



Investor Presentation

May 2026

CapitaLand
CHINA TRUST



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Agenda

- 01 Overview of CLCT
- 02 1Q 2026 Business Updates
- 03 Portfolio Overview
- 04 Capital Management
- 05 Looking Forward
- 06 Appendix

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\$4.5 billion

Total Assets^{1,2}

~1.7 million

Gross Floor Area (sq m)¹

S\$1.2 billion

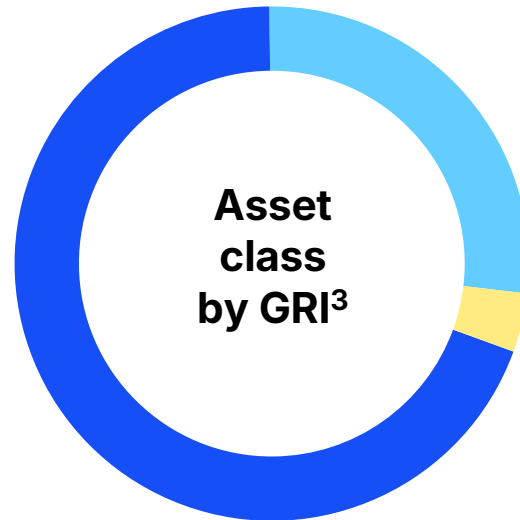
Market Cap³

7.2%

Distribution Yield⁴

25%

Sponsor Stake in CLCT¹



70.2%

Retail

Key asset class positioned to benefit from government initiatives aimed at boosting **domestic consumption**, enhancing long-term retail demand

26.5%

Business 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)

3.3%

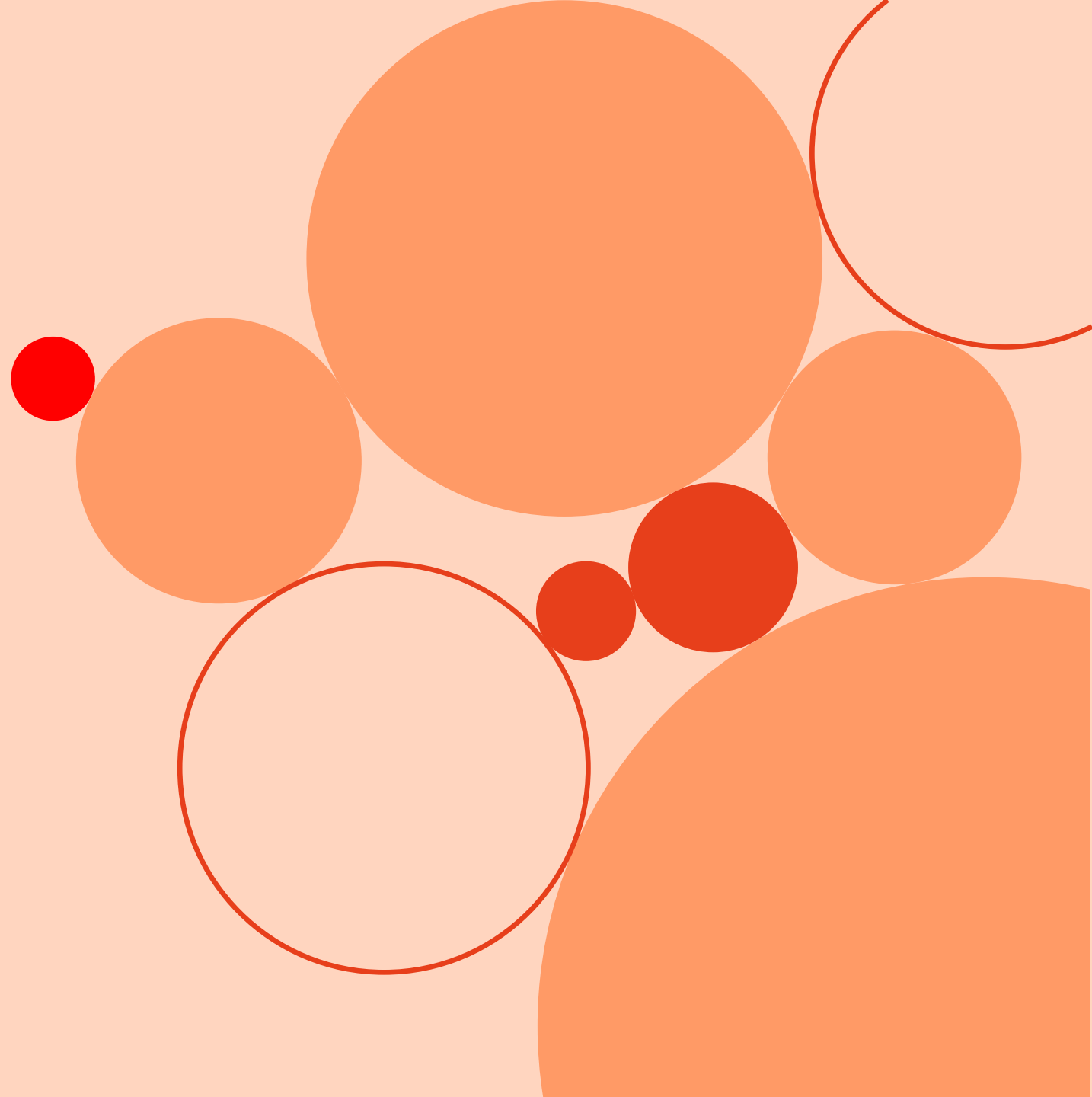
Logistics Parks

Notes:

1. As at 31 December 2025.
2. Total Assets include 5% stake in CLCR (CapitalLand Commercial C-REIT) with closing price of RMB 6.525 as at 31 December 2025 (a 14% increase from IPO price of RMB 5.718).
3. As at 30 April 2026.
4. Based on FY 2025 DPU of 4.82 S cents and unit price of S\$0.665 as at 30 April 2026.

02

1Q 2026 Business Updates

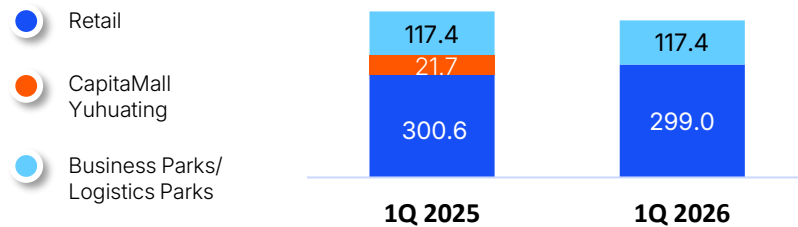


1Q 2026 Financial Results Highlights

Gross Revenue (RMB million)

-5.3%

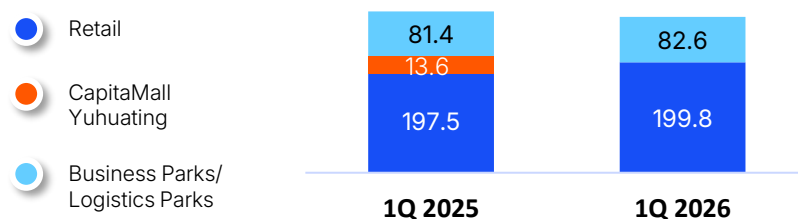
Same store basis excluding CapitaMall Yuhuating's contribution in 1Q 2025: **-0.4% YoY**



Net Property Income (RMB million)

-3.5%

Same store basis excluding CapitaMall Yuhuating's contribution in 1Q 2025: **+1.3% YoY**



- **Retail revenue -7.2% YoY, mainly due to:**

- Absence of contribution from CapitaMall Yuhuating following its divestment. Excluding CapitaMall Yuhuating's contribution in 1Q 2025, retail revenue declined by 0.5% YoY
- Lower occupancy and rents at CapitaMall Xinnan, CapitaMall Grand Canyon and CapitaMall Aidemengdun
- Partially offset by revenue improvements from AElS at CapitaMall Wangjing and CapitaMall Xuefu

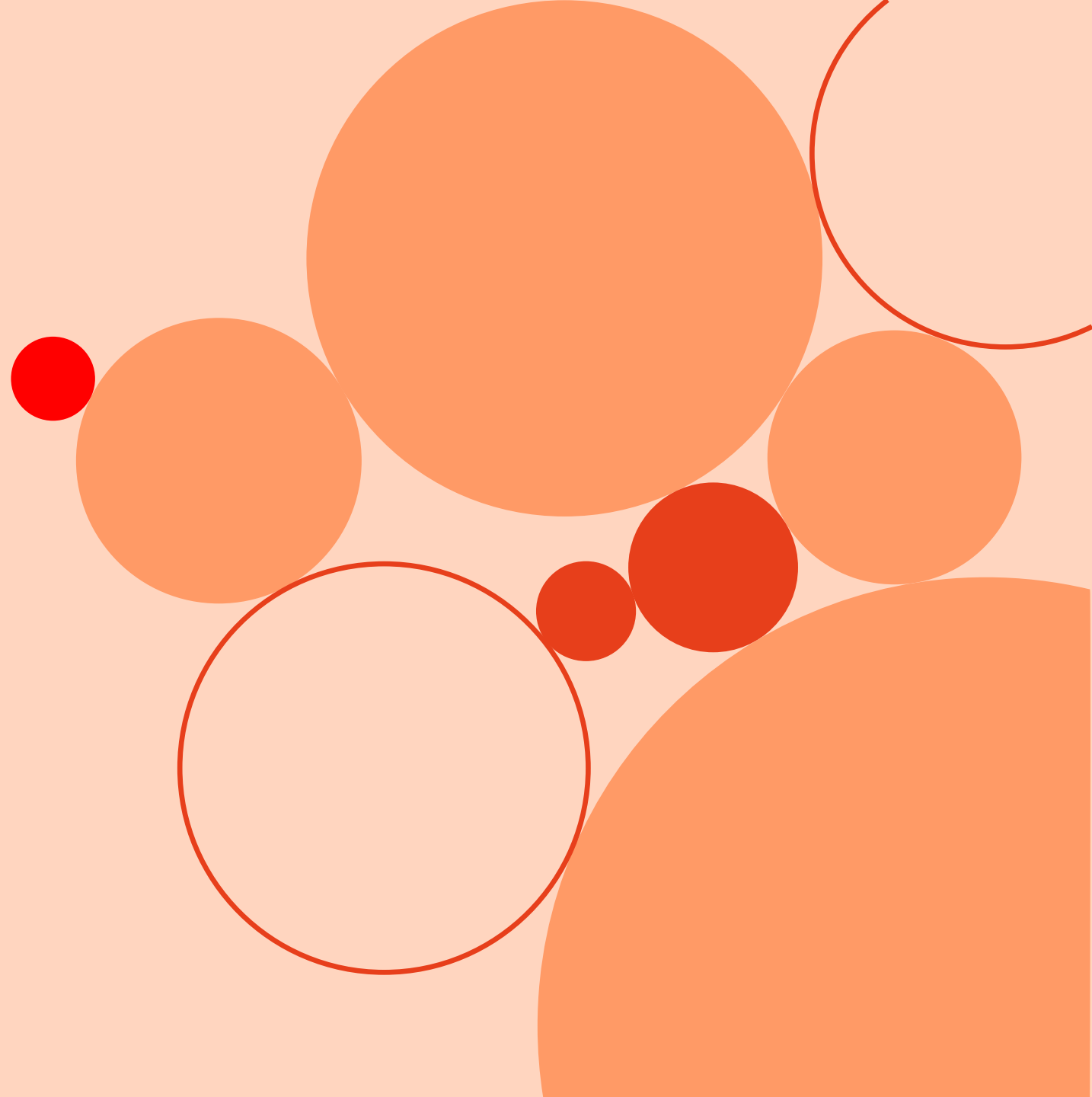
- **Business Park/Logistics Park revenue flat YoY, mainly due to:**

