



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

**ANNOUNCEMENT**

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**ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL**

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CapitaLand Investment Limited ("**CLI**") wishes to announce the transactions carried out during the period 1 January 2024 to 30 June 2024 as 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 2024.

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  
14 August 2024

**1 INCORPORATION OF WHOLLY OWNED SUBSIDIARIES**

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

1. Name : Magnifiek Fund Management Private Limited  
Principal Activity : Investment Management & Portfolio Management  
Issued and Paid-up : INR95,000,000 (approximately S\$1,539,728) comprising  
Ordinary Share Capital 9,500,000 equity shares at an issue price of INR10 per  
equity share  
Country of Incorporation : India
  
2. Name : Shanghai Kaiyaode Corporate Management Co., Ltd.  
上海凯曜德企业管理有限公司  
Principal Activity : Management & Consulting  
Registered Share Capital : RMB10 million (approximately S\$1,859,500)  
Country of Incorporation : People's Republic of China
  
3. Name : Suzhou Kaiya Corporate Management Co., Ltd.  
苏州凯亚企业管理有限公司  
Principal Activity : Management & Consulting  
Registered Share Capital : RMB1.4 million (approximately S\$260,890)  
Country of Incorporation : People's Republic of China
  
4. Name : Suzhou Kaihu Management & Consulting Co., Ltd.  
苏州凯鹤管理咨询有限公司  
Principal Activity : Management & Consulting  
Registered Share Capital : RMB100 million (approximately S\$18,635,000)  
Country of Incorporation : People's Republic of China
  
5. Name : Shanghai Detongyu Management & Consulting Co., Ltd.  
上海德通煜管理咨询有限公司  
Principal Activity : Management & Consulting  
Registered Share Capital : RMB170 million (approximately S\$31,679,500)  
Country of Incorporation : People's Republic of China
  
6. Name : CapitalLand Korea No. 16 General Private Real Estate  
Investment Company  
Principal Activity : Real Estate Investment  
Initial Issued and Paid-up : KRW500,000,000 (approximately S\$490,000)  
Capital comprising 500,000 shares at an issue price of  
KRW1,000 per share  
Country of Incorporation : Korea

## 2 CHANGE OF INTEREST IN SUBSIDIARY

Subscribed (through CLI's wholly owned subsidiary) for 271,500 ordinary shares in Gi Greens Pte. Ltd. ("**Gi Greens**") at an aggregate issue price of S\$254,000 (the "**Subscription**").

Following the Subscription, the number of shares indirectly held by CLI increased from 412,500 ordinary shares to 684,000 ordinary shares and CLI's interest in Gi Greens increased from 45.21% to 57.77%. The remaining shares are held by an entity unrelated to CLI. Gi Greens remains a subsidiary of CLI.

Gi Greens is incorporated in Singapore and is principally engaged in management consultancy services.

## 3 CHANGE OF INTEREST IN SUBSIDIARY

Divested 95% equity interest in Beijing Shi Ba Shi Yi Management & Consulting Co., Ltd. ("**BSBSY**") held through CLI's wholly owned entities, to a party unrelated to CLI (the "**Divestment**"). BSBSY is a company established in the People's Republic of China ("**PRC**") and invests in Capital Square Beijing, an office building situated in Beijing, PRC (the "**Property**").

The cash consideration of RMB2.262 billion (approximately S\$422.93 million as at 25 January 2024) was arrived at on a willing-buyer and willing-seller basis, taking into account, among other factors, the adjusted net asset value of the divested equity interest of RMB2.262 billion (approximately S\$422.93 million as at 25 January 2024), based on the agreed property value of the Property.

Following completion of the Divestment, CLI's interest in BSBSY has decreased from 100% to 5%, and BSBSY has ceased to be a subsidiary of CLI.

## 4 CHANGE OF INTEREST IN A SUBSIDIARY

Divested 1 ordinary share in Gold Living Holdings Pte. Ltd. ("**Gold**"), representing a 50% interest in Gold, to a wholly owned subsidiary of CapitaLand Ascott Residence Asia Fund II LP ("**CLARA II**"). CLI holds a 23.33% interest in CLARA II. The remaining 50% interest in Gold is held by CapitaLand Wellness Fund ("**C-Well**"), in which CLI holds a 30% interest.

Gold is established in Singapore and principally engaged in investment holding activities, and indirectly owns the property known as lyf Bugis Singapore.

The cash consideration of SGD45.2 million for the divestment was arrived at on a willing-buyer willing-seller basis based on the adjusted net asset value of Gold of SGD0.7 million and assignment of shareholder loans of SGD44.5 million as at 31 October 2023.

Following completion of the divestment, Gold has ceased to be a subsidiary of CLI. CLI continues to have an interest in Gold through its interest in CLARA II and C-Well respectively.

*For further details, please refer to the press release dated 9 January 2024 titled "Ascott and CapitaLand Wellness Fund acquire lodging property in Singapore to be relaunched under the award-winning lyf brand".*

5 **CHANGE OF INTEREST IN A SUBSIDIARY**

Divested 100% interests in ACRJ2 Pte. Ltd. (“**ACRJ2**”) to a wholly owned subsidiary of CapitalLand Ascott Residence Asia Fund II LP (“**CLARA II**”). CLI holds a 23.33% interest in CLARA II. ACRJ2 is established in Singapore and principally engaged in investment holding activities, and indirectly invests in the property known as lyf Shibuya Tokyo.

The cash consideration of JPY8.7 billion (approximately SGD74.8 million) for the divestment was arrived at on a willing-buyer willing seller basis based on the adjusted net asset value of ACRJ2 of JPY3.4 billion (approximately SGD29.2 million) and assignment of shareholder loans of JPY5.3 billion (approximately SGD45.6 million) as at 31 December 2023.

Following completion of the divestment, ACRJ2 has ceased to be a wholly owned subsidiary of CLI. CLI continues to have an interest in ACRJ2 through its interest in CLARA II.

6 **ACQUISITION OF EQUITY INTEREST IN SUBSIDIARY**

Acquired 70% equity interest in Guangzhou Yun Kai Commercial Property Co., Ltd. 广州云凯置业有限公司 (“**GYK**”) through Grandeur Peak Pte. Ltd., an indirect wholly owned subsidiary of CLI, from CMA Asset Investment Pte. Ltd., an indirect wholly owned subsidiary of CapitalLand Group Pte. Ltd. (“**CLG**”) (the “**Acquisition**”). GYK is a company established in the PRC and owns an operating asset in Guangzhou, PRC. The remaining 30% equity interest in GYK is held by another wholly owned subsidiary of CLG.

Under the Listing Manual of the Singapore Exchange Securities Trading Limited, Temasek Holdings Pte. Ltd. (“**Temasek**”) is regarded as a “controlling shareholder” of CLI as it indirectly holds, through CLG, approximately 53.90% of the total number of issued and paid-up ordinary shares of CLI, and therefore, the Acquisition constitutes an interested person transaction for CLI. As at March 2024, the value of the Acquisition, when aggregated with the values of all other interested person transactions already entered into with Temasek and its associates during the current financial year did not exceed 3.0% of the latest audited net tangible assets of CLI and its subsidiaries.

The cash consideration for the Acquisition of RMB568 million (approximately S\$106 million) (the “**Consideration**”) was arrived at on a willing-buyer and willing-seller basis and was based on the adjusted net asset value of the acquired equity of RMB568 million (approximately S\$106 million) as at September 2023. The Consideration is subject to post-completion adjustments.

Following completion of the Acquisition in March 2024, GYK has become a subsidiary of CLI.