



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

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 July 2025 to 31 December 2025 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

None of the transactions had any material impact on the net tangible assets or earnings per share of the CLI Group for the financial year ended 31 December 2025.

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

Hon Wei Seng
Company Secretary
11 February 2026

**Annex A to
Announcement Pursuant to Rule 706A of the Listing Manual
Period 1 July 2025 to 31 December 2025
Date of Announcement: 11 February 2026**

1 INCORPORATION OF WHOLLY OWNED SUBSIDIARIES

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

1. Name : ACP II GP Pte. Ltd.
Principal Activity : General partner
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
2. Name : ACP II Holdings Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : USD1 (approximately S\$1.30) comprising one ordinary share
Country of Incorporation : Singapore
3. Name : Ascendas Business Park Management (Wuxi) Co., Ltd.
裕廊腾飞园区管理服（无锡）有限公司
Principal Activity : Business Park management
Registered Capital : RMB500,000
Country of Incorporation : People's Republic of China
4. Name : Aucredo Three Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : AUD1 (approximately S\$0.85) comprising one ordinary share
Country of Incorporation : Singapore
5. Name : Aucredo Four Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : AUD1 (approximately S\$0.85) comprising one ordinary share
Country of Incorporation : Singapore
6. Name : Aucredo Five Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : AUD1 (approximately S\$0.85) comprising one ordinary share
Country of Incorporation : Singapore
7. Name : CapitalLand Asia Lodging Ventures GP Pte. Ltd.
Principal Activity : General partner
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
8. Name : CapitalLand (DIFC) Limited
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : USD60,000 (approximately S\$77,914) comprising 60,000 ordinary shares

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- Country of Incorporation : United Arab Emirates
9. Name : CapitaLand India Data Centre Holdings Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
10. Name : CapitaLand India Data Centre Fund Holdings Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
11. Name : CapitaLand India Data Centre Fund Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
12. Name : CIDCF Bengaluru Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
13. Name : CIDCF Chennai Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
14. Name : CIDCF Hyderabad Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
15. Name : CIDCF Mumbai Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
16. Name : CLFMI Four Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : USD1 (approximately S\$1.30) comprising one ordinary share
Country of Incorporation : Singapore

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17. Name : CLI SEA One Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : SGD1 comprising one ordinary share
Country of Incorporation : Singapore
18. Name : CLINT India Advisors Private Limited
Principal Activity : Provide investment advisory services
Issued and Paid-up Ordinary Share Capital : INR100,000 (approximately S\$1,427) comprising 10,000 equity shares at an issue price of INR10 per equity share
Country of Incorporation : India
19. Name : Cornerstone Treasury Limited
Principal Activity : Provision of financial and treasury services to related companies
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Incorporation : Singapore
20. Name : Credo KR Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : USD1 (approximately S\$1.30) comprising one ordinary share
Country of Incorporation : Singapore
21. Name : Credo Five AU Pte. Ltd.
Principal Activity : Investment holding
Issued and Paid-up Ordinary Share Capital : AUD1 (approximately S\$0.85) comprising one ordinary share
Country of Incorporation : Singapore
22. Name : Saffronova Private Limited
Principal Activity : Investment and asset management
Issued and Paid-up Ordinary Share Capital : INR100,000 (approximately S\$1,400) comprising of 10,000 equity shares at an issue price of INR10 per equity share
Country of Incorporation : India
23. Name : Sparrow Management Pte. Ltd., Korea Branch
Principal Activity : Hotel operation and consulting services
Issued and Paid-up Ordinary Share Capital : S\$1 comprising one ordinary share
Country of Branch Registration : Republic of Korea

2 INCORPORATION OF SUBSIDIARY

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

Name	:	Radial IT Park Phase 1 Private Limited ("Radial1")
Principal Activity	:	Development and maintenance of IT and Business Parks
Issued and Paid-up Ordinary Share Capital	:	INR10,000 (approximately S\$151) comprising 1,000 equity shares of INR10 per equity share
Country of Incorporation	:	India

CapitaLand Investment Limited ("**CLI**") currently holds an effective interest of 20.25% in Radial1 through CapitaLand India Growth Fund 2 Pte. Ltd. ("**CIGF2**"), with the remaining 79.75% held by unrelated third parties.

