



## CAPITALAND CHINA TRUST

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

### ANNOUNCEMENT

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#### ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

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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 January 2024 to 30 June 2024 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The transaction set out in Annex A is not expected to have any material impact on the net tangible assets or earnings per unit of CLCT for the financial year ending 31 December 2024.

None of the Directors of the Manager or the controlling unitholders of CLCT has any interest, direct or indirect, in the transaction set out in Annex A.

#### BY ORDER OF THE BOARD

CapitaLand China Trust Management Limited  
(Company Registration No. 200611176D)  
As manager of CapitaLand China Trust

Chuo Cher Shing  
Company Secretary

30 July 2024

#### 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 the 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**

Divestment of the entire equity interest in CapitaRetail Beijing Shuangjing Real Estate Co., Ltd. (“**CRBS**”) to an unrelated third party for a cash consideration of RMB849.2 million (approximately S\$159.2 million) (the “**Consideration**”).

CRBS holds a shopping mall with four retail levels located near the East Third Ring Road at Jiulong Commercial Building, No. 31 Guangqu Road, Chaoyang District, Beijing, China. It has a gross floor area of 49,462.65 square metres (the “**Property**”).

The consideration was arrived at on a willing buyer and willing seller basis, after taking into consideration (a) the adjusted net asset value of CRBS as at 31 October 2023 of RMB 763.7 million (approximately S\$143.2 million), which took into account the agreed price of the Property of RMB842.0 million (approximately S\$157.8 million) and an existing shareholder’s loan in principal amount of US\$10.3 million (approximately S\$14.0 million) owed by CRBS, and (b) the estimated amount payable by the purchaser for the repayment and discharge of existing related party loans, of which the aggregate principal amount owed by CRBS is RMB85.5 million (approximately S\$16.0 million).

Following completion of the divestment of CRBS, CRBS has ceased to be a subsidiary of CLCT.

For further details, please refer to the following:

- (i) announcement dated 6 December 2023 and titled “Divestment of the company which holds CapitaMall Shuangjing”; and
- (ii) announcement dated 23 January 2024 and titled “Completion of divestment of the company which holds CapitaMall Shuangjing”.