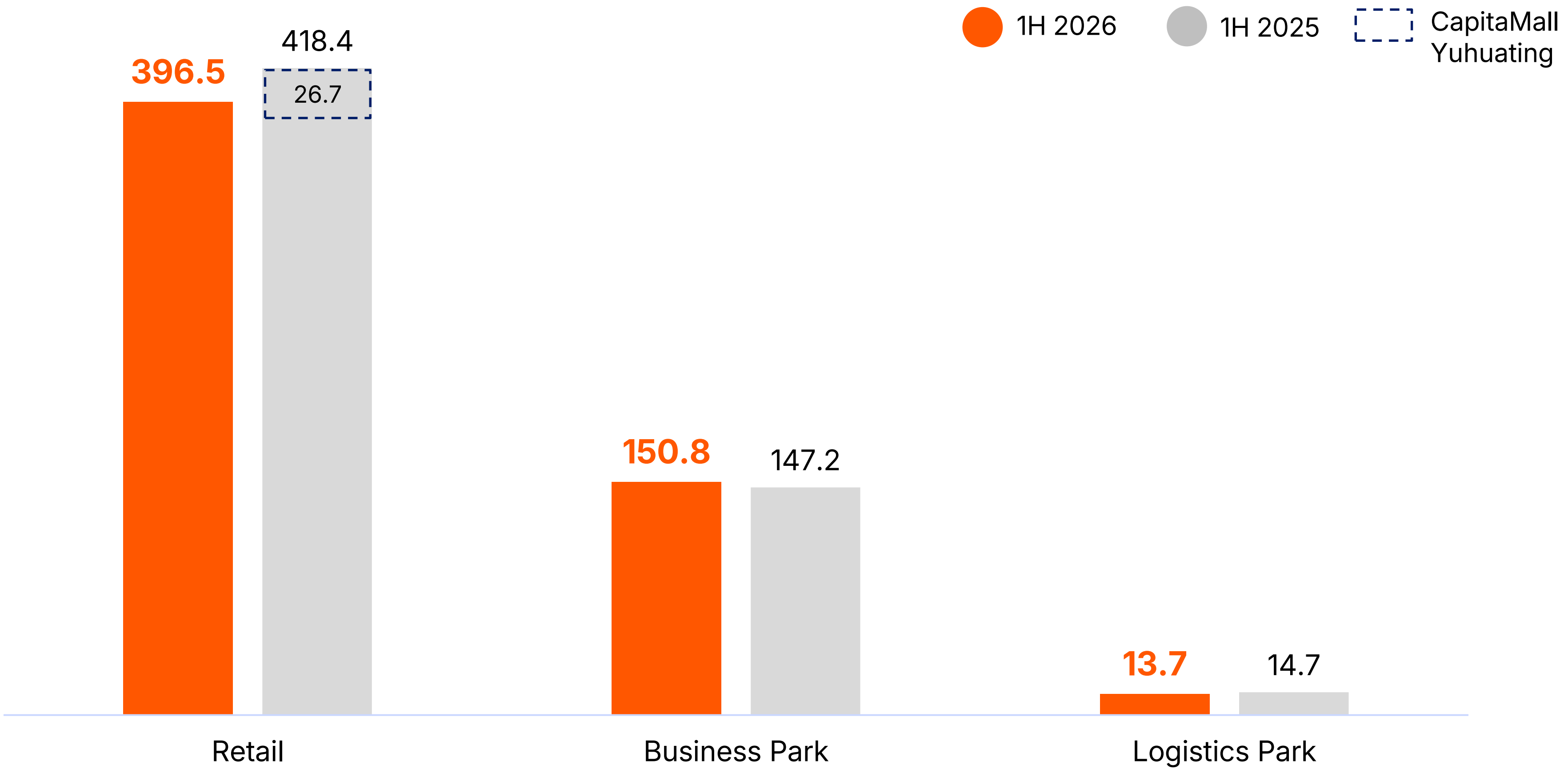
1H 2026

561.0 RMB mil

-3.3% YoY

1H 2025

580.3 RMB mil



Stable Balance Sheet

S$'000	30 June 2026	31 December 2025
Non-Current Assets	4,346,172	4,230,689
Current Assets	261,647	254,080
Total Assets	**4,607,819**	**4,484,769**
Current Liabilities	462,540	264,443
Non-Current Liabilities	1,870,660	1,992,621
Total Liabilities	**2,333,200**	**2,257,064**
Unitholders' Funds	1,832,221	1,789,624
Perpetual Securities Holders	149,788	149,788
Non-Controlling Interest	292,610	288,293
Net Assets	**2,274,619**	**2,227,705**
Units in Issue ('000 units)	**1,757,150**	**1,740,903**
Net Asset Value per Unit	1.04	1.03
Net Asset Value per Unit (Net of Distribution)	1.02	1.00

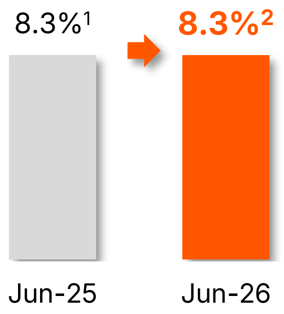
Note:
The closing exchange rate for SGD/RMB as at 30 June 2026 and 31 December 2025 were 5.321 and 5.466 respectively.