Radial1 is a wholly owned subsidiary of Radial IT Park Private Limited, which in turn is a wholly owned subsidiary of AIGP2 Chennai Pte. Ltd., a wholly owned subsidiary of CIGF2.

As CLI Group retains control over the composition of a majority of the board of CIGF2 under the shareholders agreement relating to CIGF2, Radial1 is deemed to be a subsidiary of CLI.

3 ACQUISITION OF ASSOCIATED COMPANY AND CHANGE OF INTEREST IN WHOLLY OWNED SUBSIDIARIES

Subscription and allotment of:

- (i) 6,900,000 ordinary shares of GBP1 each in Silverdoor Investment Holdings Limited ("**SIHL**") to The Ascott International Investments Pte Ltd ("**TAIPL**") at an issue price of GBP1 each per ordinary share ("**Subscription Shares**"); and
- (ii) 11,500,000 redeemable A preferred shares of GBP1 each in SIHL to Sapphire Global Investment SAS ("**SAS**") at an issue price of GBP1 each per redeemable A preferred share,

(the "**Transaction**").

TAIPL and SAS are both wholly owned subsidiaries of CLI.

The consideration of GBP18,400,000, which was arrived at on a willing-buyer and willing-seller basis, was satisfied by the transfer of (i) 100% of the interests in Synergy Global Housing International Pte. Ltd. ("**SGHIPL**") by TAIPL; and (ii) 100% of the interests in Synergy Global Housing LLC ("**SGL**") by SAS, to SIHL.

SIHL is a company incorporated in England and Wales and is principally engaged in providing corporate housing solutions. The Subscription Shares represent 30% of the ordinary shares issued in SIHL. The remaining ordinary shares are held by an entity unrelated to CLI.

The Transaction was completed on 8 August 2025. Following the completion of the Transaction, SIHL, SGHIPL and SGL have become associated companies of CLI.

4 ACQUISITION OF ADDITIONAL SHARES IN SUBSIDIARY

Acquired an additional 40% equity interest in Ascentia Dijon Pte. Ltd. (“**ADPL**”), a company incorporated in Singapore and principally engaged in the management of senior-living serviced residences in Asia, through Ascott International Management (2001) Pte Ltd (“**AIM2001**”, a wholly owned subsidiary of CLI) from an unrelated third party for an aggregate cash consideration of S\$1. The consideration was arrived at on a willing-buyer and willing-seller basis taking into account, amongst other factors, the net asset value of ADPL as at the completion of the acquisition.

Prior to the acquisition of the additional interest, AIM2001 owned a 60% equity interest in ADPL.

The above transaction was completed on 30 November 2025. Following the completion of the acquisition, ADPL has become a wholly owned subsidiary of CLI. ADPL’s wholly owned subsidiaries, Ascentia Dijon (Malaysia) Sdn. Bhd. (a company incorporated in Malaysia) and Shanghai Ya Ting Senior Living Co. Ltd. (a company incorporated in the People’s Republic of China) have also become wholly owned subsidiaries of CLI.

5 ACQUISITION OF EQUITY INTEREST IN SUBSIDIARY

Acquired 100% equity interest in LXA Capital Pte. Ltd. (“**LXA**”) from an unrelated third party, for an aggregate consideration of S\$20,000,000 (arrived on a willing-buyer and willing-seller basis, subject to post-completion adjustments). LXA is a company incorporated in Singapore and is principally engaged in the provision of financial services.

Following the completion of the acquisition on 18 November 2025, LXA has become a wholly owned subsidiary of CLI.

6 CHANGE OF INTEREST IN SUBSIDIARY

Acquired (through its wholly owned subsidiary) 270 ordinary shares (the “**Sale Shares**”) in Peace Base Investments Limited (“**Peace Base**”) from an unrelated third party for a consideration of RMB1,053,243,399 (approximately S\$192,690,880) (the “**Acquisition**”). The Sale Shares represent 100% of the total ordinary shares in Peace Base, and 27% of the total issued share capital in Peace Base. The remaining issued shares in Peace Base, being 100% of the total preferred shares in Peace Base, are held by an associated company of CLI.

