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NEWS RELEASE

CapitaLand Investment drives the next phase of logistics growth with strategic investments across Asia Pacific

- ***Deepens operational capabilities with investment in Ally Logistic Property, a pioneer in smart logistics infrastructure in Asia***
- ***CapitaLand SEA Logistics Fund commits S\$260 million for its first automated logistics facility in Singapore***

Singapore, 8 January 2026 – CapitaLand Investment Limited (CLI), a leading global real asset manager, today announced two initiatives as part of its broader strategy to deepen logistics expertise and accelerate platform growth across Asia Pacific (APAC). Reflecting its confidence in the long-term fundamentals of the logistics sector, CLI is strengthening its operational capabilities through a minority investment in Ally Logistic Property (ALP), a pioneer in modern smart logistics infrastructure based in Asia, and an existing capital partner in the CapitaLand Southeast Asia Logistics Fund (CSLF). This strategic move complements CLI's wider logistics initiatives and supports its expansion into high-growth markets, including Australia, Japan and the United States.

At the same time, CSLF is also expanding its portfolio with the acquisition of a 5.1-hectare site in Singapore to develop OMEGA 1 Singapore, an automated logistics facility, for an estimated total development cost of S\$260 million.

Ms Patricia Goh, CEO, Southeast Asia (SEA) and Global Head, Logistics & Self-Storage, Private Funds, CLI, said: "APAC remains the fastest-growing logistics region, with a projected compound annual growth rate of 15.2% between 2024 and 2030¹. Structural drivers such as the growth in digitally enabled consumption, ageing population, rising labour costs and supply chain rationalisation continue to fuel demand for modern, automated logistics solutions across the region."

"Over the past two years, CLI has deployed approximately S\$500 million into logistics developments across SEA, accelerating the expansion of its regional platform. Our partnership with ALP combines their deep expertise in logistics automation with CLI's capabilities in fund management, capital raising and deal sourcing, enhancing our ability to capture new growth opportunities across the wider APAC region and the United States," added Ms Goh.

¹ Grandview Research – "Asia Pacific Smart Warehousing Market Size & Outlook"

Mr Charlie Chang, Co-founder & CEO of ALP, said: "We are excited to extend our longstanding relationship with CLI through this strategic investment. ALP's end-to-end capabilities, covering real estate development, automation, as well as operations and maintenance, remain a key differentiator for us. Through our OMEGA platform, we integrate artificial intelligence, advanced robotics and proprietary technology to deliver one-stop smart logistics solutions across the supply chain and reduce operational inefficiencies. As we embark on our ambitious expansion across APAC and beyond, we look forward to leveraging CLI's global resources to accelerate our next phase of growth."

CSLF to develop its first smart logistics facility in Singapore

OMEGA 1 Singapore will be located at 19 Gul Lane in the established Jurong Industrial Estate, home to a diverse ecosystem of logistics operators and manufacturers. Occupancy in the area has remained consistently strong at above 90% over the past decade, and exceeded 96% as at end-2024².

With seamless access to major expressways and key infrastructure, including the Tuas Checkpoint, Jurong Port and Tuas Mega Port, the logistics facility is well-positioned to serve as a strategic hub for both domestic and regional distribution.

When completed in 2028, the five-storey facility will have a gross floor area of 71,000 square metres, capable of accommodating approximately 60,000 pallet positions. OMEGA 1 Singapore will be fully leased to ALP under a long-term master lease with built-in rent escalation, providing CSLF's investors with stable and growing income. It will feature state-of-the-art technologies such as robotics, an automated storage and retrieval system and automated guided vehicles to support efficient end-to-end inventory management. It will also incorporate environmentally friendly design features and sustainable operational processes and targets to achieve Green Mark Gold^{PLUS} certification by the Building and Construction Authority of Singapore.

CSLF's portfolio

Launched in 2022, CSLF is CLI's first SEA logistics-focused fund, established to invest in and develop smart logistics assets across the region. Following the transaction to develop OMEGA 1 Singapore, the fund's portfolio will achieve greater geographical diversification, with Singapore accounting for 55% of its total assets under management, and the remainder in Thailand and Vietnam.

In 2023, CSLF acquired a 20-hectare site in the Greater Bangkok Metropolitan Area in Thailand for the development of [OMEGA 1 Bang Na](#), a built-to-suit smart logistics campus. Upon completion, it will be Thailand's largest standalone logistics campus, offering over 2 million square feet of gross floor area across two buildings with ambient and cold storage capabilities, each equipped with automated storage and retrieval system. Phase 1 of the facility is expected to be completed in mid-2026.

² CBRE data, 2025

In Vietnam, CSLF's [Ready-Built Factory](#) at Song Khoai Industrial Park in Quang Ninh broke ground in September 2025. Designed to set new benchmarks for modern industrial infrastructure, the facility will offer plug-and-play spaces that enable manufacturers to reduce upfront capital expenditure, accelerate time-to-market and begin operations seamlessly. The development will be completed in phases, with full completion expected by 1H 2026.

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 and private credit.

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.

CLI is committed to growing in a responsible manner, delivering long-term economic value and contributing to the environmental and social well-being of its communities.

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