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



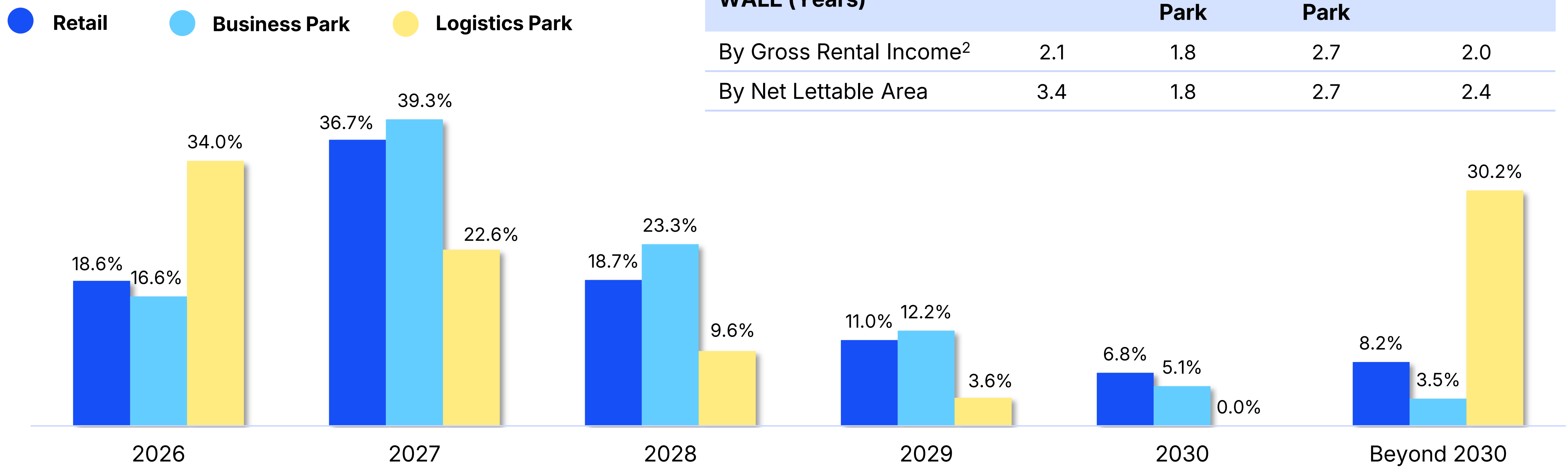
No.	Tenant	Trade Sector	Asset Class	% of Total Rental Income
1	JD.com Group of Companies	E-commerce, Logistics and Warehouse, Supermarket	Retail, Logistics Park	1.4%
2	Bestseller Group of Companies	Fashion & Accessories	Retail	0.9%
3	POP MART Holding Limited	Toys & Hobbies	Retail	0.9%
4	Guangdong Aeon Teem	Supermarket	Retail	0.9%
5	Yun Feng Logistics	Logistics and Warehouse	Logistics Park	0.8%
6	Yum China Holdings, Inc	Food & Beverage	Retail	0.8%
7	BHG Group of Companies	Supermarket	Retail	0.7%
8	Bosideng International Holdings Limited	Fashion & Accessories	Retail	0.7%
9	Biyoute Commercial Group	Supermarket	Retail	0.6%
10	Ping An Insurance Company	Financial Services	Business Park	0.6%
Total				**8.3%**