- Improved occupancy at Shanghai Fengxian Logistics Park
- Partially offset by lower rents at Wuhan Yangluo Logistics Park and Chengdu Shuangliu Logistics Park

- **Decline in NPI mainly due to absence of contribution from CapitaMall Yuhuating, partially offset by cost reduction of 3.7% YoY on same store basis**

03

Portfolio Overview



Portfolio Operating Metrics¹



Notes:

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

Improvements in Retail Portfolio Shopper Traffic and Tenant Sales

1Q YoY Shopper Traffic (million)



1Q YoY Tenant Sales (million)



1Q YoY Sales Improvements in Key Trade Sectors

Food & Beverage: +4.2%

39.3% of Retail GRI
Introduction of trending dining brands in the market

IT & Telecommunications: +8.5%

4.8% of Retail GRI
Spending boost from consumption vouchers

Jewellery & Watches: +8.0%

3.5% of Retail GRI
Sales increase from established brands in Beijing

Toys & Hobbies : +59.6%

2.1% of Retail GRI
Rising popularity of collectible toy market

Three New Supermarkets Delivered RMB80 million in 1Q 2026 Tenant Sales, Driving Material Traffic Growth across Malls

1Q 2026 Traffic:

+13.7% YoY

at CapitaMall Xuefu

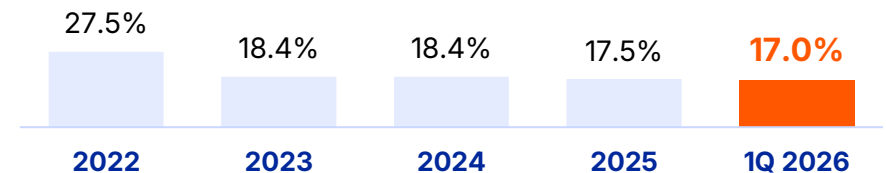
+6.9% YoY

at CapitaMall Xizhimen

+4.1% YoY

at CapitaMall Wangjing

Occupancy Cost lowered to 17.0%²

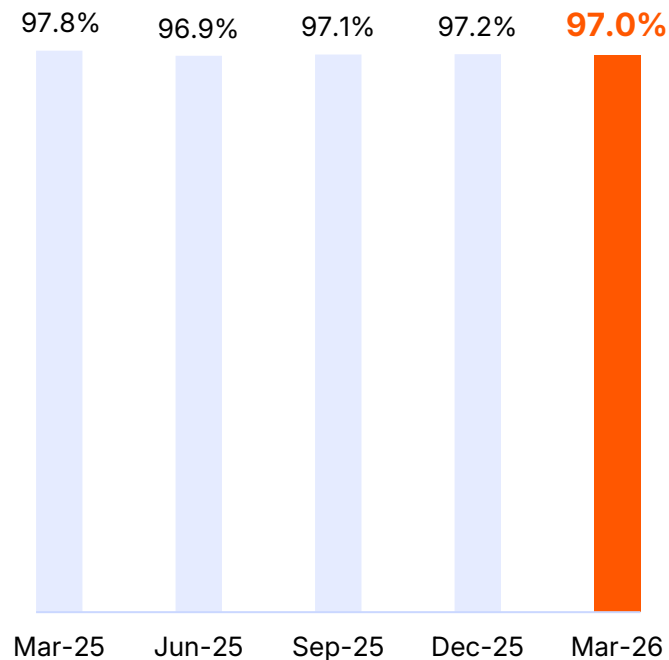


Notes:

1. Excluding automobile sales, 1Q 2026 tenant sales would increase by 9.9% YoY and tenant sales per sqm would increase by 5.8% YoY.
2. Excludes supermarket and department store.

High Retail Occupancy of 97.0%¹

Committed Occupancy



Committed Occupancy	31-Mar-25	30-Jun-25	30-Sep-25	31-Dec-25	31-Mar-26
CapitaMall Xizhimen	100.0%	97.6%	99.6%	99.1%	99.8% ▲
Rock Square	98.5%	98.9%	99.0%	99.0%	99.3% ▲
CapitaMall Wangjing	96.0% ²	95.9% ²	95.0%	96.0%	95.2%
CapitaMall Grand Canyon	98.8%	97.0%	98.1%	96.9%	95.9%
CapitaMall Xuefu	99.5%	99.4%	99.0%	98.8%	98.9% ▲
CapitaMall Xinnan	90.2%	87.4%	86.7%	88.4%	86.8% ³
CapitaMall Nuohemule	99.9%	100.0%	100.0%	99.5%	100.0% ▲
CapitaMall Aidemengdun	96.0%	95.6%	95.7%	96.6%	96.4%

1Q 2026 Retail Reversion: -2.1%^{4,5}

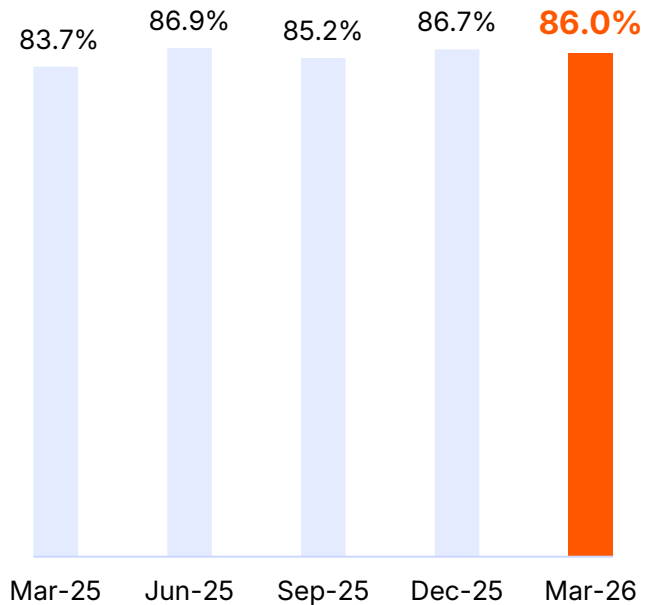
Reflecting strategic lease actions taken to upgrade two major anchor positions, reinforcing the malls' core attractiveness and paving the way for a more robust surrounding tenant ecosystem

Notes:

- Based on committed leases as at 31 March 2026.
- Excludes area undergoing AEI.
- 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.
- Based on average rent of new leases vs average rent of preceding leases.
- Excluding two planned anchor adjustments, Retail Portfolio reversion is -1.6%.

Business Park Occupancy of 86.0%¹

Committed Occupancy



Committed Occupancy	31-Mar-25	30-Jun-25	30-Sep-25	31-Dec-25	31-Mar-26
Ascendas Xinsu Portfolio	94.4%	96.5%	95.9%	95.3%	95.9% ▲
Ascendas Innovation Towers	74.0%	74.6%	75.4% ²	85.2%	82.2%
Ascendas Innovation Hub	91.1%	89.3%	85.8%	86.7%	90.7% ▲
Singapore-Hangzhou Science & Technology Park Phase I	71.0%	73.8%	76.0%	73.6%	71.9%
Singapore-Hangzhou Science & Technology Park Phase II	70.0%	79.7%	70.7%	74.9%	71.8%

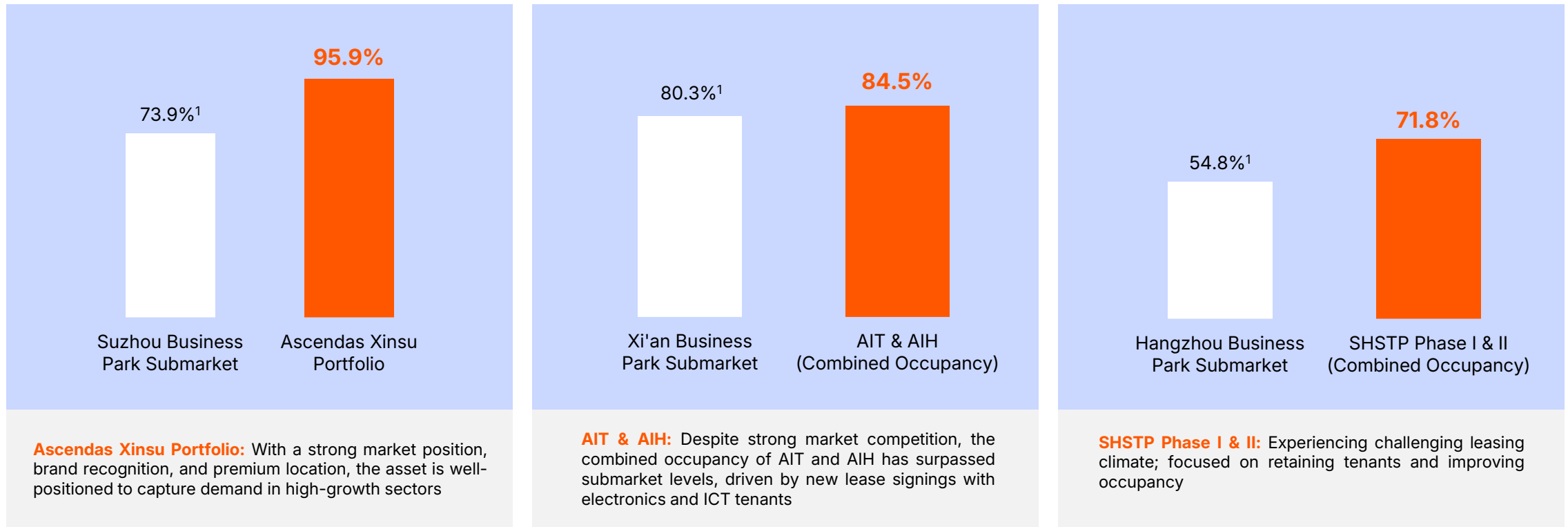
1Q 2026 Business Park Reversion: -11.3%²

