



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 2022 to 30 June 2022 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 2022.

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 2022

1 **INCORPORATION OF SUBSIDIARIES**

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

1. Name : Grandeur Peak Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up : RMB1 (approximately S\$0.22) comprising one ordinary
Ordinary Share Capital share
2. Name : Grandeur China Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up : RMB1 (approximately S\$0.22) comprising one ordinary
Ordinary Share Capital share
3. Name : CapitaLand China Alpha Two Holdings Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up : S\$10 comprising ten ordinary shares issued at a price of
Ordinary Share Capital S\$1 each
4. Name : CapitaLand China Data Centre Two Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up : S\$10 comprising ten ordinary shares issued at a price of
Ordinary Share Capital S\$1 each
5. Name : CLFMK Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up : S\$1 comprising one ordinary share
Ordinary Share Capital
6. Name : Cresthill 2 Investments Holdings Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up : HK\$1 (approximately S\$0.71) comprising one ordinary
Ordinary Share Capital share
7. Name : Peak 2 Investments Pte. Ltd.
Principal Activity : Investment Holding
Issued and Paid-up : HK\$1 (approximately S\$0.71) comprising one ordinary
Ordinary Share Capital share

2 **DIVESTMENT OF MEMBERSHIP INTEREST IN SUBSIDIARY**

Divested its 80% membership interest in Lincoln Student Accommodation Venture LLC (“**LSAV**”) (the “**Equity Interest**”) through TAHL PBSA (Lincoln) 2 Pte. Ltd. (“**Lincoln2**”, (a wholly owned subsidiary of CapitaLand Investment Limited (“**CLI**”)) to an unrelated third party for a cash consideration of US\$7.8 million (approximately S\$10.6 million) (the “**Consideration**”). The remaining 20% interest in LSAV continues to be held by Lincoln Student Venture REIT LLC (“**LSV REIT**”), another wholly owned subsidiary of CLI, incorporated in Delaware, United States of America (“**USA**”).

LSAV is a company incorporated in the USA and holds 90% membership interest in Lincoln Student Venture LLC (“**LSV**”). LSV holds 100% membership interest in Lincoln Student

Property LLC (“**LSP**”). LSP owns a freehold student accommodation development asset in Lincoln, Nebraska, USA.

The Consideration was arrived at on a willing-buyer and willing-seller basis taking into account, among other factors, the adjusted net asset value of the Equity Interest as at 26 January 2022 in the amount of US\$7.8 million (approximately S\$10.6 million).

Following the completion of the above transaction, LSAV has ceased to be a subsidiary of CLI. LSAV is now an associated company of CLI (which continues to hold a 20% interest in LSAV through LSV REIT).

For further details, please refer to The Ascott Limited’s press release dated 3 February 2022 titled “Ascott establishes a new student accommodation development venture with Riyad Capital”.

3 INCORPORATION OF SUBSIDIARY

Incorporated the following subsidiary in Singapore as part of its ongoing business development:

Name	:	CapitaLand Innovation Fund Pte. Ltd. (“ CIF ”)
Principal Activity	:	Investment holding
Issued and Paid-up	:	S\$10,000 comprising 10,000 ordinary shares issued
Ordinary Share Capital	:	at a price of S\$1 each
		at Incorporation

CLI holds a 65% interest in CIF. The balance of the 35% interest in CIF is held by CapitaLand Corporate Investments Pte Ltd, a wholly owned subsidiary of CapitaLand Group Pte. Ltd., the immediate holding company of CLI.

On 3 June 2022, CIF increased its issued and paid-up ordinary share capital to S\$5,000,000 by allotting and issuing an additional 4,990,000 ordinary shares at an issue price of S\$1 each to its existing shareholders in proportion to their shareholding. CLI’s percentage interest in CIF remains the same after the share increase.

4 INCORPORATION OF SUBSIDIARY

Incorporated the following wholly owned subsidiary in France as part of its ongoing business development:

Name	:	SCI Augustin Germain
Principal Activity	:	Property Investment
Issued and Paid-up	:	EUR1 (approximately S\$2) comprising one ordinary share
Ordinary Share Capital	:	

5 INCORPORATION OF SUBSIDIARIES

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

1.	Name	:	CLI TX Two Pte. Ltd. (“ CLITX2 ”)
	Principal Activity	:	Investment Holding
	Issued and Paid-up Capital	:	US\$1 (approximately S\$1.37) comprising one ordinary share

**Annex A to
Announcement Pursuant to Rule 706A of the Listing Manual
Period 1 January 2022 to 30 June 2022
Date of Announcement: 11 August 2022**

