SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN SECURITIES

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

	Name of Listed Issuer:
	CapitaLand Retail China Trust
	Type of Listed Issuer: ☐ Company/Corporation ☐ Registered/Recognised Business Trust ✓ Real Estate Investment Trust Name of Trustee-Manager/Responsible Person:
	CapitaLand Retail China Trust Management Limited
•	Is more than one Substantial Shareholder/Unitholder giving notice in this form? No (Please proceed to complete Part II) Yes (Please proceed to complete Parts III & IV)
i	Date of notification to Listed Issuer:
	07-Jun-2017

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Name of Substantial Shareholder/Unitholder:
AIA Company Limited
Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes
□ No
Notification in respect of:
Becoming a Substantial Shareholder/Unitholder
☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
✓ Ceasing to be a Substantial Shareholder/Unitholder
Date of acquisition of or change in interest:
06-Jun-2017
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
07-Jun-2017
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
We need time to aggregate the shareholdings held by various entities within AIA Group in order to determine which entities are substantial shareholders.

 Quantum of total voting shares/units (including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/ Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	44,482,618	44,482,618
As a percentage of total no. of voting shares/units:	0	5.0051	5.0051
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 44,132,618	Total 44,132,618

In the Substantial Shareholders/Unitholders giving notice in this form: In item 10 to show the relationship between the Substantial Shareholders/ Iganization chart. In the substantial Shareholders/Unitholders giving notice in this form: In item 10 to show the relationship between the Substantial Shareholders/ Iganization chart. In the of an earlier notification, please provide: Incement reference of the first notification which was announced a "Initial Announcement"): In the initial Announcement: In the Initial Announcement and In the Initial Announcement: In the Initial Announcement and Initia	8.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]
the Substantial Shareholders/Unitholders giving notice in this form: in item 10 to show the relationship between the Substantial Shareholders/ ganization chart. The or all attachment(s) should not exceed 1MB.) Int of an earlier notification, please provide: Incement reference of the first notification which was announced in "Initial Announcement"): Interest in the Initial Announcement: Interest in the		Before the transaction, it consists of 44,482,618 units held by AIA Singapore Private Limited through Citibank Nominees Singapore Pte Ltd.
ganization chart. ganization ch		After the transaction, it consists of 44,132,618 units held by AIA Singapore Private Limited through Citibank Nominees Singapore Pte Ltd.
or all attachment(s) should not exceed 1MB.) Int of an earlier notification, please provide: Incement reference of the first notification which was announced a "Initial Announcement"):	9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
or all attachment(s) should not exceed 1MB.) Int of an earlier notification, please provide: Incement reference of the first notification which was announced a "Initial Announcement"): Incement announcement: Incement reference of the first notification which was announced a "Initial Announcement"): Incement reference number of the relevant transaction in the Form 3 shed in the Initial Announcement: Incement reference number of the relevant transaction in the Form 3 shed in the Initial Announcement: Incement reference number of the relevant transaction in the Form 3 shed in the Initial Announcement: Initial A		Please see the attached organization chart.
nt of an earlier notification, please provide: ncement reference of the first notification which was announced a "Initial Announcement"): al Announcement: attion reference number of the relevant transaction in the Form 3 shed in the Initial Announcement: own above are calculated based on 888,745,671units issued shares as at 06 June, hitholder B Shareholder/Unitholder:	10.	Attachments (if any): 🕤
ncement reference of the first notification which was announced a "Initial Announcement"):		(The total file size for all attachment(s) should not exceed 1MB.)
ncement reference of the first notification which was announced a "Initial Announcement"):	11.	If this is a replacement of an earlier notification, please provide:
etion reference number of the relevant transaction in the Form 3 ched in the Initial Announcement:		(a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):
ched in the Initial Announcement:		(b) Date of the Initial Announcement:
hitholder B Shareholder/Unitholder: holder/Unitholder a fund manager or a person whose interest in the		(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
hitholder B Shareholder/Unitholder: holder/Unitholder a fund manager or a person whose interest in the		
hitholder B Shareholder/Unitholder: holder/Unitholder a fund manager or a person whose interest in the	12.	Remarks (if any):
Shareholder/Unitholder: holder/Unitholder a fund manager or a person whose interest in th		The percentage figures shown above are calculated based on 888,745,671units issued shares as at 06 June, 2017.
Shareholder/Unitholder: holder/Unitholder a fund manager or a person whose interest in the	Sub	estantial Shareholder/Unitholder B
holder/Unitholder a fund manager or a person whose interest in the		
•	1.	Name of Substantial Shareholder/Unitholder:
·		AIA Group Limited
	2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?
		✓ Yes □ No