- Proactively prioritised occupancy through active retention of existing tenants and conversion of new leasing pipelines. Approximately 59.4k sqm of renewals and new leases were secured in 1Q 2026, representing about 8.3% 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 31 March 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

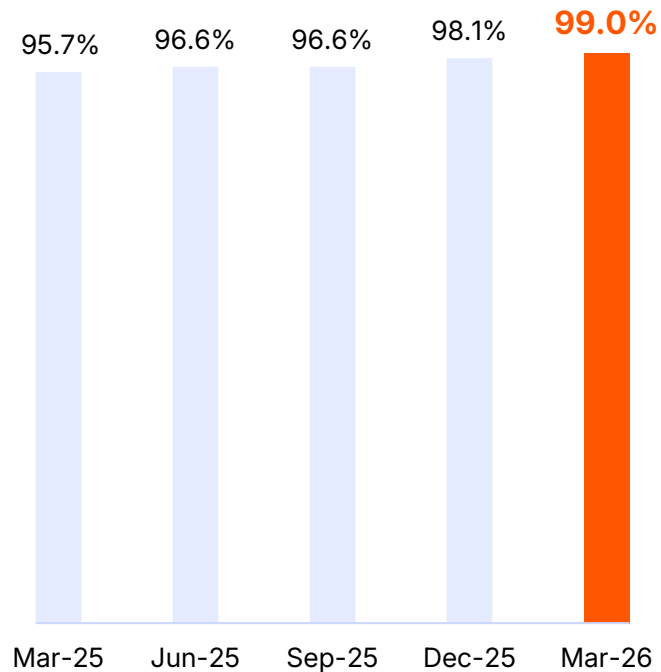


Note:

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

High Logistics Park Occupancy of 99.0%¹

Committed Occupancy



Committed Occupancy	31-Mar-25	30-Jun-25	30-Sep-25	31-Dec-25	31-Mar-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	82.9%	86.4%	86.5%	92.3%	96.2% ▲

1Q 2026 Logistics Park Reversion: -1.4%²

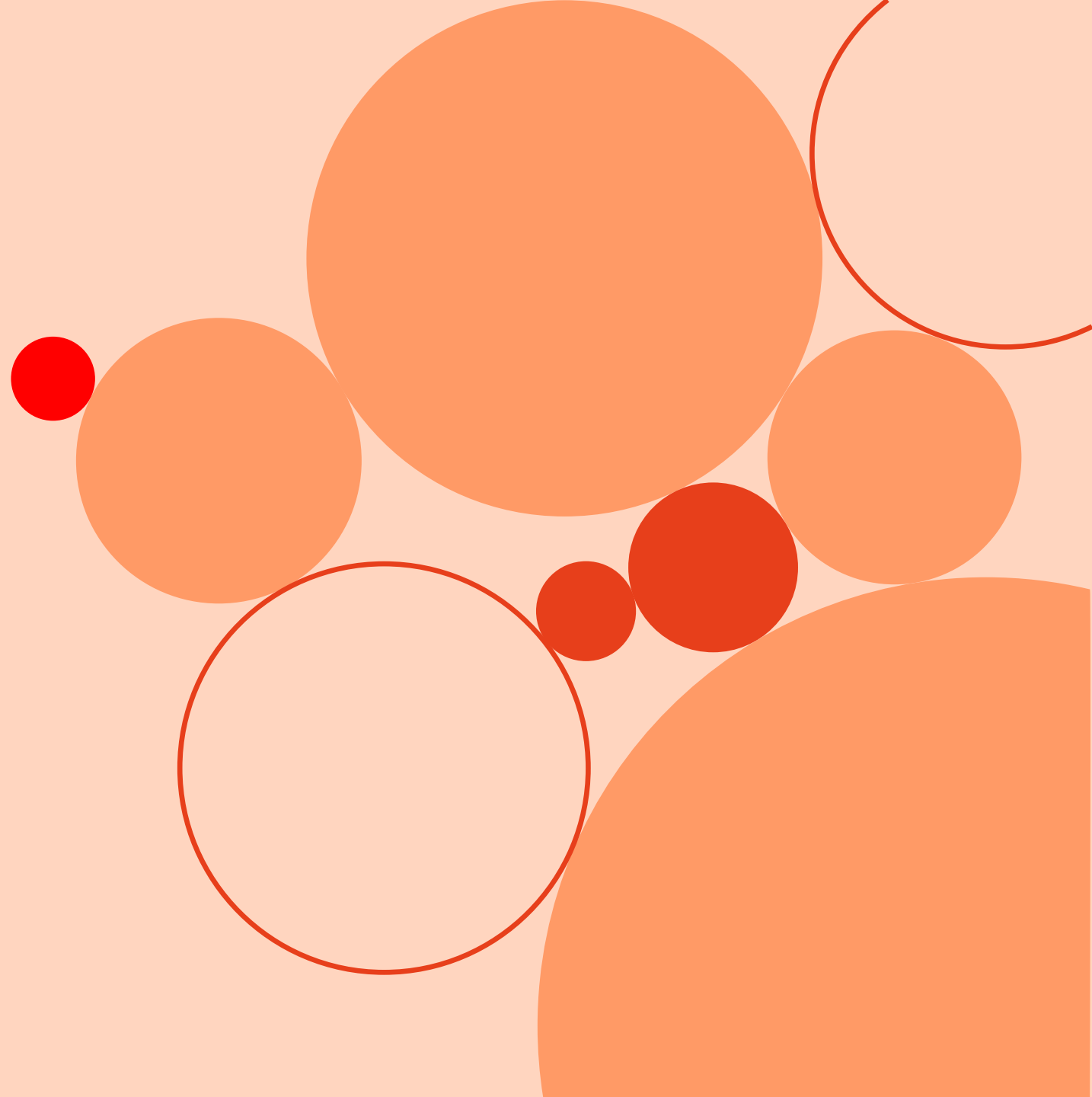
Following proactive leasing of 17.4k sqm of executed space, rental reversion improved from -24.5% in FY 2025 to -1.4% in 1Q 2026, indicating signs of bottoming in rental decline.

Notes:

1. Based on committed leases as at 31 March 2026.
2. Based on average rent of new leases vs average rent of preceding leases.

04

Capital Management



Healthy Financial Position

Cost of debt reduced by ~40bps YoY to 3.10% in 1Q 2026, supporting distribution stability

	31 March 2026	31 December 2025	31 March 2025
Total Debt (S\$ million)	1,730.4	1,703.0	1,867.2
Aggregate Leverage¹	41.4%	40.7%	42.6%
Average Cost of Debt²	3.10%	3.32%	3.51%
Interest Coverage Ratio (ICR)³	2.9x	2.8x	3.0x
Average Term to Maturity	3.2 years	3.5 years	3.9 years

- Notes:
- 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.
 - Based on the consolidated interest expense YTD for the respective financial period over weighted average borrowings on balance sheet for that financial period.
 - ICR ratio is calculated in accordance with the Property Funds Appendix guidelines with effect from 28 November 2024.

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	- 0.4	- 0.02	- 0.5
RMB - 50bps	+ 2.6	+ 0.15	+ 3.0

ICR Sensitivity Analyses

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

Impact of Exchange Rate Movement on Gearing

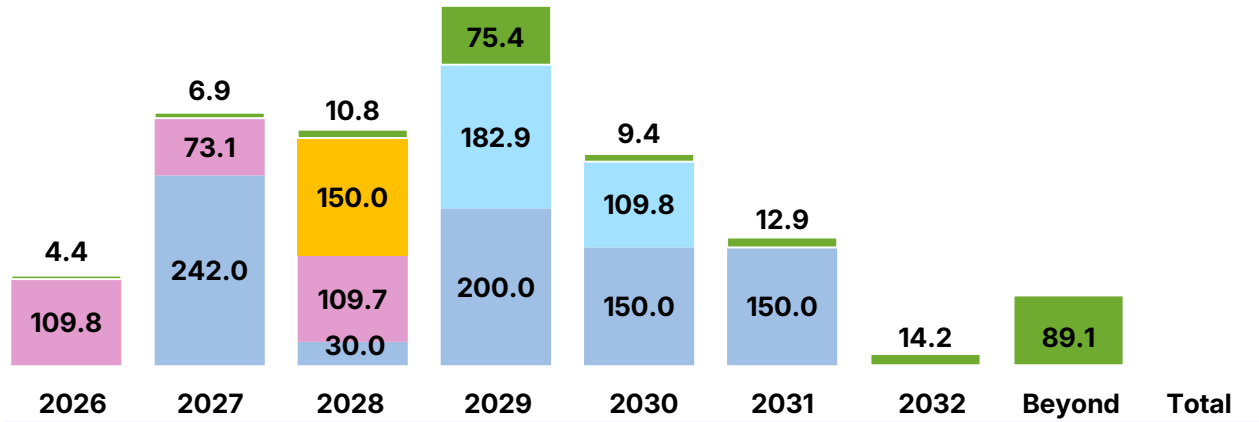
Movement in SGD/RMB	Aggregate Leverage
+/- 1%	+/- 0.2%

