CAPITALAND CHINA TRUST

(Constituted in the Republic of Singapore pursuant to a trust deed dated 23 October 2006 (as amended))

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

CapitaLand China Trust Management Limited, as manager of CapitaLand China Trust ("**CLCT**", and as manager of CLCT, the "**Manager**"), wishes to announce the transaction carried out during the period 1 July 2025 to 31 December 2025 set out in Annex A pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited.

BY ORDER OF THE BOARD
CapitaLand China Trust Management Limited
(Registration Number: 200611176D)
as manager of CapitaLand China Trust

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
5 February 2026

Important Notice

The past performance of CapitaLand China Trust ("**CLCT**") is not indicative of future performance. The listing of the units in CLCT ("**Units**") on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, CapitaLand China Trust Management Limited, as manager of CLCT (the "**Manager**") or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

1. DIVESTMENT OF WHOLLY OWNED SUBSIDIARY

CLCT has participated in the establishment and listing of CapitaLand Commercial C-REIT ("**CLCR**") on the Shanghai Stock Exchange comprising the divestment of 100.0% of the equity interest in CapitaMalls Hunan Commercial Property Co., Ltd. ("**ProjectCo**") by a wholly owned subsidiary of CLCT, CRCT China Investment (Changsha) Pte. Ltd. to Changsha 2023 Consulting & Management Co., Ltd. through Changsha Kaiting Consulting & Management Co., Ltd.), each an indirect wholly owned subsidiary of CapitaLand Mall Asia Limited incorporated in the People's Republic of China, and the subscription by CLCT for 5% of the total number of initial public offering ("**IPO**") units of CLCR (collectively, the "**Transaction**").

Prior to the Transaction, ProjectCo held CapitaMall Yuhuating, a retail property located at No. 421 Shaoshan Middle Road, Yuhua District, Changsha, Hunan Province, China.

As part of the Transaction, CLCT entered into a strategic investor placement agreement with the CLCR manager for the subscription for 5% of the total number of IPO units upon listing of CLCR.

For further details, please refer to the following:

(i) announcement dated 17 April 2025 and titled "Proposed Participation in a Proposed China REIT";

(ii) announcement dated 12 June 2025 and titled "Proposed Participation in CapitaLand Commercial C-REIT, as an Interested Person Transaction" ("**Transaction Announcement**");

(iii) announcement dated 11 July 2025 and titled "Notice of Extraordinary General Meeting", including the circular to holders of units in CLCT dated 11 July 2025 (the "**Circular**");

(iv) announcement dated 29 July 2025 and titled "Results of Extraordinary General Meeting held on 29 July 2025";

(v) announcement dated 8 September 2025 and titled "Update on Participation in CapitaLand Commercial C-REIT"; and

(vi) announcement dated 31 October 2025 and titled "Completion of Participation in CapitaLand Commercial C-REIT".