For immediate release

NEWS RELEASE

CapitaLand Investment partners Coronade Properties on Johor Bahru City Centre's largest retail landmark, Coronation Square Mall

Located in the Johor-Singapore Special Economic Zone, the upcoming 1.2million square foot mall[1] will mark a new chapter in cross-border retail collaboration

The upcoming Coronation Square development will be located in the heart of Johor Bahru City Centre and connected directly to the upcoming RTS link.

Johor Bahru/Singapore, 24 November 2025 – CapitaLand Investment Limited (CLI), a leading global real asset manager with a network of more than 70 malls across Singapore, Malaysia and China, has been appointed by Coronade Properties Sdn Bhd (Coronade Properties) to collaborate on shaping the retail vision for Coronation Square Mall. The new retail mall will be a key component of Coronation Square, a landmark integrated development strategically located in the Ibrahim International Business District (IIBD) within the Johor-Singapore Special Economic Zone

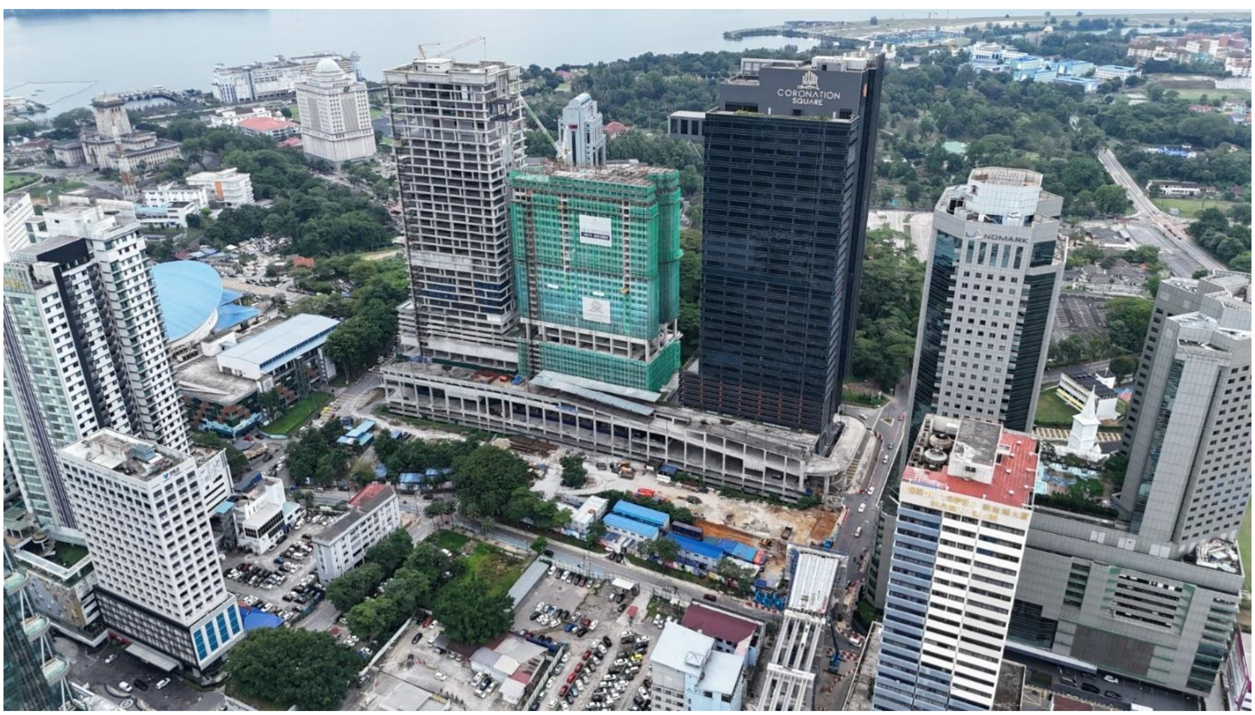
[1] Refers to Gross Floor Area

(JS-SEZ). It will be directly connected to the upcoming Rapid Transit System (RTS) link, offering seamless accessibility between Singapore and Johor Bahru.