Peace Base is a company incorporated in the British Virgin Islands and which indirectly invests in a property in Nanshan district, Shenzhen, People’s Republic of China. The cash consideration for the Acquisition was arrived at on a willing-buyer and willing-seller basis taking into account the adjusted net asset value of Peace Base as at 31 December 2025.

Following the Acquisition, CLI’s effective interest in Peace Base has increased from 46.17% to 73.17% and it remains a subsidiary of CLI.

7 CHANGE OF INTEREST IN SUBSIDIARY

Divested (through CLI's wholly owned subsidiary) 2 ordinary shares and 11,731,999 preference shares (the "**Sale Shares**") in the capital of Credo KR Pte. Ltd. ("**Credo KR**") to ACP II Holdings Pte. Ltd., a subsidiary of CLI (the "**Divestment**"). Credo KR is a company incorporated in Singapore and principally engaged in investment holding activities.

The cash consideration of US\$11,732,001 (approximately S\$15,306,741.70) was arrived at on a willing-buyer and willing-seller basis, based on the adjusted net asset value of the Sale Shares as at 12 December 2025.

Following completion of the Divestment, CLI's interest in Credo KR has decreased from 100% to 66.88%, and Credo KR remains a subsidiary of CLI.

8 INCORPORATION OF AND CHANGE OF INTEREST IN WHOLLY OWNED SUBSIDIARY

CLI has, through its wholly owned subsidiary, CLI Korea Two Pte Ltd ("**CLIK2**"), incorporated the following company initially as a wholly owned subsidiary as part of its ongoing business development:

Name	:	CapitaLand Korea Loan-Type No. 21 General Private Real Estate Investment Company (" CLK21 ")
Principal Activity	:	To provide loans for a logistics center development project
Initial Issued and Paid-up Share Capital	:	KRW500,000,000 (approximately S\$462,000) comprising 500,000 shares at an issue price of KRW1,000 per share
Country of Incorporation	:	Korea

Since its incorporation, CLK21 has allotted and issued (i) 14,965,000 shares at an issue price of KRW1,000 per share and (ii) 615,018 shares at an issue price of KRW1,113.79 per share to Credo KR Pte. Ltd. ("**Credo KR**"), a subsidiary of CLI, and has redeemed 9,571,112 shares held by Credo KR. Following from this:

- (a) Credo KR holds 6,008,906 shares representing 92.32% of the total issued and paid-up capital of CLK21; and
- (b) CLIK2 holds 500,000 shares representing 7.68% of the total issued and paid-up capital of CLK21.

CLK21 remains a subsidiary of CLI.

9 **INCORPORATION OF AND CHANGE OF INTEREST IN WHOLLY OWNED SUBSIDIARY**

CLI has, through its wholly owned subsidiary, CLI Korea Two Pte Ltd (“**CLK2**”), incorporated the following company initially as a wholly owned subsidiary as part of its ongoing business development:

Name	:	CapitaLand Korea Loan-Type No. 22 General Private Real Estate Investment Company (“ CLK2 ”)
Principal Activity	:	To provide loans for a logistics center development project
Initial Issued and Paid-up Share Capital	:	KRW500,000,000 (approximately S\$462,000) comprising 500,000 shares at an issue price of KRW1,000 per share
Country of Incorporation	:	Korea

Since its incorporation, CLK22 has allotted and issued 26,691,000 shares to Credo KR Pte. Ltd. (“**Credo KR**”), a subsidiary of CLI, at an issue price of KRW 1,000 per share, in connection with Credo KR’s investment in CLK22. Following the allotment:

- (a) Credo KR holds 26,691,000 shares representing 98.16% of the total issued and paid-up capital of CLK22; and
- (b) CLK2 holds 500,000 shares representing 1.84% of the total issued and paid-up capital of CLK22.

CLK22 remains a subsidiary of CLI.