For immediate release

MEDIA STATEMENT

CapitaLand Investment successfully lists RMB3.15 billion China Commercial Private REIT, China's largest private REIT sponsored by an international asset manager

Singapore, 11 August 2026 – CapitaLand Investment (CLI), a leading global real asset manager, has successfully listed China Commercial Private REIT (CCPR, stock code: 269333) on the Shanghai Stock Exchange. With an issue size of RMB3.15 billion, CCPR is the largest private REIT sponsored by an international asset manager in China by issue size.

CCPR expands CLI's onshore capital platform, complementing CapitaLand Consumption C-REIT which was listed in September 2025 and its RMB funds in China. Together, these investment vehicles provide CLI with additional avenues to recycle capital across its China portfolio and increase its recurring fee income.

Mr Puah Tze Shyang, CEO, China, said: "The listing of China Commercial Private REIT demonstrates continued momentum in our domestic-for-domestic growth strategy and capital recycling efforts in China. It enables us to further tap China's liquid capital market and unlock value from our quality assets with value-creation potential. CCPR received strong support from 11 institutional investors, including bank wealth management institutions, insurance companies, trust companies and securities firms. This reflects our ability to attract diverse capital partners and their confidence in CLI's execution capabilities."

"Leveraging our more than 30 years of experience in China and deep local expertise, we will continue to broaden our fund offerings and connect institutional capital to high-quality opportunities in China," added Mr Puah.

CCPR's seed asset, CapitaMall LuOne

CCPR is seeded with CapitaMall LuOne, a flagship integrated development in Shanghai's Xintiandi precinct. CLI will continue to manage CapitaMall LuOne, leveraging its operating and asset management expertise in China and international network of tenants to enhance the performance and long-term value of the asset.

Located in downtown Shanghai, CapitaMall LuOne is directly connected to two major metro lines and surrounded by established upscale residential neighbourhoods and key business districts. Designed by renowned architect Moshe Safdie, whose iconic works include Jewel Changi Airport and Raffles City Chongqing, CapitaMall LuOne integrates premium retail and office space with over 130,000 square metres of leasable area. With several surrounding residential projects expected to be completed over the next three years to support population growth, the property is expected to continue to see strong local demand.

About CapitaLand Investment Limited (Co. Regn.: 200308451M)

CapitaLand Investment (SGX: 9CI) is a leading global real asset manager with a strong presence in Asia. Headquartered and listed in Singapore, CLI operates in over 40 countries, connecting institutional capital to investment opportunities through its on-the-ground expertise and deep local capital networks. Its portfolio spans strategic investments in commercial, lodging and living, logistics and self-storage, data centres and real estate credit, aligned with its high conviction themes. CLI is focused on scaling its asset-light, recurring fee income across fund management, commercial and lodging management, delivering sustainable long-term value through disciplined capital management and responsible investing. For more information, please visit: www.capitalandinvest.com.

Investor Relations
Grace Chia
Group Head, Investor Relations & Communications
Tel: +65 6713 2880
Email: grace.chia@capitaland.com

Media Relations
Olivia Lim
Manager, Communications
Tel: +65 6713 3093
Email: olivia.lim@capitaland.com

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