Notes:
1. Based on percentage of Total Rental Income in the month of June 2025.
2. Based on percentage of Total Rental Income in the month of June 2026.

Portfolio Lease Expiry Profile[1]

Portfolio WALE Remains Stable at 2.4 years by NLA

% of total Gross Rental Income[2]

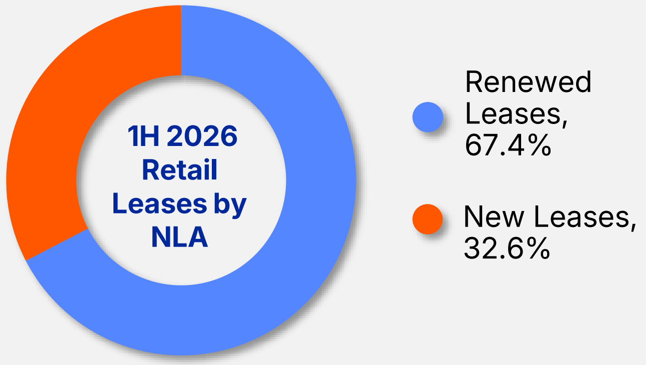


WALE (Years)	Retail	Business Park	Logistics Park	Portfolio
By Gross Rental Income[2]	2.1	1.8	2.7	2.0
By Net Lettable Area	3.4	1.8	2.7	2.4

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

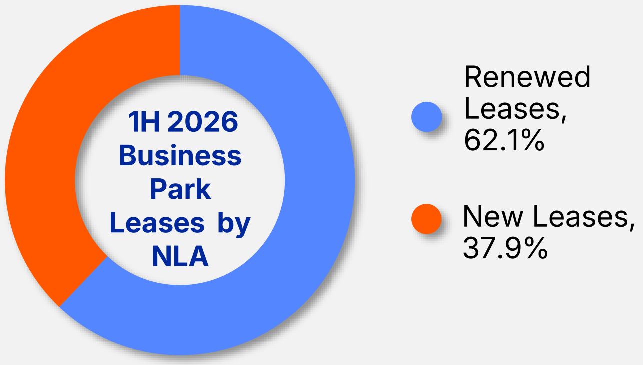
Driving New Leases and Tenant Retention Through Active Leasing Momentum

Retail



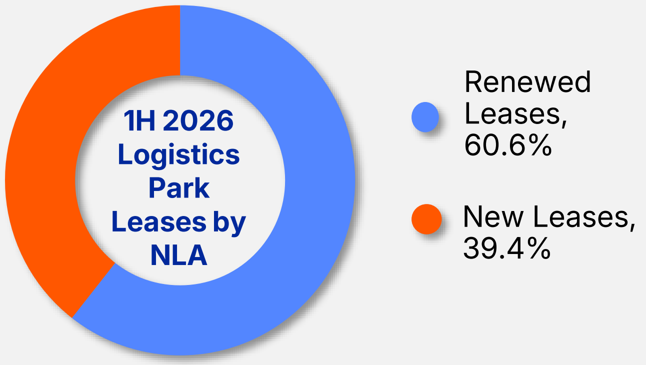
Top 3 trade categories for new leases
1. Supermarket
2. Food & Beverage
3. Fashion & Accessories

