



CapitaLand Investment Principal Subsidiaries Property Portfolio
As at 31 December 2025

Integrated Developments

Country	City	Property	Holding Entity	Note	CLI's Effective Stake (%)	Status	Tenure	Tenure Expiry	Lease Type	Currency	Valuation as at 31 Dec 2024 (M)	Valuation as at 31 Dec 2025 (M)	GFA (sqm)
China	Tianjin	Tianjin International Trade Centre			100		Leasehold	2057		RMB	828	828	77,374
	Wuhan	CapitaMall Westgate			100		Leasehold	2053	Commercial	RMB	1,927	1,708	217,556
					100			2063	Integrated Use				
China Total											2,755	2,536	294,930

Retail

Country	City	Property	Holding Entity	Note	CLI's Effective Stake (%)	Status	Tenure	Tenure Expiry	Lease Type	Currency	Valuation as at 31 Dec 2024 (M)	Valuation as at 31 Dec 2025 (M)	GFA (sqm)
China	Beijing	CapitaMall Daxing			100		Leasehold	2051		RMB	1,561	1,433	134,693
China Total											1,561	1,433	134,693
Malaysia	Kuala Lumpur	Sungei Wang Plaza	CapitaLand Malaysia Trust	1, 2	37.3		Freehold			MYR	435	437	47,483
	Kuantan	East Coast Mall	CapitaLand Malaysia Trust	1	37.3		99	2106		MYR	619	632	98,765
	Penang	Gurney Plaza	CapitaLand Malaysia Trust	1	37.3		Freehold			MYR	1,714	1,735	116,437
		Queensbay Mall	CapitaLand Malaysia Trust	1, 3	37.3		Freehold			MYR	1,157	1,192	86,137
	Petaling Jaya	3 Damansara	CapitaLand Malaysia Trust	1	37.3		Freehold			MYR	400	400	59,409
	Selangor	The Mines	CapitaLand Malaysia Trust	1	37.3		99	2091		MYR	661	661	106,912
Malaysia Total											4,986	5,057	515,143

Business Park, Industrial, Logistics, Data Centre

Country	City	Property	Holding Entity	Note	CLI's Effective Stake (%)	Status	Tenure	Tenure Expiry	Lease Type	Currency	Valuation as at 31 Dec 2024 (M)	Valuation as at 31 Dec 2025 (M)	GFA (sqm)
China	Beijing	Projects in the Beijing Economic Technological Development Area (BDA)			99.7		Leasehold	2051-2053	Industrial/Logistics	RMB	127	127	15,233
	Shanghai	Shanghai Zhuanqiao Data Centre			80.0		Leasehold	2057	Data Centre	RMB	2,929	3,208	54,931
China Total											3,056	3,335	70,164
India	National Capital Region	International Tech Park Gurgaon (SEZ 2)		4	100	B	Freehold		IT Park	INR	874	833	96,314
India Total											874	833	96,314
Japan	Osaka	CapitaLand Data Centre Osaka 01			100	B	Freehold		Data Centre	JPY	3,731	4,130	-
Japan Total											3,731	4,130	-
Malaysia	Johor	Iskandar Puteri Facilities	CapitaLand Malaysia Trust	1, 5	37.3		Freehold		Industrial	MYR	-	28	6,888
		Senai Airport City Facilities	CapitaLand Malaysia Trust	1, 6	37.3		Freehold		Industrial	MYR	-	74	17,074
	Penang	Valdor Logistics Hub	CapitaLand Malaysia Trust	1, 7	37.3		Freehold		Logistics	MYR	88	90	31,999
	Selangor	Synergy Logistics Hub	CapitaLand Malaysia Trust	1, 8	37.3		Freehold		Logistics	MYR	-	183	14,867
	Shah Alam	Glenmarie Distribution Center	CapitaLand Malaysia Trust	1, 9	37.3		Freehold		Logistics	MYR	57	58	7,906
Malaysia Total											145	433	78,734
Singapore	Singapore	ICON@IBP			100		53	2060	Business Park	SGD	90	90	41,956
		Pratt & Whitney Singapore Component Repair			100		59	2070	Industrial	SGD	68	68	15,084
Singapore Total											158	159	57,040
South Korea	Hanam	Hanam Data Centre 1	CapitaLand Korea No.12 General Private Real Estate Investment Company (CLK12)		99.0	B	Freehold		Data Centre	KRW	47,000	43,400	-
		Hanam Data Centre 2	CapitaLand Korea No.13 General Private Real Estate Investment Company (CLK13)		99.1	B	Freehold		Data Centre	KRW	55,000	49,800	-
South Korea Total											102,000	93,200	-
United Kingdom	Theale	Arlington Park	Luxx Arlington S.a r.l.	10	100		Freehold		Business Park	GBP	62	45	33,704
United Kingdom											62	45	33,704