Diversified Funding with Currency Balance

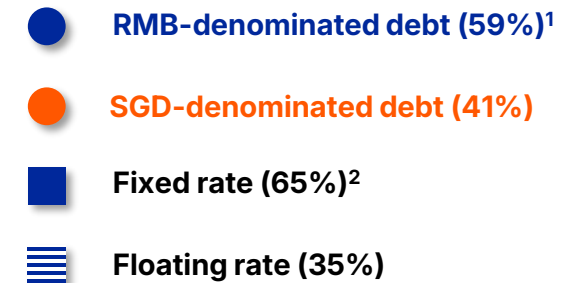
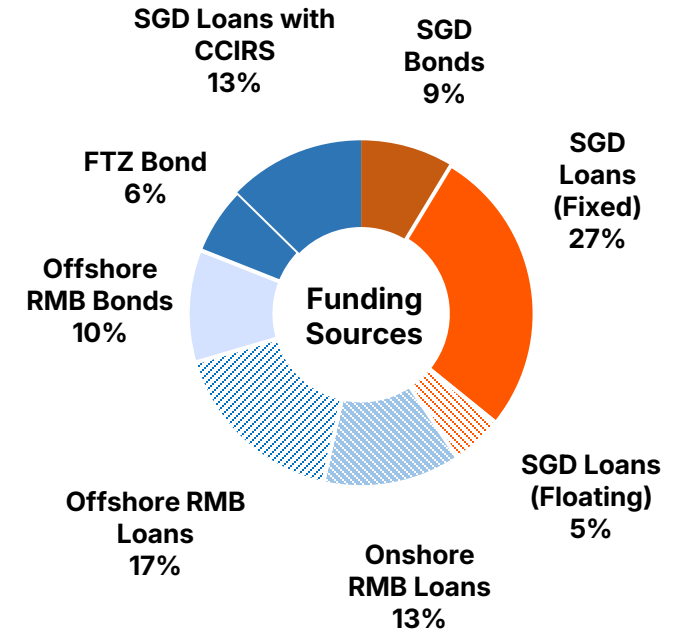
RMB-denominated debt (59%) supports a lower overall cost of funding while managing currency exposure

Debt Maturity Profile as at 31 March 2026

Balanced mix of RMB and SGD denominated debts



Total Debt (S\$ million) ¹	114.2	322.0	300.5	458.3	269.2	162.9	14.2	89.1	1,730.4
% of Total Debt maturing by end of the year	6.6%	18.6%	17.4%	26.5%	15.6%	9.4%	0.8%	5.1%	100.0%

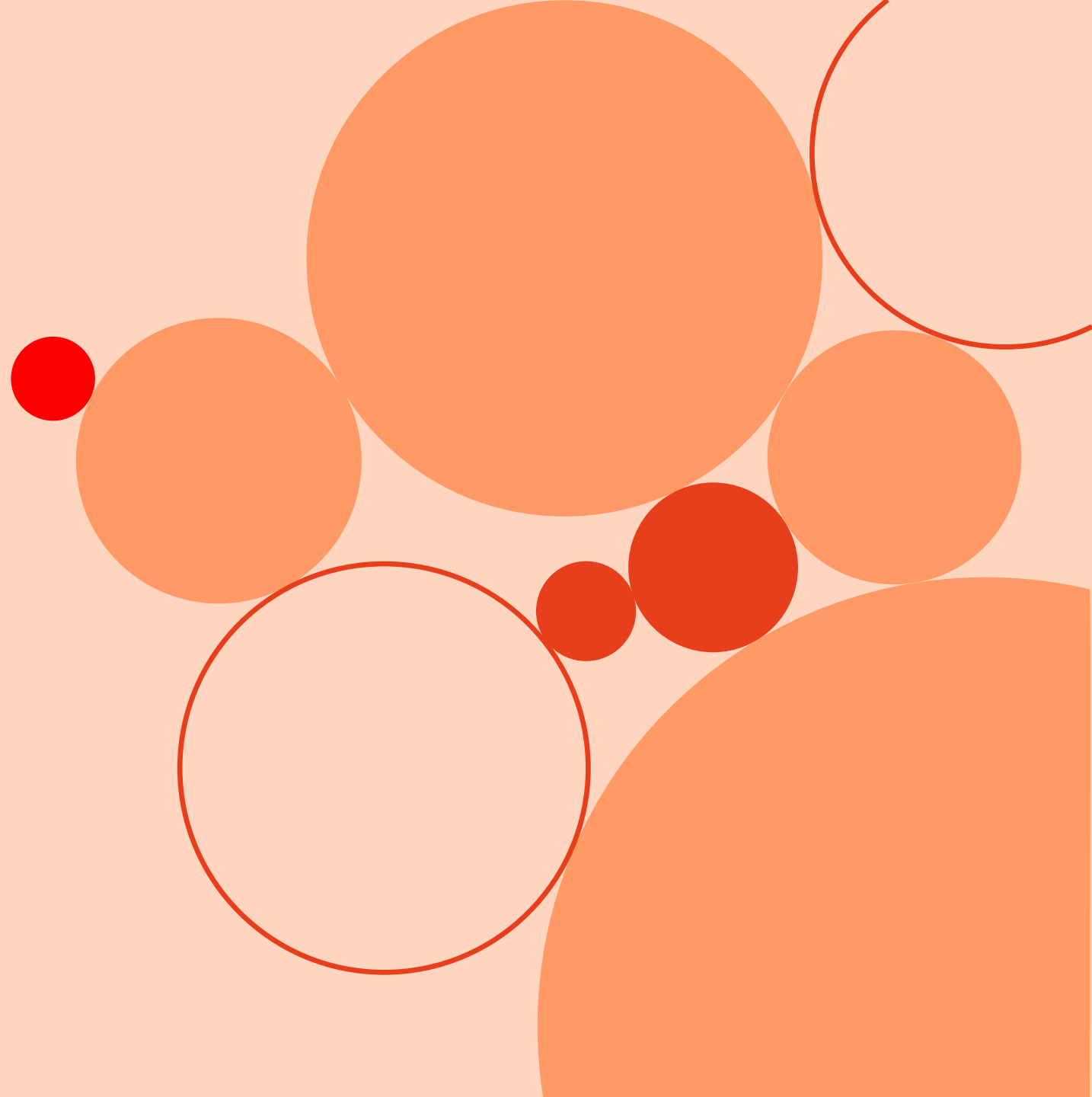


Notes:

- Including FX forward contracts for net investment hedge, RMB balance sheet hedge would be 78% of debt.
- Onshore RMB loans are deemed as floating-rate loans as they are pegged to the Loan Prime Rate (LPR).

05

Looking Forward



Our Strategy:

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



Create Value

2025: Entered the growing C-REIT market as a key stakeholder in CLCR, broadening our access to China domestic capital market and providing Unitholders with upside potential from C-REIT exposure

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



Unlock Value

2025: Recycled CapitaMall Yuhuating, unlocking value of mature retail asset and improving financial flexibility

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



Extract Value

2025: Conducted AEs at CapitaMall Wangjing, CapitaMall Xuefu, CapitaMall Xizhimen and Rock Square to drive organic growth

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



Proactive Capital Management

2025: Increased RMB denominated debt to 60%, exceeding the target of 50% by December 2025

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

Business Outlook

China's GDP grew 5.0%¹ YoY in 1Q 2026, topping market expectations and accelerating from 4.5% in 4Q 2025, marking an improvement in economic momentum.

- China's new 15th Five-Year Plan (2026–2030) prioritises building a modern industrial system and achieving technological self-reliance, with greater efforts to expand domestic demand and improve people's livelihoods.²
- Despite geopolitical uncertainties, China recorded a near-record trade surplus of around USD 1.2 trillion in 2025, supported by strong export performance.³

Beginning in 3Q 2025, China implemented stricter tax on e-commerce platform sellers to create a fairer market environment for online and offline players⁴

- E-commerce platforms are required to provide online sellers' sales data to tax authorities. Many online sellers, who previously paid minimal taxes, have been issued tax notifications.
- This shift is anticipated to transform the sector from a traffic-driven, low-price model to a value-driven, compliant ecosystem, potentially fostering a fairer market environment for sellers operating through offline channels in the long term.

Expectation for China to keep official rates steady in 2026, with limited impacted from Middle East Conflict⁵

- While many countries are grappling with higher inflation risks, China continues to face deflationary pressures, giving policymakers room to offset inflation concerns driven by rising oil prices.
- Analysts believe that China is relatively better-positioned to absorb the higher oil prices, as coal accounts for more than half of its energy mix, while it has ample oil stockpiles. Imports via the Strait of Hormuz represent only around 5% of total energy consumption.⁶
- Compared to many other producing regions, China is largely self-sufficient in urea, the most widely used fertiliser globally. It is also less exposed to natural gas price volatility than many other producing regions.⁷

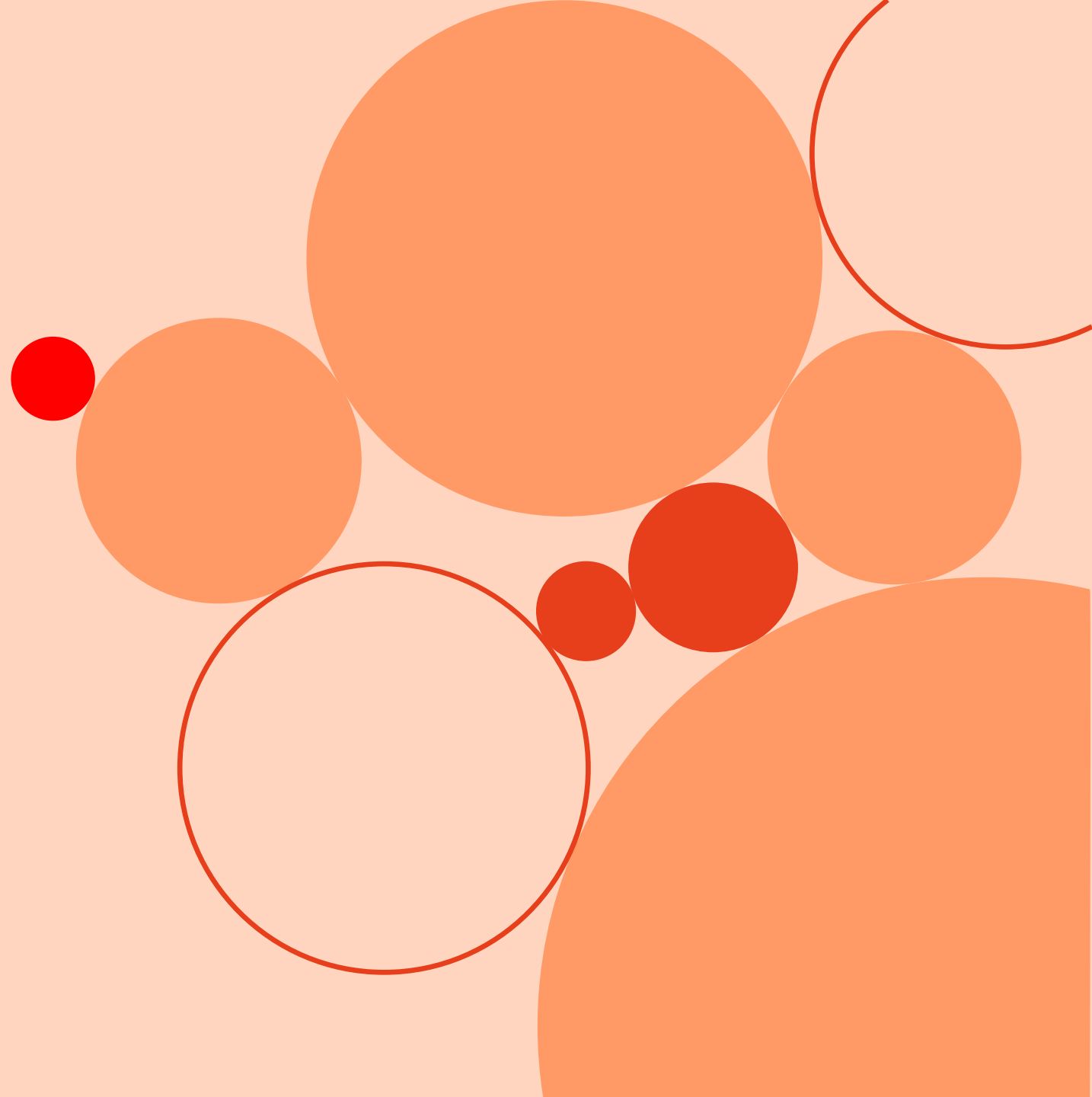
Notwithstanding the above, second-order effects may still emerge over time and management continues to closely monitor developments and potential implications.