Business Park



Top 3 trade categories for new leases
1. E-commerce
2. Engineering
3. Electronics

Logistics Park



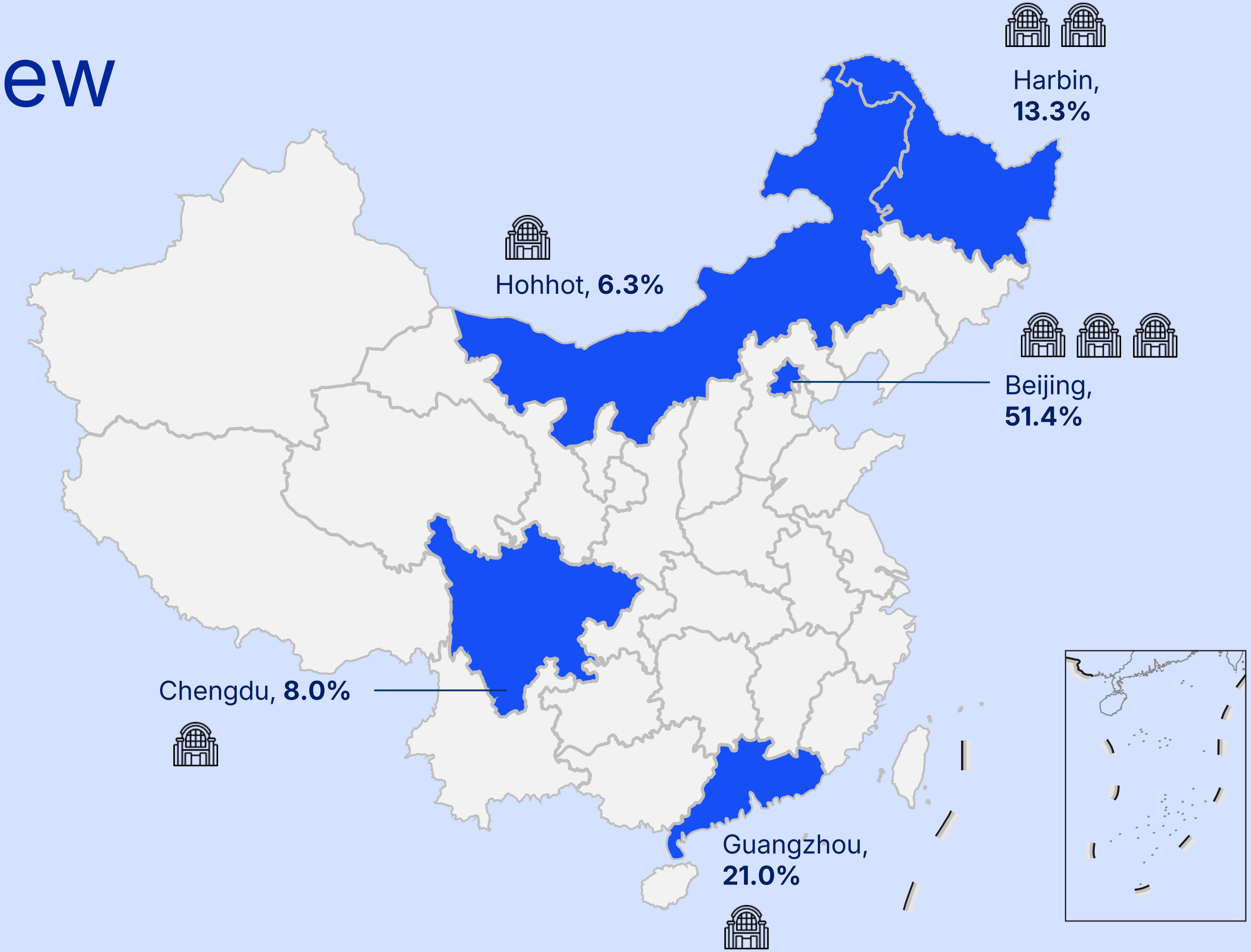
Active leasing to maintain occupancy levels