	Notification in respect of:			
	Becoming a Substantial Sharehold	der/Unitholder		
	Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unitho
	✓ Ceasing to be a Substantial Share	eholder/Unitholder		
	Date of acquisition of or change in	interest:		
	06-Jun-2017			
•	Date on which Substantial Shareh change in, interest (if different			
	07-Jun-2017			
	Explanation (if the date of become change in, interest):	ing aware is differ	ent from the date o	f acquisition of, or
	Same as Section 6 of Part III of Form 3.			
	Quantum of total voting shares/ur	nits (including voti	ng shares/units und	lerlying rights/ontic
	Quantum of total voting shares/ur warrants/convertible debentures {	conversion price l	•	
	warrants/convertible debentures { Unitholder before and after the tra	conversion price Insaction:	known}) held by Sul	ostantial Sharehold
	warrants/convertible debentures {	conversion price insaction: Direct Interest	known}) held by Sul	ostantial Sharehold
No.	warrants/convertible debentures { Unitholder before and after the tra	conversion price Insaction:	known}) held by Sul	ostantial Sharehold
No. und con	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures: a percentage of total no. of voting shares/	conversion price insaction: Direct Interest	known}) held by Sul	ostantial Sharehold
No. und	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures: a percentage of total no. of voting shares/	conversion price insaction: Direct Interest	Deemed Interest 44,482,618	Total 44,482,618
No.	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures: a percentage of total no. of voting shares/ is:	Conversion price Insaction: Direct Interest 0	Deemed Interest 44,482,618 5.0051	Total 44,482,618 5.0051

Before the transaction, it consists of 44,482,618 units held by AIA Singapore Private Limited through Citibank Nominees Singapore Pte Ltd.

After the transaction, it consists of 44,132,618 units held by AIA Singapore Private Limited through Citibank Nominees Singapore Pte Ltd.

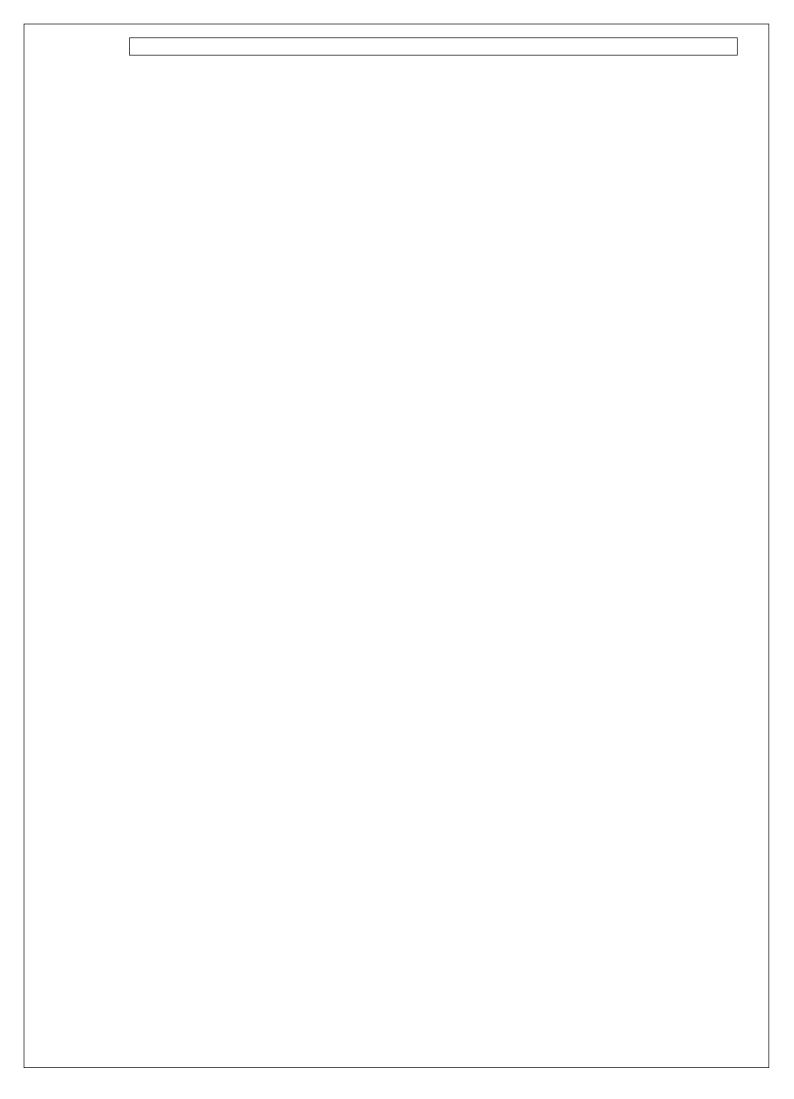
9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders]