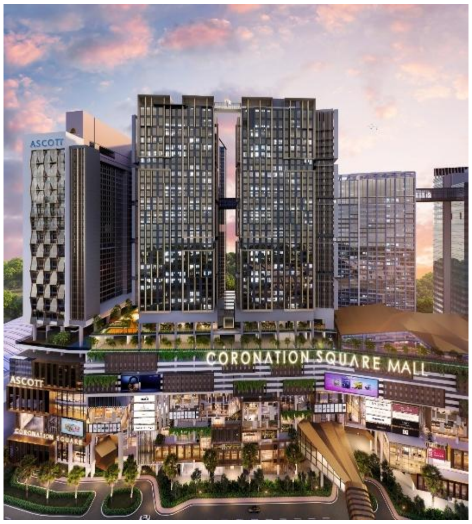
This follows the recent appointment of The Ascott Limited (Ascott), the lodging business unit wholly owned by CLI, to manage Ascott Coronation Square Johor Bahru, the development's hotel component. By partnering CLI on both the retail and hospitality components, Coronation Square will stand to benefit from CLI's extensive ecosystem – spanning strong shopper and tenant networks, hospitality expertise, and a global customer base – to create synergies that will boost footfall, elevate visitor experiences, and position the development as a vibrant gateway destination within the JS–SEZ.

Mr Kok Wai Seng, CEO of Coronade Properties, said: "Partnering with CLI gives us access to deep retail expertise and a strong tenant network. With CLI's proven track record of delivering successful retail destinations across the region, we are confident that Coronation Square Mall will thrive as Johor Bahru City Centre's largest one-stop lifestyle destination, where discovery, community, and connection come together."

Mr Ervin Yeo, Group Chief Strategy Officer and CEO, Commercial Management, CLI, said: "Our partnership with Coronade Properties marks a significant step in shaping the future of retail in Johor Bahru. By leveraging our commercial management expertise and ecosystem strengths, we aim to create a vibrant, world-class destination that sets a new benchmark for cross-border retail. This collaboration will also be a bridge for Singapore-based retailers to enter Johor Bahru together with CLI, along with brands from our global retail network."



Construction of Coronation Square is underway, with its flagship mall set to break ground in 2026



Artist's impression of Coronation Square

About Coronation Square Mall

Coronation Square is a landmark RM5 billion integrated development by Coronade Properties, spanning 9.6 acres in Johor Bahru. As the first project to kick-start the 250-acre IIBD, it is positioned as a catalyst for transforming Johor Bahru into a world-class metropolis. The project comprises eight towers, including the Ascott Coronation Square Johor Bahru hotel, premium office spaces, a fully sold residential component, and the approximately 1.25 million square foot[1] Coronation Square Mall.

Construction of the mall is slated to begin in 2026, with completion targeted for 2029. Strategically connected to the Bukit Chagar RTS station and the Immigration Complex, Coronation Square will offer seamless accessibility for both locals and visitors.

High-res images can be found here.

About Coronade Properties Sdn Bhd

Coronade Properties Sdn. Bhd. (Co. No. 200901040856 / 884004-P) is an investment holding company with a diversified portfolio in real estate, project management, property development, construction, and hospitality. Backed by a leadership team with decades of experience, the company has been involved in the planning and delivery of landmark developments across Malaysia — including Equine Park and Pusat Bandar Putra Permai in Sri Kembangan, Crescentia Park @ Batu Kawan in Penang, Taman Tamadun Islam and the iconic Crystal Mosque in Terengganu, as well as the internationally recognised Monsoon Cup sailing event.

Currently, Coronade Properties is spearheading the development of Coronation Square — a RM5 billion worldclass fully integrated city-centre destination in Johor Bahru, the catalyst project within Ibrahim International Business District (IIBD) under the Johor–Singapore Special Economic Zone (JS-SEZ). The company remains committed to the urban redevelopment of Johor Bahru, with full connectivity and international facilities.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore in 2021, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 5 November 2025, CLI had S$120 billion of funds under management. CLI holds stakes in eight listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in demographics, disruption and digitalisation-themed strategies. Its diversified real asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres, private credit and special opportunities.

CLI aims to scale its fund management, lodging management and commercial management businesses globally and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand Group's development arm. In 2025, CapitaLand Group celebrates 25 years of excellence in real estate and continues to innovate and shape the industry.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for Scope 1 and 2 by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

Follow @CapitaLand on social media

LinkedIn: linkedin.com/company/capitaland-limited
Facebook: @capitaland / facebook.com/capitaland
Instagram: @capitaland / instagram.com/capitaland
X: @CapitaLand / x.com/CapitaLand
YouTube: youtube.com/capitaland

Jointly Issued by: CapitaLand Investment Limited (Co. Regn.: 200308451M) and Coronade Properties Sdn. Bhd. (Co. No. 200901040856 / 884004-P)

For queries, please contact:

CapitaLand Investment Limited

Analyst contact
Grace Chia
Group Head,
Investor Relations & Communications
Tel: +65 6713 2880
Email: grace.chia@capitaland.com

Media contact
Michele Ng
Head,
Group Communications
Tel: +65 6713 2881
Email: michele.ng@capitaland.com

Coronade Properties

Media contact
Ong Tee Hui
Sales Manager
Tel: +60 16-627 9139
Email: teehui@coronade.net