Retail Portfolio Overview

16.2
Total Valuation[1] (RMB billion)

8
Retail Malls[1]

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 Year[1]

Year	No. of Leases	% of Gross Rental Income[2,3]	% of Net Lettable Area[4]
2026	484	18.6%	13.0%
2027	975	36.7%	30.0%
2028	326	18.7%	15.0%
2029	134	11.0%	10.2%
2030	76	6.8%	8.6%
Beyond 2030	55	8.2%	23.2%

Weighted Average Lease Expiry (years)

2.1

By Gross Rental Income[2]

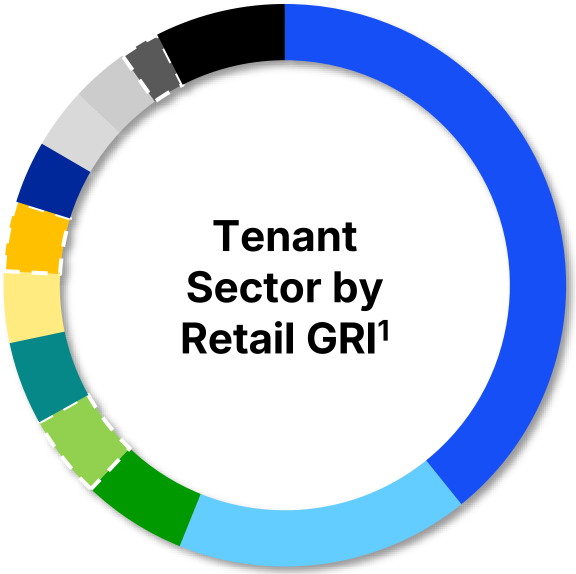
3.4

By Net Lettable Area

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

Building Strength through Active Tenancy Remixing

Retail contributes 70.6% of Portfolio GRI



Tenant Sector by Retail GRI[1]

Food & Beverage	39.2%
Fashion & Accessories	16.9%
Beauty & Healthcare	6.0%
IT & Telecommunications	▲ **4.8%**
Leisure & Entertainment	4.8%
Services	4.1%
Sporting Goods & Apparel	▲ **4.0%**
Supermarket	3.6%
Jewellery & Watches	3.5%
Gifts & Souvenirs	3.3%
Toys & Hobbies	▲ **2.3%**
Other Retail and Product Trades	7.5%

IT & Telecommunications

Increased from 4.1%[2] to **4.8%**[1], reflecting successful AEI-driven tenant optimisation at CapitaMall Xuefu and CapitaMall Wangjing, enhancing category appeal and catering to evolving consumer needs.

Sporting Goods & Apparel

Increased from 3.8%[2] to **4.0%**[1], driven by new signings of popular brands such as Decathlon, The North Face and ANTA Guanjun, broadening the mall's lifestyle and activewear offering.

Toys & Hobbies

Increased from 1.5%[2] to **2.3%**[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 June 2026.
2. As at 30 June 2025.

Enhancing Retail Offerings at CapitaMall Nuohemule

Yonghui Supermarket

First store in Hohhot

- Launched Yonghui Supermarket at CapitaMall Nuohemule (~5,500 sq m) as a new anchor tenant, further strengthening the mall's retail offering.

- Operating under Yonghui's upgraded retail model, the supermarket differs from the traditional hypermarket format where it features high-quality merchandise, a broad product assortment, and enhanced customer service standards, delivering an engaging shopper experience.

- Since its opening on 16 June 2026, the store has achieved sales of more than RMB 10 million in its first week of operation, delivering sales per sq m of approximately RMB 8,500, reflecting strong consumer demand and encouraging market reception.