Notes:

1. China National Bureau of Statistics.
2. Reuters, China's new five-year plan sharpens industry, tech focus as US tensions mount, 23 October 2025.
3. Reuters, China's trade ends 2025 with record \$1.2 trillion surplus despite Trump tariff jolt, 14 January 2026.
4. Yicai Global, China's New Tax Rules to Reshape E-Commerce Ecosystem, Experts Say, 18 November 2025.
5. Reuters, Global banks scale back China rate-cut calls, see policy rate on hold this year, 8 April 2026.
6. Reuters, China's Xi urges faster development of new energy system as Middle East war continues, 7 April 2026
7. Reuters, China's coal-based urea insulates its farmers from global fertiliser turmoil, 7 April 2026

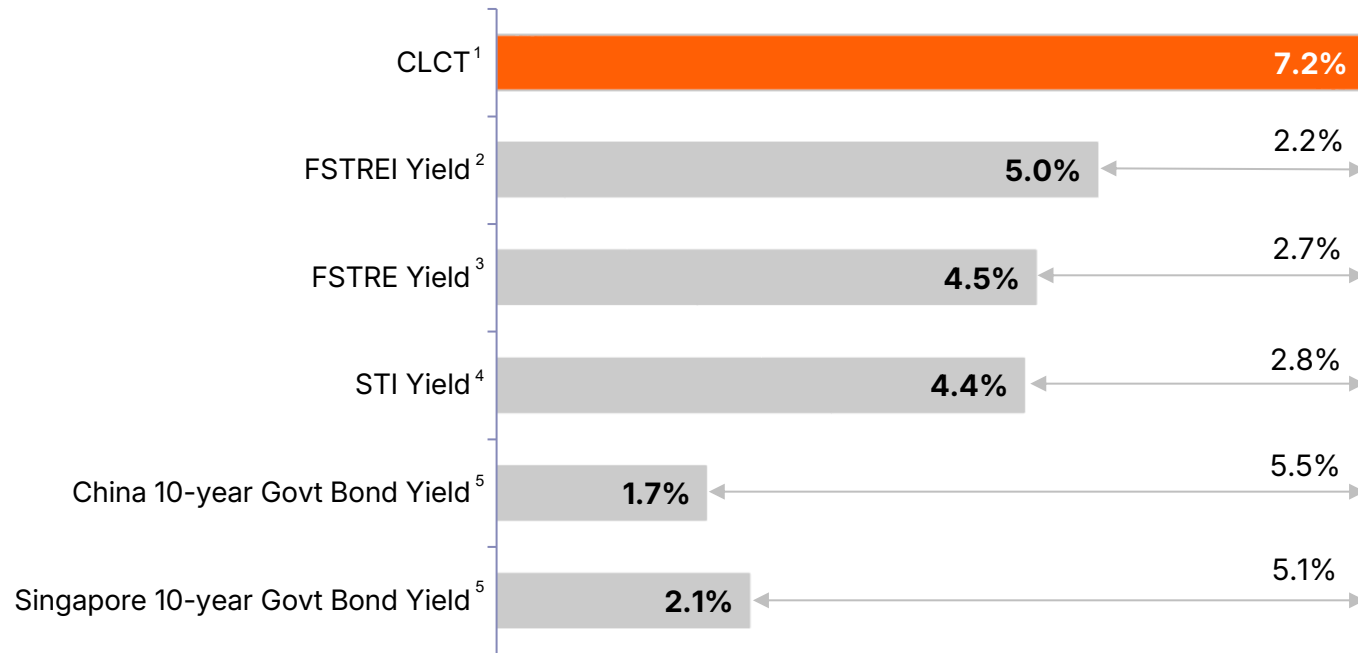
06

Appendix



Attractive Yield Spread and Healthy Trading Liquidity

Comparative Yields



Sources: Bloomberg, CLCTML, Monetary Authority of Singapore.

1. Based on FY 2025 DPU of 4.82 S cents and unit price of S\$0.665 as at 30 April 2026.
2. Trailing 12-months dividend yield of Straits Times REIT Index as at 30 April 2026 closing price.
3. Trailing 12-months dividend yield of Straits Times Real Estate Index as at 30 April 2026 closing price.
4. Trailing 12-months dividend yield of Straits Times Index stocks as at 30 April 2026 closing price.
5. Singapore Government 10-year and China Government 10-year bond yields as at 30 April 2026.

Average Trading Volume (Units per Day)



Source: Bloomberg

6. 1 year refers to 2 May 2025 to 30 April 2026.
7. 10 year refers to 3 May 2016 to 30 April 2026.
8. Since IPO to 30 April 2026.

Gross Revenue (in RMB'mil)

Portfolio

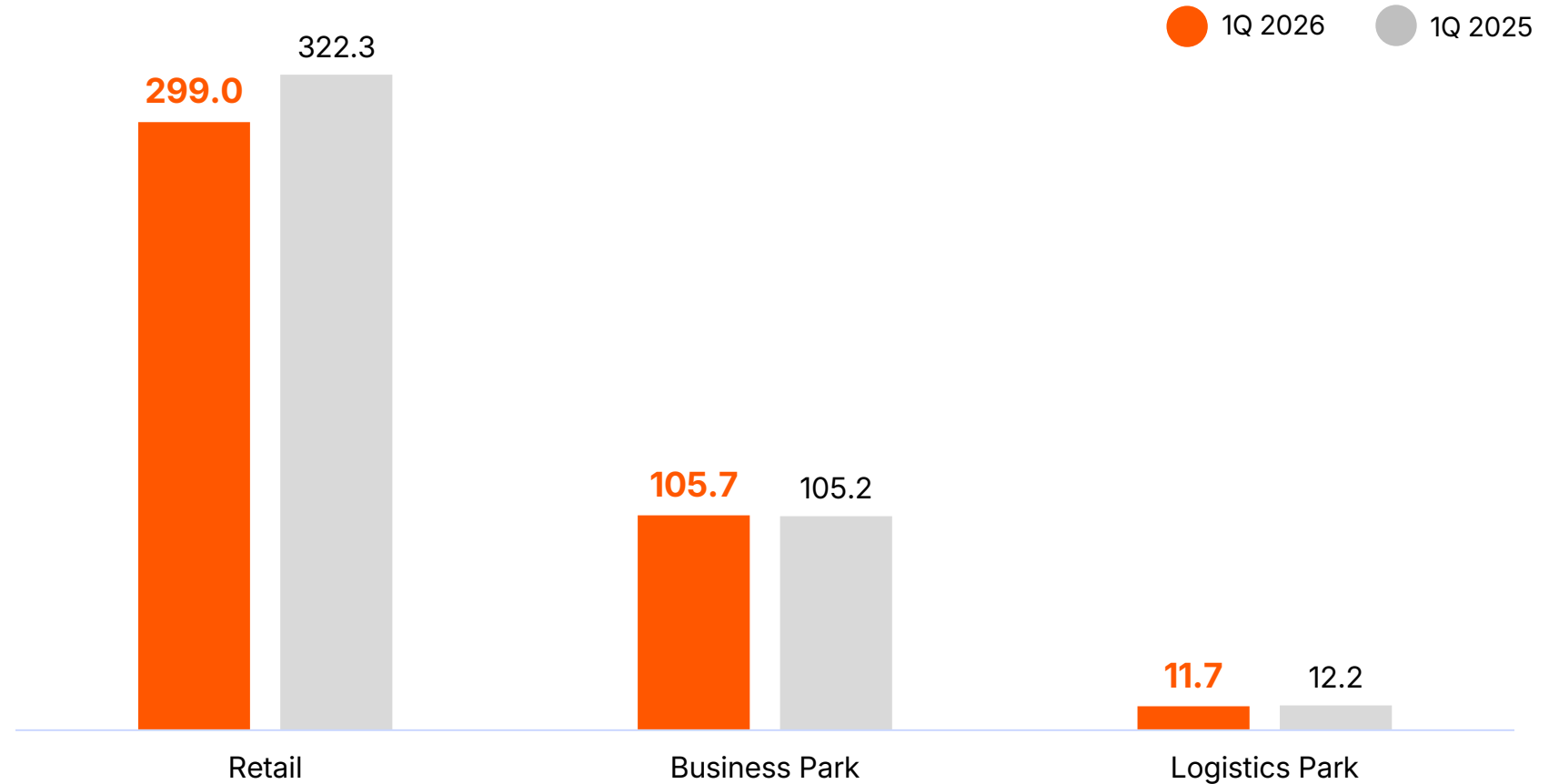
1Q 2026

416.4
RMB mil

-5.3% YoY

1Q 2025

439.7
RMB mil



Net Property Income (in RMB'mil)

