SC Capital Partners & CapitaLand Investment Launch Inaugural GCC Real Estate Industrial Development Fund, Aligning with Saudi Arabia's Vision 2030

Singapore / Saudi Arabia, 30 September 2025 – SC Capital Partners Group, a leading Singapore-based institutional real estate investment management firm, has announced the launch of the SC GCC Real Estate Industrial Development Fund (GRID). CapitaLand Investment Limited (CLI), a leading global real asset manager which holds a 40% stake in SC Capital Partners, will co-sponsor the Fund. The Fund marks a major step in supporting the Kingdom's Vision 2030, with projects in several locations in KSA that will anchor long-term growth and attract global investment.

SC Capital Partners will also collaborate with its affiliate industrial partner, THi Holding Management Corporation (THi), which will act as development manager, asset manager, and operator. Together, the three partners will form a consortium that combines institutional investment expertise with on-the-ground development capabilities to drive the Fund's success.

SC Capital Partners has identified Saudi Arabia's industrial and logistics sectors as a key strategic growth area under Vision 2030. While the Fund will anchor its initial strategy in several locations in KSA such as The Eastern Province, Greater Riyadh and Jeddah amongst others. It will also expand into other Gulf Cooperation Council (GCC) markets, building a diversified portfolio of high-quality, income-generating industrial assets across the region.

Suchad Chiaranussati, Chairman and Founder of SC Capital Partners, commented: "The launch of GRID marks a significant milestone in our regional expansion strategy. The Kingdom presents compelling opportunities for long-term value creation, underpinned by Vision 2030 and its ambitious transformation agenda. By combining our institutional expertise with THi's development

capabilities, we aim to deliver strong value to our investors while supporting Saudi Arabia's industrial diversification."

Saudi Arabia's industrial and logistics sectors are being reshaped by national initiatives such as the National Transport and Logistics Strategy (NTLS), the National Industrial Development and Logistics Program (NIDLP), and large-scale projects under the Kingdom's transformation agenda. These reforms are fuelling demand for modern logistics facilities, advanced manufacturing hubs, and sustainable industrial parks that can serve both domestic needs and global supply chains.

Andrew Lim, Group Chief Operating Officer, CLI, said: "CLI's co-sponsorship of GRID demonstrates our agility in co-creating funds that capture timely opportunities, as the GCC region becomes an increasingly important logistics node in the global supply chain. With the combined strengths of CLI, SC Capital Partners and THi across fund management, asset development, asset management and tenant networks, we are well-positioned to connect capital partners with high-quality investment opportunities across geographies. We look forward to working with SC Capital Partners and THi to support the GCC's industrial transformation."

Sarah Hu, co-founder of THi, added: "Saudi Arabia stands at the crossroads of global trade routes, making it an ideal hub for the future of manufacturing and logistics. Through GRID, we are investing in world-class industrial infrastructure that will establish KSA as resilient, innovation-driven ecosystems – vital links between Asia, the GCC region, and beyond."

Looking ahead, the Fund will expand its footprint by developing additional projects across the Kingdom's key economic zones. By aligning closely with Saudi Arabia's Vision 2030 priorities, the initiative aims to accelerate diversification, foster advanced manufacturing, and build a robust, future-ready industrial base that contributes to long-term national prosperity.