Designing Engaging Lifestyle Experiences

Heilongjiang's First Hamburger Festival
at CapitaMall Xuefu

Hosted Heilongjiang's First Hamburger Festival at CapitaMall Xuefu, bringing together more than 70 brands through experiential booths and promotional campaigns in an interactive lifestyle marketplace. The event attracted record single-day footfall of over 94,000 visitors and drove notable sales growth, reinforcing the mall's positioning as a premier lifestyle and dining destination.

Urban Pet Camping Event
at CapitaMall Nuohemule

Organised an Urban Pet Camping Event at CapitaMall Nuohemule, offering diverse experiential activities including pet camping-themed installations, interactive games, pet-owner interactions, photo-taking opportunities, pet treats and giveaways. The event garnered over 78,000 visitors, showcasing the mall as a vibrant pet-friendly destination and social hub for the local community.

Waste Sorting Awareness Campaign
at CapitaMall Aidemengdun

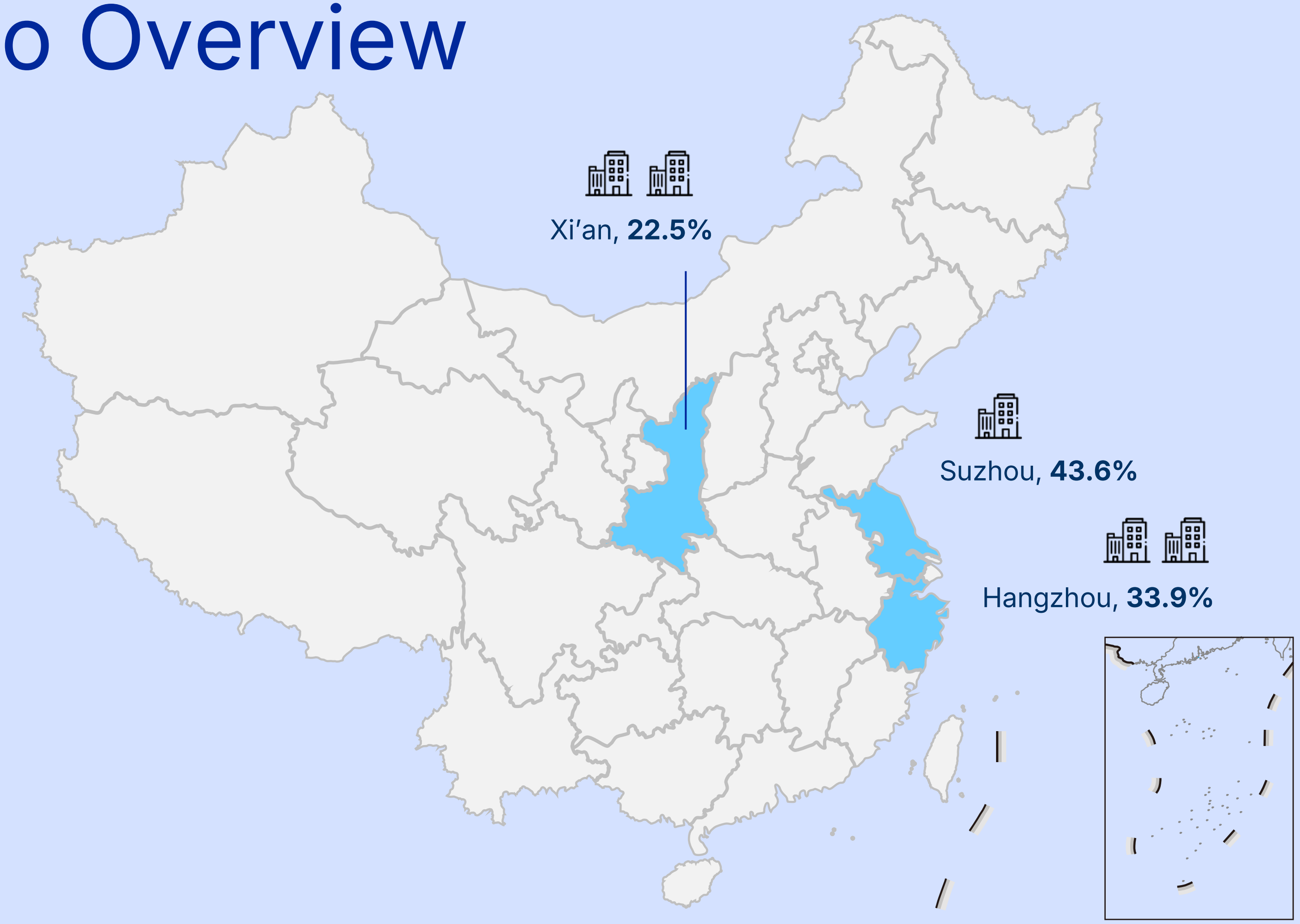
Co-hosted the Waste Sorting Awareness Campaign at CapitaMall Aidemengdun in partnership with local communities and volunteer organisations, featuring interactive waste-sorting activities, performances and family engagement programmes. The event fostered environmental awareness and community participation, underscoring the mall's community-centric positioning and commitment to sustainability.