	Same as Section 9 of Part III of Form 3.
10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
1.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (<i>if any</i>):
Sub	stantial Shareholder/Unitholder C
۱.	Name of Substantial Shareholder/Unitholder:
	AIA Singapore Private Limited
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? ✓ Yes □ No
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholde
	✓ Ceasing to be a Substantial Shareholder/Unitholder
1 .	Date of acquisition of or change in interest:
	06-Jun-2017

	Same as Section 6 of Part III of Form 3.			
7.	Quantum of total voting shares/ur	nits (including voti	ing shares/units und	derlvina riahts/or
<i>,</i> .	warrants/convertible debentures { Unitholder before and after the tra	conversion price i	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures:	44,482,618	0	44,482,618
As uni	a percentage of total no. of voting shares/	5.0051	0	5.0051
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :	44,132,618	0	44,132,618
As uni	a percentage of total no. of voting shares/	4.9657	0	4.9657
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			er/Unitholder's dee
8.	[You may attach a chart in item 10 to interest arises] Before the transaction, it consists of 44,4 Nominees Singapore Pte Ltd. After the transaction, it consists of 44,133	illustrate how the S	ubstantial Shareholde AIA Singapore Private I	Limited through Cit
	[You may attach a chart in item 10 to interest arises] Before the transaction, it consists of 44,4 Nominees Singapore Pte Ltd.	illustrate how the Si 82,618 units held by 2,618 units held by A	ubstantial Shareholde AIA Singapore Private Li IA Singapore Private Lii /Unitholders giving r	Limited through Citil mited through Citil notice in this forr
9.	[You may attach a chart in item 10 to interest arises] Before the transaction, it consists of 44,4 Nominees Singapore Pte Ltd. After the transaction, it consists of 44,132 Nominees Singapore Pte Ltd. Relationship between the Substant [You may attach a chart in item 10 to interest arises.]	illustrate how the Si 82,618 units held by 2,618 units held by A	ubstantial Shareholde AIA Singapore Private Li IA Singapore Private Lii /Unitholders giving r	Limited through Cimited through Citil
	[You may attach a chart in item 10 to interest arises] Before the transaction, it consists of 44,4 Nominees Singapore Pte Ltd. After the transaction, it consists of 44,13: Nominees Singapore Pte Ltd. Relationship between the Substant [You may attach a chart in item 10 to Unitholders] Same as Section 9 of Part III of Form 3.	illustrate how the Sa 82,618 units held by 2,618 units held by A stial Shareholders/ show the relationsh	AIA Singapore Private Lings of the Lings of	Limited through Citil mited through Citil notice in this forr
9.	[You may attach a chart in item 10 to interest arises] Before the transaction, it consists of 44,4 Nominees Singapore Pte Ltd. After the transaction, it consists of 44,13: Nominees Singapore Pte Ltd. Relationship between the Substant [You may attach a chart in item 10 to Unitholders] Same as Section 9 of Part III of Form 3.	illustrate how the Signature 182,618 units held by A strial Shareholders/show the relationship of the show the relationship of the showledge o	AIA Singapore Private Ling IA Singapore Priv	Limited through Citil mited through Citil notice in this forr
9.	[You may attach a chart in item 10 to interest arises] Before the transaction, it consists of 44,4 Nominees Singapore Pte Ltd. After the transaction, it consists of 44,13: Nominees Singapore Pte Ltd. Relationship between the Substant [You may attach a chart in item 10 to Unitholders] Same as Section 9 of Part III of Form 3. Attachments (if any): (The total file size for all attachments)	atial Shareholders/show the relationsh	AIA Singapore Private Ling (Unitholders giving ratio between the Substantial 1MB.)	Limited through Citil mited through Citil notice in this forr