Portfolio

1Q 2026

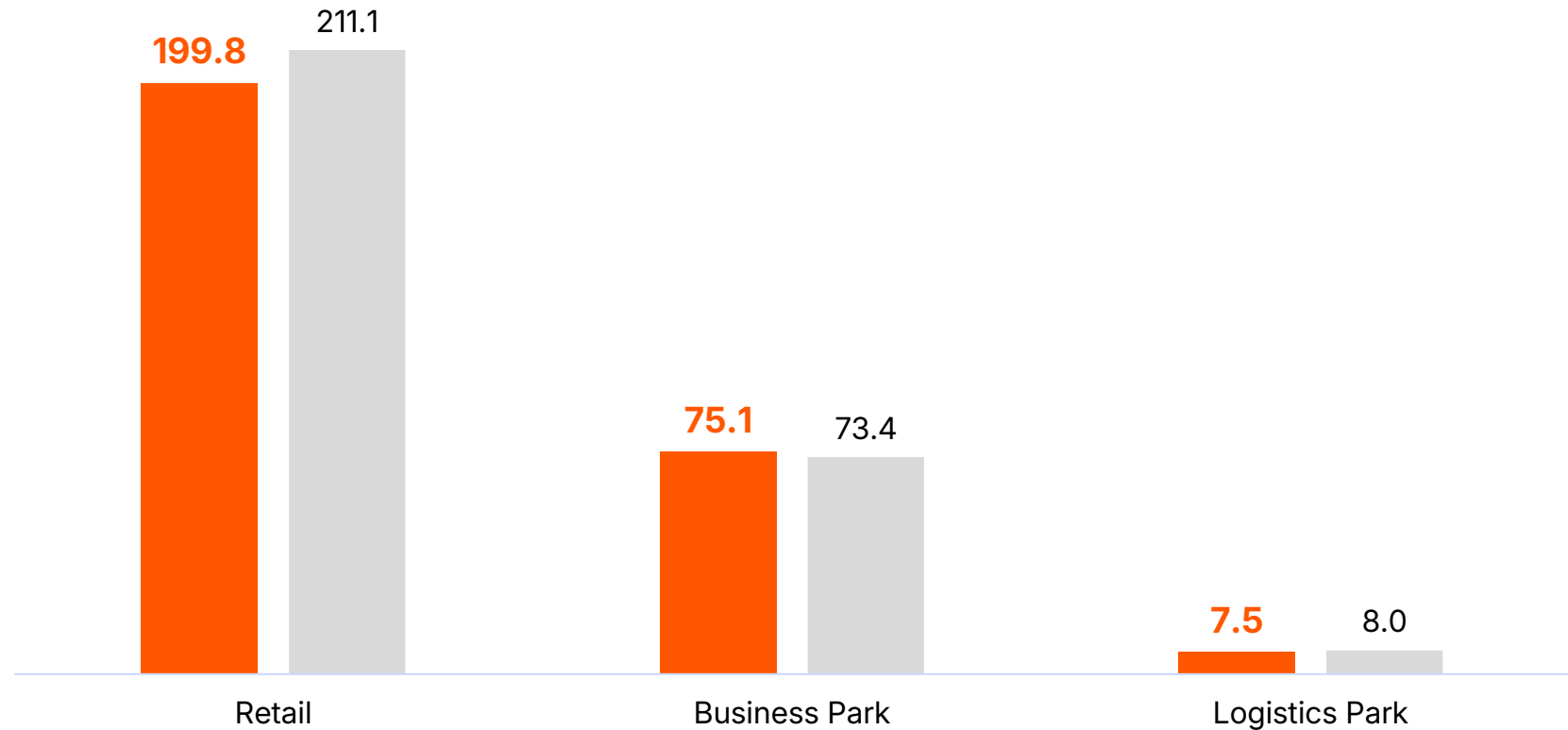
282.4
RMB mil

-3.5% YoY

1Q 2025

292.5
RMB mil

● 1Q 2026 ● 1Q 2025

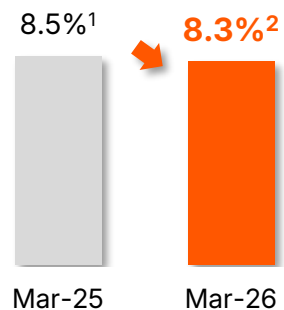


Improved Portfolio Stability by Mitigating Tenant Concentration Risks

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	1.6%
2	Bestseller Group of Companies	Fashion & Accessories	Retail	1.0%
3	Guangdong AEON Teem	Supermarket	Retail	0.9%
4	POP MART Holding Limited	Toys & Hobbies	Retail	0.8%
5	Yun Feng Logistics	Logistics and Warehouse	Logistics Park	0.8%
6	Yum China Holdings, Inc	Food & Beverage	Retail	0.7%
7	Bosideng International Holdings Limited	Fashion & Accessories	Retail	0.7%
8	Biyoute Commercial Group	Supermarket	Retail	0.6%
9	Ping An Insurance Company	Financial Services	Business Park	0.6%
10	BHG Group of Companies	Supermarket	Retail	0.6%
Total				8.3%

Notes:

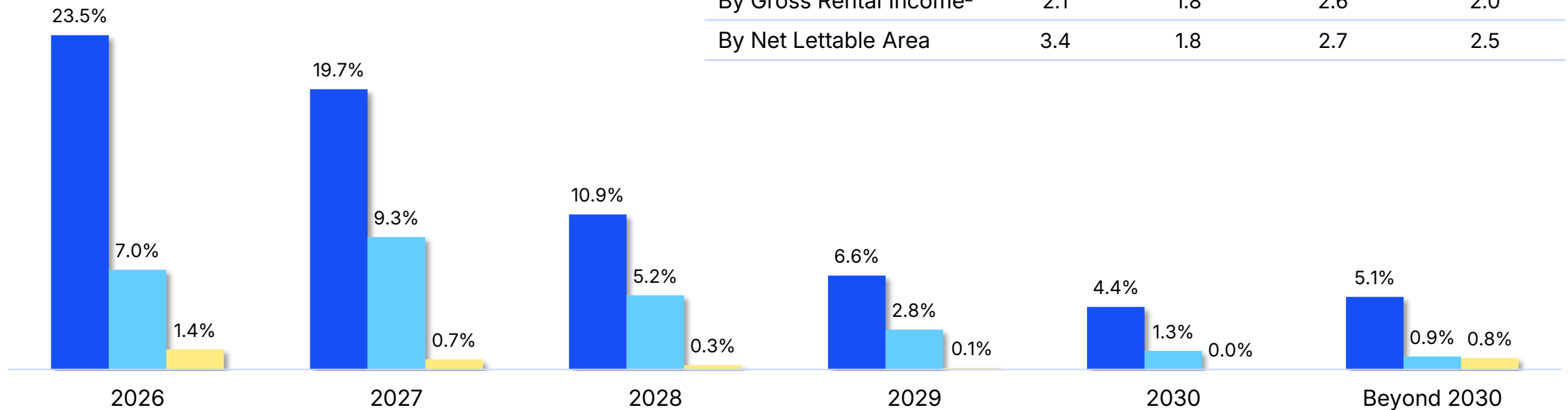
1. Based on percentage of Total Rental Income in the month of March 2025.
2. Based on percentage of Total Rental Income in the month of March 2026.

Portfolio Lease Expiry Profile¹

Portfolio WALE Remains Stable at 2.5 years by NLA

% of total Gross Rental Income²

● Retail ● Business Park ● Logistics Park

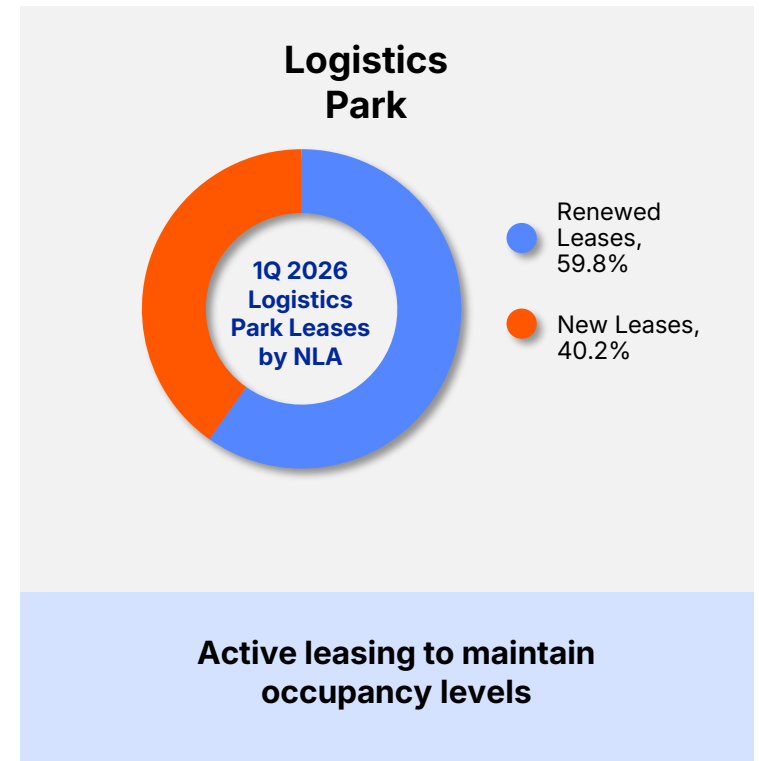
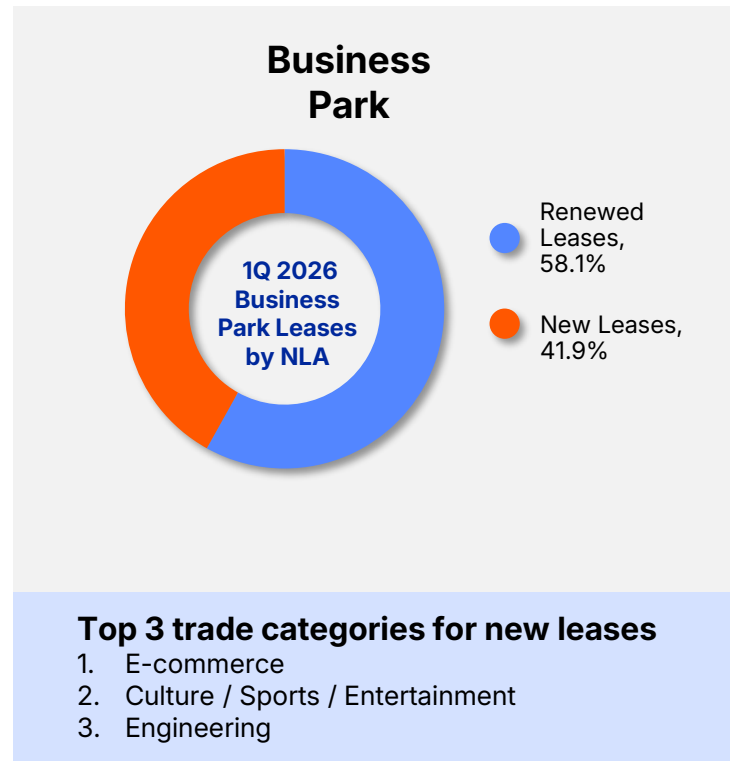


WALE (Years)	Retail	Business Park	Logistics Park	Portfolio
By Gross Rental Income ²	2.1	1.8	2.6	2.0
By Net Lettable Area	3.4	1.8	2.7	2.5

Notes:

1. Based on committed leases for both new leases and forward renewals as at 31 March 2026.
2. Excludes gross turnover rent.