Business Park Portfolio Overview

5.4
Total Valuation[1] (RMB billion)

5
Business Parks[1]

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 Year[1]

Year	No. of Leases	% of Gross Rental Income[2]	% of Net Lettable Area[3]
2026	202	16.6%	15.7%
2027	419	39.3%	38.5%
2028	187	23.3%	24.1%
2029	87	12.2%	12.7%
2030	38	5.1%	5.7%
Beyond 2030	9	3.5%	3.3%

Weighted Average Lease Expiry (years)

1.8

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 June 2026.
2. As a percentage of monthly contractual gross rental income as at 30 June 2026.
3. As a percentage of monthly committed net lettable area as at 30 June 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	▲ 20.5%
Engineering	▲ 17.0%
Information & Communications Technology	8.9%
Professional Services	8.5%
E-Commerce	6.9%
Biomedical Sciences	6.9%
Culture / Sports / Entertainment	3.2%
Financial Services	2.3%
Other Business Parks & Logistics Park Trades	25.8%

Electronics

increased from 18.9%[2] to **20.5%**[1], driven by new commitments with several companies in Ascendas Xinsu Portfolio and Ascendas Innovation Hub secured in 2025.

Engineering

increased from 15.1%[2] to 17.0%[1], driven by new commitments with several companies across multiple portfolio parks secured in 2025 and 2026.

