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NEWS RELEASE

**CapitaLand Asia Pacific Credit Program II
achieves US\$320 million in final close
*Affirms CapitaLand Investment's disciplined focus on
senior secured asset-backed lending in developed Asia Pacific markets***

Singapore, 13 April 2026 – CapitaLand Investment Limited (CLI), a leading global real asset manager, has achieved final close of the CapitaLand Asia Pacific Credit Program II (ACP II), reflecting continued investor demand for senior secured, asset-backed real estate credit strategies. ACP II is CLI's second regional fund under its flagship real estate credit series, strengthening its platform with US\$320 million (approximately S\$403 million¹) in total equity commitments and adding approximately US\$600 million (over S\$750 million¹) to its funds under management.

Amid tightening bank lending conditions and rising demand for flexible capital solutions², CLI continues to grow its real estate credit franchise underpinned by its operating depth and strong governance framework. This is further supported by a positive outlook in the Asia Pacific (APAC) real estate credit market. Backed by tangible collateral, real estate credit offers downside protection and has seen rising institutional demand. APAC fundraising has reached US\$11.2 billion between 2020 and 2024, up more than 40% over the previous five-year period. In the region, real estate-backed lending is under penetrated, accounting for just 6% of total financing, compared with 21% in Europe and 41% in the United States, presenting an early mover advantage².

Kishore Moorjani, Chief Executive Officer, Alternatives, Private Funds, said: "Real estate-backed credit is central to CLI's credit platform and is structurally differentiated from private corporate lending. Our disciplined focus on senior secured, asset-backed investments positions us away from the challenges currently facing the wider credit sector. The successful close of ACP II is testament to CLI's position as a partner of choice in APAC. CLI stands out with our deep asset-level expertise and strong operating capabilities. We remain committed to scale our asset-light fund management platform."

ACP II secured equity commitments from a diverse group of capital partners predominantly in APAC. These include a balanced mix of new and existing investors such

¹ Based on an exchange rate of US\$1 to S\$1.26 unless stated otherwise.

² CapitaLand Investment Research, "The Rising Tide of Asia Pacific Real Estate Private Credit", August 2025.

as insurers, financial institutions, and family offices. CLI holds a 20% sponsor commitment in ACP II, aligning its interests with investors.

Arjun Pandit, Managing Director, Private Funds (Credit), said: "The strong investor participation underscores confidence in CLI's ability to originate and structure senior secured real estate credit with discipline and consistency across APAC. Our focus on developed, transparent and well-regulated markets where we have a deep local presence and operating insights allow us to source opportunities with strong downside protection and actively manage potential blind spots. With a robust pipeline in place, we are well positioned to deploy capital strategically and build on the momentum of our flagship APAC credit series."

ACP II is allocated to five first mortgage loans for logistics, office and living assets located in Sydney, Australia, and in the Seoul Metropolitan Area in South Korea, markets where CLI has an established presence.

CLI's real estate credit platform gains strong momentum

CLI, together with Wingate, has deployed over S\$10 billion in credit investments across APAC to date. CLI's acquisition of Wingate, one of Australia's largest private credit investment managers, has broadened CLI's distribution network across high-net-worth investors and institutional platforms, further reinforcing its position as a leading real estate credit player in the region.

The final close of ACP II follows the full realisation of ACP I, CLI's inaugural credit programme. The A\$265 million (approximately S\$240 million) fund financed two prime mixed-use developments in Melbourne and Adelaide. In South Korea, CLI's KRW180 billion Korea Credit Program, a partnership with Korea Investment & Securities, has been fully deployed across diversified asset classes in Seoul.

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 31 December 2025, CLI had S\$125 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 credit.

CLI aims to scale its fund management, commercial management and lodging 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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