	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	arks (if any):
	The p	ercentage figures shown above are calculated based on 888,745,671 units issued shares as at 06 June,
	2017.	
Sub	stantia	al Shareholder/Unitholder D
1.	Nam	e of Substantial Shareholder/Unitholder:
	AIA Ir	vestment Management Private Limited
2.		
3.		ication in respect of:
Э.		ecoming a Substantial Shareholder/Unitholder
	C	hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	✓ C	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	06-Ju	n-2017
5.	char	e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the age in, interest (if different from item 4 above, please specify the date):
6.		anation (if the date of becoming aware is different from the date of acquisition of, or the
0.	-	anation (if the date of becoming aware is different from the date of acquisition of, of the age in, interest):
	Same	as Section 6 of Part III of Form 3.
7.	warr	ntum of total voting shares/units (including voting shares/units underlying rights/options/ ants/convertible debentures {conversion price known}) held by Substantial Shareholder/ holder before and after the transaction:
	Immed	liately before the transaction

	f voting shares/units held and/or rlying the rights/options/warrants/ertible debentures:	0	44,482,618	44,482,618
As a punits:	percentage of total no. of voting shares/	0	5.0051	5.0051
l	mmediately after the transaction	Direct Interest	Deemed Interest	Total
under	f voting shares/units held and/or rlying the rights/options/warrants/ ertible debentures :	0	44,132,618	44,132,618
As a p units:	percentage of total no. of voting shares/	0	4.9657	4.9657
l i	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Sold on behalf of clients as Investment N	illustrate how the S		r/Unitholder's deemed
S	Same as Section 9 of Part III of Form 3.			
0. /	Attachments (<i>if any</i>): (The total file size for all attachme)	nt(s) should not excee	d 1MB)	
((The total file size for all attachmen			
1. I	D	ier notification, ple erence of the <u>firs</u>	ase provide:	was announced
(1. ((The total file size for all attachment of this is a replacement of an earling (a) SGXNet announcement reform SGXNet (the "Initial Annotation")	ier notification, ple erence of the <u>firs</u> ouncement"):	ase provide:	was announced
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1. I	(The total file size for all attachment of this is a replacement of an earling (a) SGXNet announcement reform SGXNet (the "Initial Annotation")	ier notification, ple ference of the first ouncement"): ment:	ase provide: t notification which relevant transaction	
(1. I	(The total file size for all attachment of this is a replacement of an earling on SGXNet announcement reform SGXNet (the "Initial Announce") (b) Date of the Initial Announce (c) 15-digit transaction reference	ier notification, ple ference of the first ouncement"): ment:	ase provide: t notification which relevant transaction	



Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	350,000 units
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	350,000 units @ S\$1.58 per unit = S\$553,000.00
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	✓ Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	Others (please specify):

	ган	culars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Thomas So
	(b)	Designation (if applicable):
		Associate Director - Investment Compliance
	(c)	Name of entity (if applicable):
		AIA International Limited
ans 8 8		n Reference Number (auto-generated): 3 8 4 2 9 3 5 5 4 3 3