Driving New Leases and Tenant Retention Through Active Leasing Momentum



Retail Portfolio Overview

16.2

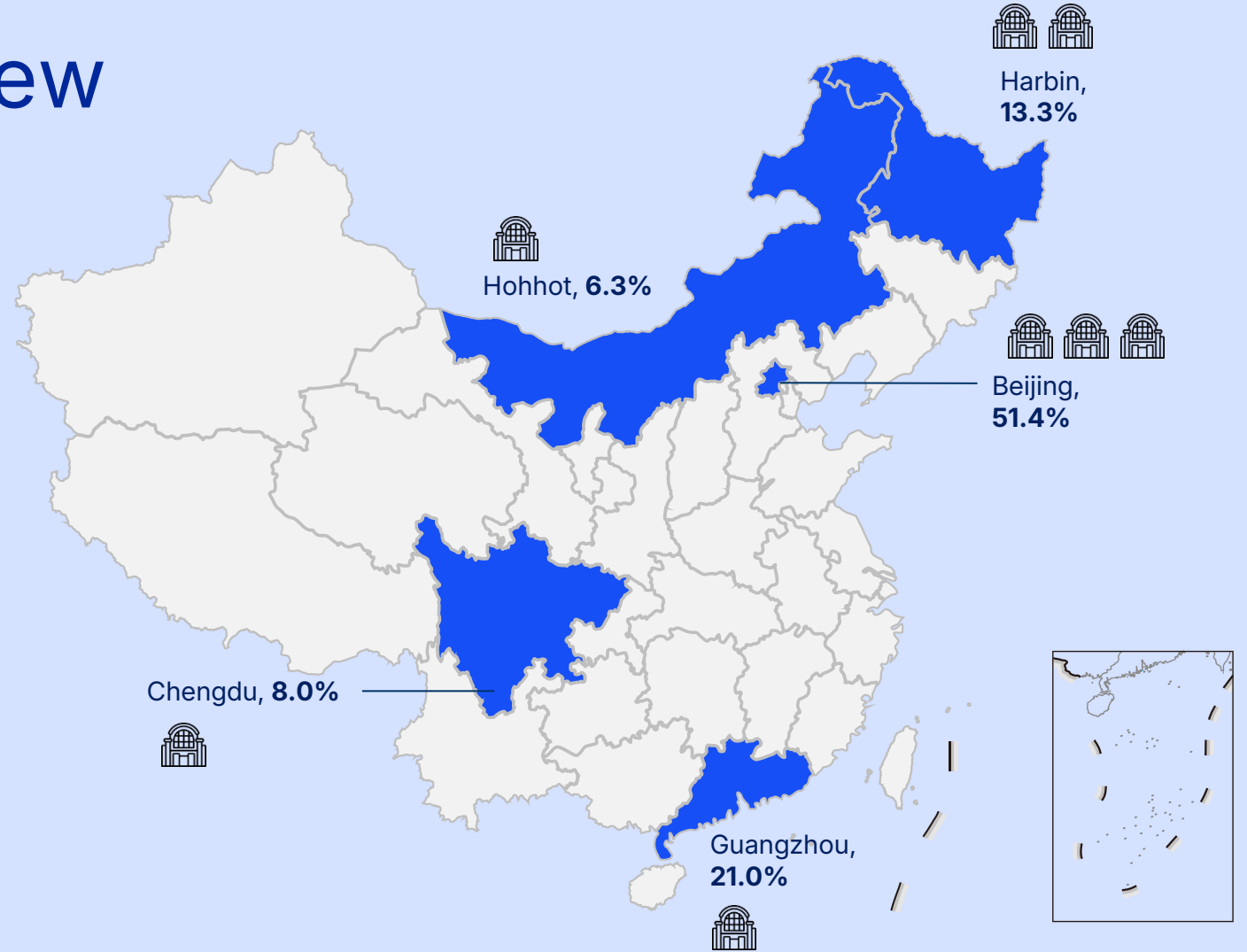
**Total Valuation¹
(RMB billion)**

8

**Retail
Malls¹**

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 Year¹

Year	No. of Leases	% of Gross Rental Income ^{2,3}	% of Net Lettable Area ⁴
2026	863	33.5%	23.6%
2027	711	28.1%	23.5%
2028	259	15.5%	13.4%
2029	105	9.4%	8.8%
2030	73	6.3%	8.5%
Beyond 2030	43	7.2%	22.2%

Weighted Average Lease Expiry (years)

2.1

By Gross Rental Income²

3.4

By Net Lettable Area

Notes:

1. Based on committed leases for both new leases and forward renewals as at 31 March 2026.
2. Excludes gross turnover rent.
3. As a percentage of monthly contractual gross rental income as at 31 March 2026.
4. As a percentage of monthly committed net lettable area as at 31 March 2026.

Building Strength through Active Tenancy Remixing

Retail contributes 70.2% of Portfolio GRI



Food & Beverage

▲ 39.3%

Fashion & Accessories

17.1%

Beauty & Healthcare

5.9%

IT & Telecommunications

▲ 4.8%

Leisure & Entertainment

4.7%

Services

4.2%

Sporting Goods & Apparel

▲ 4.1%

Jewellery & Watches

3.5%

Supermarket

3.4%

Gifts & Souvenirs

3.3%

Education

2.4%

Other Retail and Product

7.3%

Trades

Food & Beverage

Increased from 38.8%² to **39.3%**¹, reflecting a more compelling and diversified dining lineup to drive footfall.

IT & Telecommunications

Increased from 3.7%² to **4.8%**¹, primarily driven by the AEI in CapitaMall Xuefu and CapitaMall Wangjing, enhancing category appeal and meeting evolving consumer needs.

Sporting Goods & Apparel

Increased from 3.1%² to **4.1%**¹, driven by new signings of popular brands such as Decathlon, The North Face and ANTA Guanjun.

Notes:

1. As at 31 March 2026.
2. As at 31 March 2025.

Launching New-to-Market Retail Concepts in Rock Square

Heytea Bake Lab

First store in Guangzhou

Heytea's experimental store concept, featuring curated baked goods with the theme - experiments with flour, butter and inspiration. Launched on 6 Feb, the store has delivered a +84% uplift in GTO compared to the trailing six-month average.



第一福

First store in Haizhu

A jewellery brand founded in 1952, known for preserving Lingnan gold craftsmanship while integrating strong cultural heritage with contemporary design aesthetics. Opened on 13 February, the store achieved strong GTO in the same month.



MAOGEPIG

First store in Haizhu

High-end Chinese beauty brand, founded in 2000 by renowned makeup artist Mao Geping, blending lighting with Oriental aesthetics. Launched on 4 February, the store exceeded its monthly sales target in March.



Designing Engaging Lifestyle Experiences

International Chess Beginner Tournament at CapitaMall Aidemengdun

Organised a Chess Beginner Tournament at CapitaMall Aidemengdun in collaboration with a professional chess academy. The event attracted over 14,000 visitors and more than 150 families, and drove notable sales growth, reinforcing CapitaMall Aidemengdun's positioning as a destination for educational and family-oriented activities.



iFLYTEK AI Technology Experience at CapitaMall Xuefu

Hosted an iFLYTEK AI exhibition at CapitaMall Xuefu featuring a Cyber God of Wealth robot and AI performers with 0.01-millimetre precision. The robots engaged shoppers through choreographed dance, martial arts demonstrations, interactive gestures, and chess matches, attracting families and younger audiences. The five-day event drew approximately 68,000 visitors, creating an immersive festive experience and encouraging longer in-mall visits.



Journal Market at CapitaMall Xinnan

Hosted a Journal Market at CapitaMall Xinnan featuring over 100 brands offering journals, stickers, stamps, and illustrations. The event attracted strong shopper interest, with robust daily traffic growth and over 2,000 participants. It drove positive sales momentum across key tenants, including those in Toy & Hobbies and F&B, and reinforced CapitaMall Xinnan's positioning as a creative and lifestyle-oriented destination.