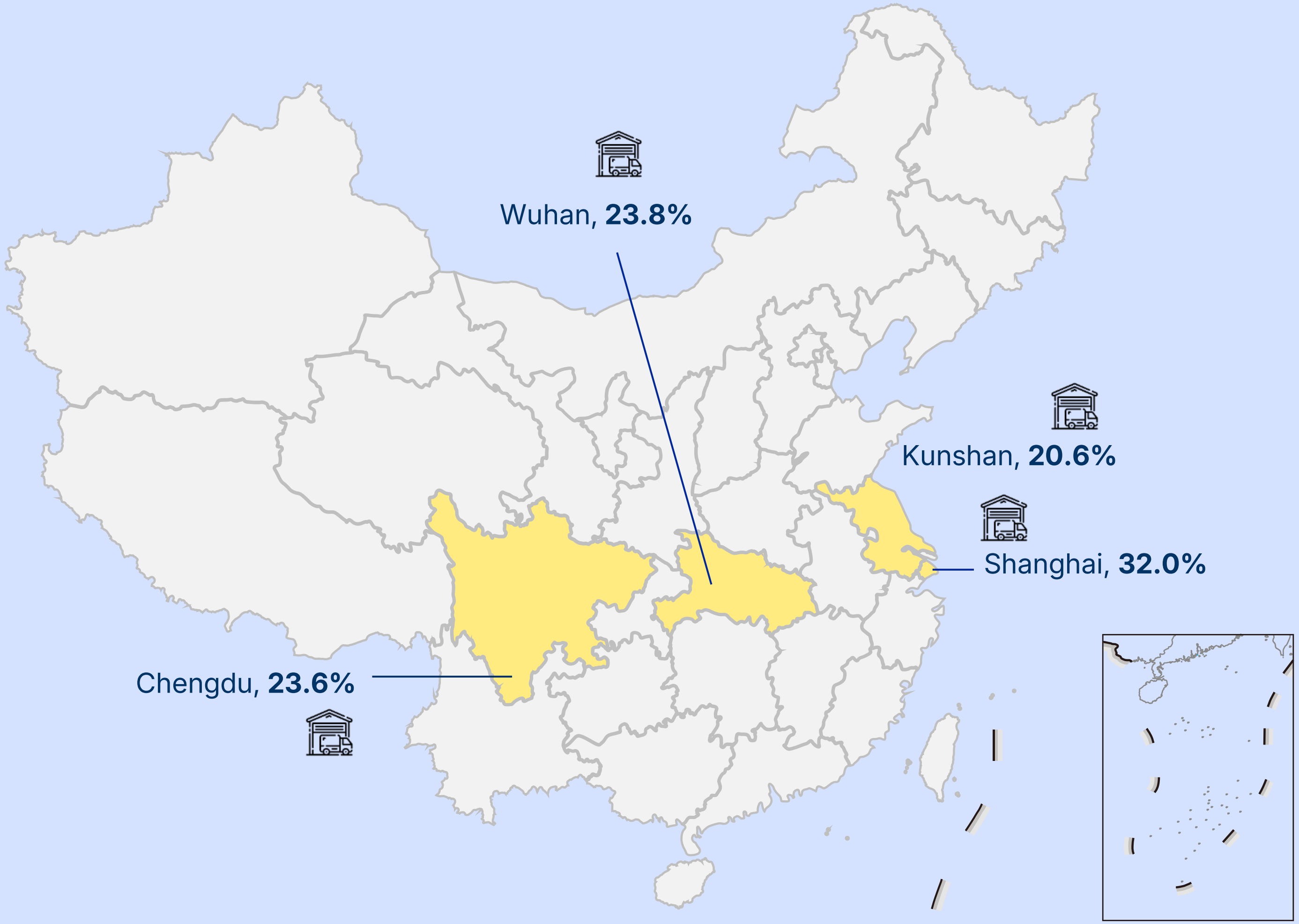
Notes:
1. As at 30 June 2026 on a 100% basis.
2. As at 30 June 2025 on a 100% basis.

Logistics Park Portfolio Overview

1.4
Total Valuation[1] (RMB billion)

4
Logistics Parks

4
Cities



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

Logistics Park Portfolio Lease Expiry Profile

Lease Expiry Profile by Year[1]

Year	No. of Leases	% of Gross Rental Income[2]	% of Net Lettable Area[3]
2026	112	34.0%	41.1%
2027	34	22.6%	17.2%
2028	7	9.6%	8.3%
2029	9	3.6%	2.6%
2030	-	-	-
Beyond 2030	4	30.2%	30.8%

Weighted Average Lease Expiry (years)

2.7

By Gross Rental Income

2.7

By Net Lettable Area

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

Portfolio at a Glance[1]

	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)	50,447	53,026	41,611	63,202
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	99.4%	99.1%	96.1%	98.0%
Stake	100.0%	100.0%	100.0%	100.0%

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

Portfolio at a Glance[1]

	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)	40,683	36,826	44,602	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	98.7%	86.9%	99.9%	97.9%
Stake	100.0%	100.0%	100.0%	100.0%

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

Portfolio at a Glance[1]

	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	95.4%	80.1%	90.7%	71.0%	70.6%
Stake	51.0%	100.0%	80.0%	80.0%	80.0%

Notes:
1. As at 30 June 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 Glance[1]

	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%	96.2%	100.0%
Stake	100.0%	100.0%	100.0%	100.0%

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

Thank You

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