- Country of Incorporation : Singapore
2. Name : CLI TX Three Pte. Ltd. (“**CLITX3**”)
Principal Activity : Investment Holding
Issued and Paid-up Capital : US\$1 (approximately S\$1.37) comprising one ordinary share
Country of Incorporation : Singapore
3. Name : CLI TX Four Pte. Ltd. (“**CLITX4**”)
Principal Activity : Investment Holding
Issued and Paid-up Capital : US\$1 (approximately S\$1.37) comprising one ordinary share
Country of Incorporation : Singapore
4. Name : CLI TX Two LLC (“**CLITX2LLC**”)
Principal Activity : Investment Holding
Jurisdiction of Formation : Delaware, United States of America
5. Name : CLI TX Three LLC (“**CLITX3LLC**”)
Principal Activity : Investment Holding
Jurisdiction of Formation : Delaware, United States of America
6. Name : CLI TX Four LLC (“**CLITX4LLC**”)
Principal Activity : Investment Holding
Jurisdiction of Formation : Delaware, United States of America
7. Name : CLI TX Five LLC (“**CLITX5LLC**”)
Principal Activity : Investment Holding
Jurisdiction of Formation : Delaware, United States of America
8. Name : CLI C7 Ranch JV, LLC (“**CLIC7RJV**”)
Principal Activity : Development and Property Ownership and Operation
Jurisdiction of Formation : Delaware, United States of America
9. Name : CLI C7 Ranch Owner, LLC (“**CLIC7RO**”)
Principal Activity : Development and Property Ownership and Operation
Jurisdiction of Formation : Delaware, United States of America
10. Name : CLI C7 Ranch Dev JV, LLC (“**CLIC7RDJV**”)
Principal Activity : Development and Property Ownership and Operation
Jurisdiction of Formation : Delaware, United States of America
11. Name : CLI C7 Ranch Dev Owner, LLC (“**CLIC7RDO**”)
Principal Activity : Development and Property Ownership and Operation
Jurisdiction of Formation : Delaware, United States of America
12. Name : CapitaLand Korea No. 12 General Private Real Estate Investment Company (“**CLK12**”)
Principal Activity : Acquisition, development, management,

Initial Issued and Paid-up Capital	:	leasing and disposal of property in Korea : KRW500,000,000 (approximately S\$545,900) comprising 500,000 shares at an issue price of KRW1,000 per share
Country of Incorporation	:	Korea

CLI has a 100% interest in the first seven companies and CLK12. It has a 80% interest in the other four (held through CLITX3LLC, CLIC7RJV CLITX5LLC and CLIC7RDJV, respectively).

6 **CHANGE OF INTEREST IN SUBSIDIARY**

CURV 1 Holdings Pte. Ltd. (“**CURV 1 Holdings**”), an indirect wholly owned subsidiary of CLI, has allotted and issued an aggregate of nine ordinary shares (“**Shares**”) at an aggregate issue price of RMB9.00, of which (i) one Share was allotted and issued to CapitaLand Retail China Pte. Ltd. (“**CLRC**”), an indirect wholly owned subsidiary of CLI; and (ii) eight Shares were allotted and issued to an entity unrelated to CLI.

CURV 1 Holdings is incorporated in Singapore and is principally engaged in investment holding activities.

Following the allotment, CLRC holds two Shares representing 20% of the total number of issued Shares, and CLI’s interest in CURV 1 Holdings has decreased from 100% to 20%. CURV 1 Holdings has therefore ceased to be a subsidiary of CLI and has become an associated company of CLI.

7 **ACQUISITION OF EQUITY INTERESTS IN SUBSIDIARIES**

Acquired 100% equity interest in each of 涿州马龙达消防科技有限公司 and 中珑云（涿州）数据科技有限公司 (collectively, the “**Acquired Subsidiaries**”) from unrelated third parties (the “**Acquisition**”). The aggregate cash consideration of RMB250.0 million (approximately S\$53.6 million) (the “**Consideration**”) is subject to post completion adjustments. The Acquired Subsidiaries are companies incorporated in the People’s Republic of China (“**PRC**”) and invest in a property in Hebei Province, PRC.

The Consideration was arrived on a willing-buyer and willing-seller basis based on the aggregate adjusted net asset value of the acquired equity interests of RMB250.0 million (approximately S\$53.6 million) as at 30 April 2022.

Following completion of the Acquisition, the Acquired Subsidiaries have become wholly owned subsidiaries of CLI.

8 **DIVESTMENT OF EQUITY INTEREST IN SUBSIDIARY**

Divested its 65% equity interest (the “**Equity Interest**”) in Southernwood Property Pte. Ltd. (“**SWPPL**”) held through two wholly owned subsidiaries. SWPPL is the registered proprietor of 79 Robinson Road, an office building in Singapore.

The sale was carried out via: (i) the sale of 35% of the total issued share capital of SWPPL to CapitaLand Integrated Commercial Trust (“**SWI Divestment**”); and (ii) the sale of 30% of the total issued share capital of SWPPL to CapitaLand Open End Real Estate Fund (“**SWH Divestment**”).

The cash consideration: (i) for the SWI Divestment was S\$211,226,596; and (ii) for the SWH Divestment was S\$181,051,368 (collectively, the “**Consideration**”).

The Consideration was arrived at on a willing-buyer and willing-seller basis taking into account, among other factors, the agreed property value of S\$1,260.0 million and the adjusted net asset value of the Equity Interest as at 27 April 2022. It is subject to post-completion adjustments in accordance with the terms of the relevant share purchase agreements.

Following the completion of the SWI Divestment and the SWH Divestment, SWPPL has ceased to be a subsidiary of CLI.

For further details, please refer to the press release dated 25 March 2022 titled “CLI divests 79 Robinson Road in Singapore to CICT and COREF for S\$1.26 billion”.

9 **ACQUISITION OF EQUITY INTEREST IN SUBSIDIARY**

Acquired 100% equity interest in 远盈（佛山）仓储服务有限公司 (the “**Acquired Subsidiary**”) from an unrelated third party (the “**Acquisition**”). The cash consideration of RMB394.7 million (approximately S\$84.0 million) (the “**Consideration**”) is subject to post completion adjustments. The Acquired Subsidiary is a company incorporated in the People’s Republic of China (“**PRC**”) and invests in a property in Guangdong Province, PRC.

The Consideration was arrived on a willing-buyer and willing-seller basis based on the adjusted net asset value of the acquired equity interest of RMB394.7 million (approximately S\$84.0 million) as at 5 May 2022.

Following completion of the Acquisition, the Acquired Subsidiary has become a wholly owned subsidiary of CLI.