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NEWS RELEASE

CapitaLand Investment, Ally Logistic Property and Pruksa Holding PCL jointly establish CapitaLand SEA Logistics Fund to develop smart logistics infrastructure

- *Will meet rising demand in Southeast Asia for warehouses including built-in automation that can address more sophisticated logistics requirements cost-effectively*
- *Expected to scale funds under management to S\$1 billion*

SINGAPORE/TAIWAN/THAILAND, 19 December 2022 – CapitaLand Investment (CLI), Ally Logistic Property (ALP) and Pruksa Holding PCL (PSH) are pleased to announce a strategic partnership to establish a S\$1 billion CapitaLand SEA Logistics Fund (CSLF). CLI, ALP and PSH have committed an initial equity investment of S\$270 million with an option to increase their investment up to S\$540 million, and a target to achieve assets under management of S\$1 billion.

CLI, ALP and PSH will contribute their respective strengths and network in this partnership to grow CSLF's logistics portfolio in Southeast Asia. Market demand for Grade 'A' warehouse spaces has expanded significantly with the ongoing relocation of companies and manufacturing activities to the Southeast Asia region in response to global supply chain disruptions. There is currently a lack of quality warehouse assets in this region, and the overall supply chain is fragmented as industry players are not well-integrated. With the rapid rise in ecommerce and omnichannel retail activities, businesses are also seeking innovative and advanced logistics and warehouse solutions that are scalable to shorten the supply chain and increase their competitiveness. Next-generation smart warehouses which embed automation, robotics and digitisation help overcome labour-related challenges and logistics complexities, optimise land and space utilisation while enabling faster and more efficient inventory movement. These structural shifts and the current lack of a strong logistics infrastructure present favourable opportunities for investments.

Under the strategic partnership, CLI will be CSLF's fund manager, leveraging its well-established global real estate platform, fund management expertise and local operating presence to provide the fund a competitive advantage in deal sourcing, investment, and execution. Drawing on PSH's extensive market knowledge and proven integrated development experience in Thailand and ALP's deep operational expertise in the real estate and logistics sector, CSLF offers a cross-platform approach that provides customers end-to-end holistic and smart warehousing solutions to enhance productivity and maximise returns. CSLF will benefit from ALP's state-of-the-art smart warehousing solutions such as robotic equipment and space planning, automation system integration and optimisation, as well as data analytics to deliver logistics automation and infrastructure to serve the market more

competitively. This combination of complementary expertise is a key differentiating factor for CSLF to stand out as a leading investment manager and operator in the advanced logistics sector.

With more than 50 years of collective experience in the industry, CLI, ALP and PSH are well-positioned to identify and capitalise on attractive logistics infrastructure investment opportunities in the growing Southeast Asia market. The combined investing and operating expertise of the partnership is set to drive value creation for CSLF to maximise its investment performance.

Uten Lohachitpitaks, Group CEO of Pruksa Holding PCL, said: “At Pruksa, our mission is to enrich people’s lives with a ‘live well and stay well’ integrated solution. We are committed to create a positive and lasting impact on the communities we serve. Our partnership with CLI and ALP to develop the smart logistics infrastructure as a service will take Southeast Asia’s logistics value chain to the next level of innovative solutions, offering more cost efficient, less time consuming and enhanced product flow to enable customers to do more with less resources. This investment is our first step in expanding into the industrial real estate and logistics sector, reinforcing our strategy to diversify and grow stable recurring income. The partnership with CLI and ALP is also a step forward to further expand our investment in the smart logistics infrastructure business to other countries in the region.”

Charlie Chang, CEO of Ally Logistic Property, echoed with excitement: “We are proud to be part of this alliance with CLI and PSH. We appreciate their commitment to innovation throughout our partnership, which has enabled us to achieve great success during times of uncertainties and continue to re-engineer the warehousing, transportation and technology sectors. We are confident that our industry knowledge and expertise in expanding smart logistics infrastructure to assist corporate growth and sustainable development will be valuable and crucial to Southeast Asia’s logistics value chain in the future. We look forward to working with our overseas strategic partners to shape the direction of the industry and continue to drive progress. Together, we will continue to evolve and redefine the industry, and we are certain that our contributions will play a vital role in the global economy.”

Patricia Goh, Managing Director, SEA of Capitaland Investment, said, “CLI firmly believes in the long-term growth potential of the smart logistics infrastructure as a strong alternative asset class that will benefit from the favourable economic fundamentals in Southeast Asia. The partnership will strengthen our global logistics ecosystem catering to requirements from a full spectrum of end-users. We are pleased to be able to expand our capital partners network with established corporates and family offices through this fund. The platform will also contribute to CLI’s funds under management and fee-related earnings and expand the asset pipeline for our private and listed fund vehicles. As a global real estate investment manager, we will continue to source for opportunities that will deliver sustainable returns for our investors and provide our growing network of capital partners with enhanced access to high-growth markets in Southeast Asia.”

About Capitaland Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, Capitaland Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 30 September

2022, CLI had about S\$130 billion of real estate assets under management, and about S\$86 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and about 30 private vehicles across Asia-Pacific, Europe and USA. Its diversified real estate asset classes cover retail, office, lodging, business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and its full stack of operating capabilities, 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's development arm.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve net zero emissions 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.

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About Ally Logistic Property (www.alp.com.tw/en)

Ally Logistic Property (ALP) is the most innovative total warehousing solution provider in the Taiwan logistics industry, providing cutting-edge smart warehousing solutions, including warehousing property, automation system integration, and warehousing services. Established in 2014, ALP has constructed six awe-inspiring logistics parks and is now managing over 570,000 square meters of space, growing its warehousing portfolio to one of the largest in Taiwan. By integrating the resources and talents of diverse backgrounds, ALP solves the most complicated logistics processes for its clients and provides them with simpler, smarter, more sustainable solutions through its smart warehouses. With its strong presence in Taiwan, ALP is commencing its strategy into SEA and launching its first OMega project in Malaysia to set new standards and inspiration for smart logistics infrastructure.

About Pruksa Holding PCL (www.psh.co.th/en)

One of Thailand's top real estate developers, Pruksa Holding PCL (PSH), was established in 1993 and has been officially registered with the Thai Stock Exchange since 2005. PSH primarily focuses on the development of affordable residential projects, including townhouses, single detached houses and condominiums for all customer groups, notably in Bangkok, Thailand. Over 200,000 households have recognized and trusted PSH as a provider of high-quality living residences for the past 29 years. The Company is the first developer in Thailand to adopt modern precast technology in its residential development, resulting in faster delivery

time, better control over quality and more cost effective than the traditional development method.

In 2021, PSH expanded its operations into the healthcare sector under “ViMUT Hospital” in order to provide high-quality affordable medical services to the mass market. In order to support its core businesses and improve lives, PSH has also established THB3.5 billion-corporate venture fund to invest in new prop-tech, health-tech and sustainability-tech.

PSH believes in integrating expertise, experience, and customer empathy into everyday practice. The company is committed to driving sustainable growth and innovation to provide high-quality experiences, healthy lifestyles, and better living standards to all customers.

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