



SC CAPITAL PARTNERS FORMS STRATEGIC PARTNERSHIP WITH CAPITALAND INVESTMENT TO FUEL GROWTH

Singapore, 20 November 2024 – SC Capital Partners Group (“SC Capital Partners”), a leading Asia Pacific real estate investment manager, announced today that it has entered into a strategic partnership with Singapore-headquartered and listed real asset manager, CapitaLand Investment (“CLI”).

CLI shall acquire an initial stake of 40% in SC Capital Partners for S\$280 million¹. CLI will invest a minimum of S\$524 million¹ (US\$400 million) in strategic capital and elevate SC Capital Partners to new heights by supporting platform growth and strengthening investor alignment.

Suchad Chiaranussati, Chairman and Founder of SC Capital Partners said, “We are excited to be joining forces with CLI to capitalise on the growth opportunities and dislocation we see in the real estate investment management markets in Asia Pacific. Our strategic partnership with CLI will enable SC Capital Partners to gain access to additional resources, enabling us to accelerate capital deployment and achieve scale, which is becoming increasingly important. Together with CLI, we look forward to driving continued strong performance and are committed to creating value for our investors.”

CLI will be granted conditional options to acquire two additional 30% stakes in SC Capital Partners on both the third and fifth anniversary from transaction closing, providing an orderly and aligned pathway for full ownership by 2030. In the meantime, Suchad Chiaranussati will retain full autonomy over the business, including investment activities and launch of investment products.

CLI’s strategic investment into SC Capital Partners will scale up CLI’s listed and private funds management capabilities with a S\$11 billion increase in funds under management. CLI will also deepen its presence in Japan – a key focus market and expand into the J-REIT market, further cementing CLI’s position as one of Asia Pacific’s largest REIT managers by market capitalisation.

¹ Based on the exchange rate of US\$1 = S\$1.30928.

Lee Chee Koon, Group Chief Executive Officer, CLI, said: “This acquisition is one of the strategic thrusts to scale up our capabilities and build bench strength across our focus markets, accelerating CLI’s growth as a global real asset manager to create greater value for our stakeholders. CLI and SC Capital Partners have complementary portfolios and geographic presence across the Asia Pacific region. Together, our collective deal sourcing, investment and asset management network and capabilities across various thematic strategies will provide investors with wider access, and more differentiated and proprietary deal origination. We are confident that our strategic partnership will bring further value to our stakeholders.”

The deal is expected to close in the first quarter of 2025, subject to regulatory approvals.

About SC Capital Partners Group

SC Capital Partners is a leading Asia Pacific real estate investment manager headquartered in Singapore.

The firm has a 20-year track record in Asia Pacific and has a diverse pool of over 60 institutional investors globally. SC Capital Partners invests across the risk-return spectrum through its opportunistic fund series, Real Estate Capital Asia Partners (“RECAP”), its core-plus fund (“SCORE+”) as well as tailored investment solutions. In addition, SC Capital Partners Group is the majority owner of Japan Hotel REIT Advisors (“JHRA”), the asset manager of Japan Hotel REIT Investment Corporation (“JHR”) and a specialist in hotel asset management in Japan.

SC Capital Partners has a presence in eight locations² in the region and holds a Capital Markets Services License issued by the Monetary Authority of Singapore to carry out the regulated activity of fund management as a licensed fund management company for accredited and institutional investors.

About CapitaLand Investment Limited

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 30 September 2024, CLI had S\$134 billion of assets under management, as well as S\$102 billion of funds under management held via six listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in thematic and tactical strategies. Its diversified real estate asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres, private credit and special opportunities.

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

For more information, visit www.capitalandinvest.com.

² Presence across the region includes exclusive consultants, affiliates, senior development advisor and specialist operating platforms of SC Capital Partners.