



**CAPITALAND CHINA TRUST**

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

**ANNOUNCEMENT**

---

**ASSET VALUATION**

---

Pursuant to Rule 703 of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand China Trust Management Limited (the “**Manager**”), as manager of CapitaLand China Trust (“**CLCT**”), wishes to announce that the Manager has obtained new independent valuations, as at 31 December 2023<sup>1</sup>, for the properties owned by CLCT.

<b>Owner</b>	HSBC Institutional Trust Services (Singapore) Limited as trustee of CLCT
--------------	--

Description of Property	Valuer	Valuation (RMB' million)
<b>CapitaMall Xizhimen</b> No. 1 Xizhimenwai Street, Xicheng District, Beijing	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	3,668
<b>Rock Square</b> No.106-108 Gongye Avenue North, Haizhu District, Guangzhou, Guangdong Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	3,410
<b>CapitaMall Wangjing</b> No. 33, Guangshun North Street, Chaoyang District, Beijing	CBRE (Shanghai) Management Limited	2,844
<b>CapitaMall Grand Canyon</b> No. 16 South Third Ring West Road, Fengtai District, Beijing	CBRE (Shanghai) Management Limited	1,883
<b>CapitaMall Xuefu</b> No. 1 Xuefu Road, Nangang District, Harbin, Heilongjiang Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	1,789
<b>CapitaMall Xinnan</b> No. 99, Shenghe First Road, Gaoxin District, Chengdu, Sichuan Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	1,460
<b>CapitaMall Nuohemule</b> Block A Jinyu Xintiandi, Ordos Street, Yuquan District, Hohhot, Inner Mongolia Autonomous Region	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	1,030
<b>CapitaMall Yuhuating</b> No. 421 Shaoshan Middle Road, Yuhua District, Changsha, Hunan Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	802
<b>CapitaMall Shuangjing</b> No. 31 Guangqu Road, Chaoyang District, Beijing	CBRE (Shanghai) Management Limited	621 <sup>1</sup>

Description of Property	Valuer	Valuation (RMB' million)
<b>CapitaMall Aidemengdun</b> No. 38 Aidemengdun Road, Daoli District, Harbin, Heilongjiang Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	402
<b>Ascendas Xinsu Portfolio</b> Suzhou Industrial Park, Suzhou, Jiangsu Province	CBRE (Shanghai) Management Limited	2,340
<b>Ascendas Innovation Tower</b> No. 88 Tiangu Seventh Road, Xi'an Hi-Tech Industries Development Zone, Xi'an, Shaanxi Province	CBRE (Shanghai) Management Limited	902
<b>Ascendas Innovation Hub</b> No. 38 Gaoxin Sixth Road, Xi'an Hi-Tech Industries Development Zone, Xi'an, Shaanxi Province	CBRE (Shanghai) Management Limited	353
<b>Singapore-Hangzhou Science &amp; Technology Park Phase I</b> No. 2 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	CBRE (Shanghai) Management Limited	824
<b>Singapore-Hangzhou Science &amp; Technology Park Phase II</b> No. 20 and 57 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	CBRE (Shanghai) Management Limited	1,043
<b>Shanghai Fengxian Logistics Park</b> No. 435, Haishang Road, Fengxian District, Shanghai	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	598
<b>Wuhan Yangluo Logistics Park</b> No. 10 Qiuli South Road, Yangluo Development Zone, Xinzhou District, Wuhan, Hubei Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	357
<b>Chengdu Shuangliu Logistics Park</b> No. 86 Tongguan Road, Shuangliu District, Chengdu, Sichuan Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	348
<b>Kunshan Bacheng Logistics Park</b> No. 998 Yuyang Road, Yushan Town, Kunshan, Jiangsu Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	327

Notes:

- (1) CLCTML announced the divestment of the SPV holding CapitaMall Shuangjing on 6 December 2023 at the agreed property price of RMB842.0 million. The independent valuation of the property as of 31 October 2023 was RMB621.0 million and was carried out by CBRE (Shanghai) Management Limited. Subsequently, CLCTML announced the completion of the divestment on 23 January 2024.

Copies of the valuation reports for the above properties are available for inspection by appointment only at the Manager's registered office at 168 Robinson Road, #30-01 Capital Tower, Singapore 068912 during normal business hours for three months from the date of this announcement.

For enquiries and appointment, please contact Ms. Nicole Chen at +65 6713 1648 or email: [nicole.chen@capitaland.com](mailto:nicole.chen@capitaland.com) or visit our website at [www.clct.com.sg](http://www.clct.com.sg).

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

Chuo Cher Shing  
Company Secretary  
30 January 2024

*Important Notice*

The value of units in CapitaLand China Trust ("**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 (the "**Manager**"), as manager of CapitaLand China Trust, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors will have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CapitaLand China Trust is not necessarily indicative of the future performance of CapitaLand China Trust.