Business Park Portfolio Overview

5.4

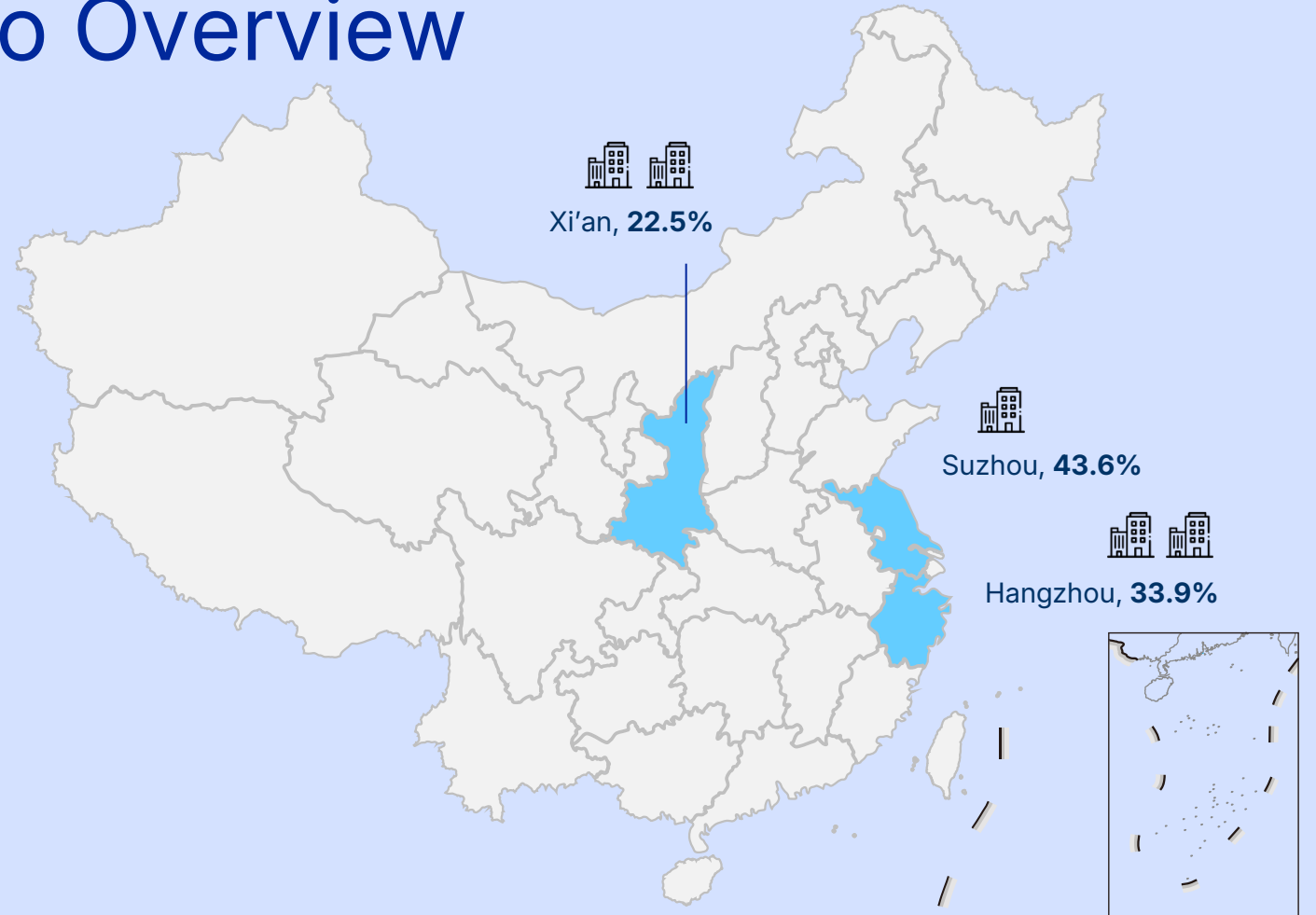
**Total Valuation¹
(RMB billion)**

5

**Business
Parks¹**

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 Year¹

Year	No. of Leases	% of Gross Rental Income ²	% of Net Lettable Area ³
2026	345	26.5%	25.4%
2027	345	35.2%	34.8%
2028	153	19.7%	20.3%
2029	71	10.5%	10.8%
2030	39	5.0%	5.7%
Beyond 2030	7	3.1%	3.0%

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 31 March 2026.
2. As a percentage of monthly contractual gross rental income as at 31 March 2026.
3. As a percentage of monthly committed net lettable area as at 31 March 2026.

Proactively Attracting Tenants Across Sectors for Business and Logistics Parks

Business Parks and Logistics Parks contribute 26.5% and 3.3% of Portfolio GRI respectively



Electronics

Engineering	16.2%
Information & Communications Technology	10.5%
Professional Services	8.6%
Biomedical Sciences	6.7%
E-Commerce	6.6%

▲ 20.0%

Culture / Sports / Entertainment

Financial Services	2.2%
Real Estate	1.6%
Other Business Parks & Logistics Park Trades	24.3%

▲ 3.3%

Electronics

increased from 17.8%² to **20.0%**¹, driven by new commitments with several companies in Ascendas Xinsu Portfolio and Ascendas Innovation Hub secured in 2025.

Culture / Sports / Entertainment

increased from 2.2%² to **3.3%**¹, driven by new commitments with several companies across multiple portfolio parks secured in 2025 & 2026.

Notes:

1. As at 31 March 2026 on a 100% basis.
2. As at 31 March 2025 on a 100% basis.

Nurturing our Business Park Community

AI Startup Practice Salon at Singapore-Hangzhou Science & Technology Park Phase I & II

Hosted an AI startup practice salon at Ascendas Xinsu Portfolio, bringing together AI practitioners and entrepreneurs from diverse industries for in-depth exchanges. Discussions focused on core topics including Openclaw technologies, AI implementation practices, and human-AI collaboration, with participation from over 250 attendees.



Lantern Festival at Ascendas Innovation Towers and Ascendas Innovation Hub

Hosted themed Lantern Festival events at AIH and AIT. Festive highlights included God of Wealth group greetings and a carnival tour, both of which were well received by tenants. Corporate representatives also participated in a lion-awakening eye-dotting ceremony, enhancing goodwill and strengthening tenant relationships.

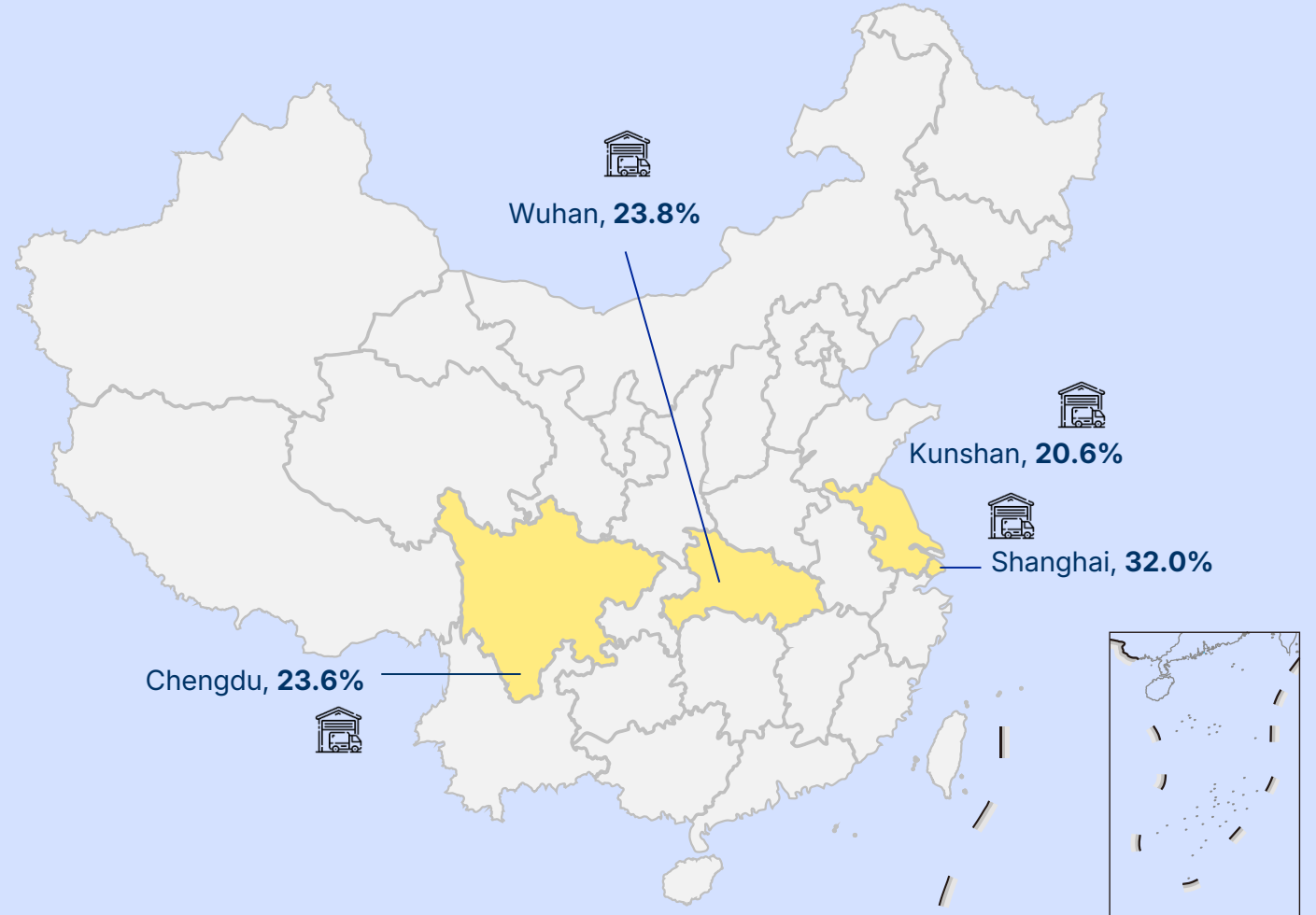


Logistics Park Portfolio Overview

1.4
Total Valuation¹
(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 Year¹

Year	No. of Leases	% of Gross Rental Income ²	% of Net Lettable Area ³
2026	114	41.8%	46.9%
2027	33	20.6%	16.9%
2028	5	8.0%	6.9%
2029	9	3.7%	2.6%
2030	-	-	-
Beyond 2030	2	25.9%	26.7%

Weighted Average Lease Expiry (years)

2.6

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 31 March 2026.
2. As a percentage of monthly contractual gross rental income as at 31 March 2026.
3. As a percentage of monthly committed net lettable area as at 31 March 2026.

Portfolio at a Glance¹

	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)	50,424	53,086	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	99.8%	99.3%	95.2%	98.9%
Stake	100.0%	100.0%	100.0%	100.0%

Notes:

1. As at 31 March 2026.
2. Based on valuation on a 100% basis as at 31 December 2025.

Portfolio at a Glance¹

	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)	40,672	36,826	44,545	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	95.9%	86.8%	100.0%	96.4%
Stake	100.0%	100.0%	100.0%	100.0%

Notes:

1. As at 31 March 2026.
2. Based on valuation on a 100% basis as at 31 December 2025.

Portfolio at a Glance¹

	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	95,654	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	95.9%	82.2%	90.7%	71.9%	71.8%
Stake	51.0%	100.0%	80.0%	80.0%	80.0%

Notes:

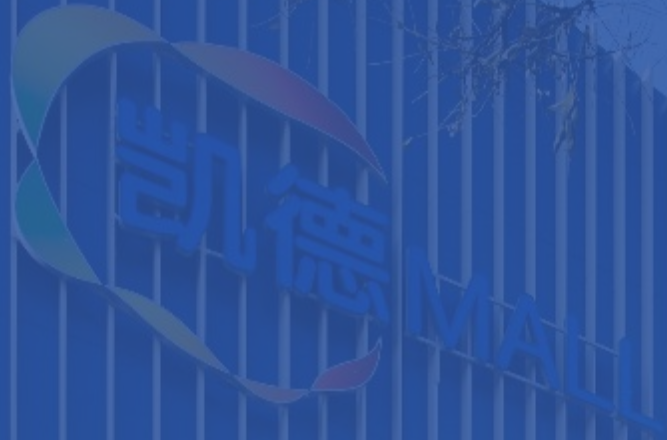
1. As at 31 March 2026.
2. Based on valuation on a 100% basis as at 31 December 2025.
3. Ascendas Xinsu Portfolio consists of multiple plots of land with varying land use right expiry.

Portfolio at a Glance¹

	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 July 2059	14 July 2064	25 April 2062	16 June 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 31 March 2026.
2. Based on valuation on a 100% basis as at 31 December 2025.



Thank You

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