Offices

Country	City	Property	Holding Entity	Note	CLI's Effective Stake (%)	Status	Tenure	Tenure Expiry	Lease Type	Currency	Valuation as at 31 Dec 2024 (M)	Valuation as at 31 Dec 2025 (M)	NLA (sqm)
China	Shanghai	Innov Center	CapitaLand Asia Partners I	11	51.1		Leasehold	2059	Commercial	RMB	3,102	2,920	80,104
China Total											3,102	2,920	80,104

Lodging

Country	City	Property	Holding Entity	Note	CLI's Effective Stake (%)	Status	Tenure	Tenure Expiry	Lease Type	Currency	Valuation as at 31 Dec 2024 (M)	Valuation as at 31 Dec 2025 (M)	No of Units
Australia	Melbourne	Somerset on Elizabeth Melbourne			100		Freehold		Serviced Residence	AUD	10	7	34
Australia Total											10	7	34
China	Chengdu	Somerset Riverview Chengdu			100		50	2049	Serviced Residence	RMB	190	170	200
China Total											190	170	200
France	Paris	Citadines Saint-Germain-des-Prés Paris			100		Freehold		Serviced Residence	EUR	134	138	204
France Total											134	138	204
India	Chennai	Citadines OMR Gateway Chennai			100		Freehold		Serviced Residence	INR	851	1,824	269
		Somerset Greenways Chennai			51		Freehold		Serviced Residence	INR	1,773	2,275	187
India Total											2,624	4,100	456
USA	New York City	Citadines Connect Fifth Avenue New York			100		Freehold		Hotel	USD	54	54	125
	Sunnyvale	The Domain Hotel			100		Freehold		Hotel	USD	32	27	137
USA Total											86	82	262

Lodging - Multifamily

Country	City	Property	Holding Entity	Note	CLI's Effective Stake (%)	Status	Tenure	Tenure Expiry	Lease Type	Currency	Valuation as at 31 Dec 2024 (M)	Valuation as at 31 Dec 2025 (M)	No of Units
USA	Austin	A Single-family rental property in Austin, Texas			80	A	Freehold			USD	24	25	-
		The Bond			80		Freehold			USD	80	79	341
	Nashville	A Multifamily property in Nashville, Tennessee			80	A	Freehold			USD	41	44	-
USA Total											145	148	341

Notes

Any discrepancies in the tables between the listed figures are thereof due to rounding.
 For China integrated developments, malls and offices, GFA excludes carpark area and sold strata sales. For business parks, logistics and data centre, GFA per property titled certs, or planning permits.
 For projects that were newly acquired in 2025, valuation as at 31 Dec 2024 is based on acquisition date.

Status

A - Under Development
 B - Future Development

- Held through CapitaLand Malaysia Trust (CLMT).
- CLMT's interest in Sungei Wang Plaza comprises approximately 61.9% of the total strata floor area of retail parcels and 100% of car park bays.
- CLMT's interest in Queensbay Mall comprises approximately 91.8% of the total strata floor area of retail parcels and approximately 98% of car park bays.
- GFA refers to land area.
- Iskandar Puteri Facilities is measured by built-up area of 74,141 sq ft or 6,888 sqm.
- Senai Airport City Facilities is measured by built-up area of 183,785 sq ft or 17,074 sqm.
- Valdor Logistics Hub is measured by built-up area of 344,429 sq ft or 31,999 sqm.
- Synergy Logistics Hub is measured by built-up area of 160,024 sq ft or 14,867 sqm.
- Glenmarie Distribution Center is measured by built-up area of 85,104 sq ft or 7,906 sqm.
- The floor area of Airlington Business Park stated is using NLA.
- Innov Center is held through a private fund. The floor area is based on GFA.