

NEWS RELEASE

CapitaLand Investment raises RMB1 billion from the second tranche of its sustainability-linked panda bond

- ***Achieved a record low coupon rate among three-year panda bonds issued under private placement which will lower CLI's financing costs***
- ***Strong demand for both tranches of the RMB2 billion panda bond affirms investors' confidence in CLI***

Singapore, 15 July 2024 – CapitaLand Investment Limited (CLI) has raised RMB1 billion (approximately S\$186 million) from the second tranche of its inaugural sustainability-linked panda bond, bringing the total amount raised to RMB2 billion (approximately S\$372 million). The second and final tranche issued attracted strong interest from institutional investors with an order book that was 2.64 times subscribed. The panda bond was issued at a fixed coupon rate of 2.8% per annum. This is a record low coupon rate among panda bonds with a three-year tenor issued under a private placement, which will contribute to lowering CLI's financing costs.

CLI's panda bond is the first sustainability-linked bond issued in China by a Singapore company. CLI earlier raised RMB1 billion from the [first tranche in March 2024](#) with a fixed coupon rate of 3.5% per annum. Each tranche of the panda bond has a three-year tenor. CLI will use the net proceeds from the panda bond to refinance existing borrowings.

Including the panda bond, CLI's total sustainable finance has reached S\$18 billion since 2018. The sustainability-linked panda bond is pegged to CLI's target to reduce energy consumption intensity by 7.5%¹ at its properties in China by 2025 from the base year of 2019. This is in line with CLI's commitment to reduce Scope 1 and 2 carbon emissions by 46%² by 2030 and achieve Net Zero carbon emissions for Scope 1 and 2 by 2050 as outlined in its 2030 Sustainability Master Plan.

Mr Puah Tze Shyang, CEO of CLI (China), said: "Demand for our inaugural panda bond continues to be strong, affirming investors' confidence in CLI's long-term competitiveness and strong execution capabilities. The successful issuance has deepened our access to domestic funding in line with our China for China strategy. It also dovetails CLI's capital sources with its sustainability goals as we continue to seek responsible growth. Tapping on lower-cost RMB

Based on exchange rate of RMB1 to S\$0.186350, unless stated otherwise.

¹ Excludes energy consumption by tenants.

² Using 2019 as baseline. Targets are validated by the [Science Based Targets initiative \(SBTi\)](#) for 1.5°C scenario, in line with the goals of the Paris Agreement.

capital will help to mitigate foreign exchange fluctuations and further demonstrates our disciplined capital management.”

RMB-denominated panda bonds are issued in the Chinese Interbank Bond Market by foreign companies. CLI’s panda bond is rated AAA by China Chengxin International Credit Rating Co., Ltd. China International Capital Corporation is the lead underwriter and bookrunner while HSBC Bank (China) is the joint lead underwriter and joint bookrunner for this transaction.

CLI’s presence in China

CLI has been operating for 30 years in China, one of its core markets. It has more than 200 properties across over 40 cities with total assets under management of approximately S\$46 billion³ in the country. CLI’s resilient and well-diversified portfolio in China includes office, retail, lodging, business parks, logistics and data centres in five core Tier one and two city clusters⁴.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 31 March 2024, CLI had S\$134 billion of assets under management as well as S\$100 billion of funds under management (FUM) held via six listed real estate investment trusts and business trusts and more than 30 private vehicles across Asia Pacific, Europe and USA. Its diversified real estate asset classes cover retail, office, lodging, business parks, industrial, logistics, self-storage and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and commercial management, 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 carbon emissions for Scope 1 and 2 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.

[Follow @CapitaLand on social media](#)

Facebook: @capitaland / facebook.com/capitaland

Instagram: @capitaland / instagram.com/capitaland

Twitter: @capitaLand / twitter.com/capitaland

LinkedIn: linkedin.com/company/capitaland-limited

YouTube: youtube.com/capitaland

Issued by: CapitaLand Investment Limited (Co. Regn.: 200308451M)

³ As at 31 March 2024.

⁴ CLI’s five core city clusters in China to focus its growth on are Beijing / Tianjin; Shanghai / Hangzhou / Suzhou / Ningbo; Guangzhou / Shenzhen; Chengdu / Chongqing / Xi’an and Wuhan.

For queries, please contact:

CapitalLand Investment Limited

Analyst contact

Grace Chen

Head, Investor Relations

Tel: +65 6713 2883

Email: grace.chen@capitaland.com

Important Notice

Media contact

Michele Ng

Head, Group Communications

Tel: +65 6713 2881

Email: michele.ng@capitaland.com

This announcement and the information contained herein does not constitute and is not intended to constitute an offering of any investment product to, or solicitation of, investors in any jurisdiction where such offering or solicitation would not be permitted.