



## 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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## PROPOSED PARTICIPATION IN A PROPOSED CHINA REIT

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### 1. INTRODUCTION

CapitaLand China Trust Management Limited, as manager of CapitaLand China Trust ("**CLCT**", and as manager of CLCT, the "**Manager**"), wishes to announce that the Manager is considering the proposed participation (the "**Proposed Transaction**") by CLCT in the establishment and listing of a publicly traded infrastructure securities investment fund to be named CapitaLand Commercial C-REIT (the "**Proposed China REIT**"), to be sponsored by CapitaLand Mall Asia Limited ("**CMA**"), which is a wholly owned subsidiary of CapitaLand Investment Limited. CMA has submitted relevant application materials for the Proposed China REIT to the China Securities Regulatory Commission ("**CSRC**") and the Shanghai Stock Exchange ("**SSE**") on 16 April 2025.

The Proposed Transaction comprises the proposed divestment by CLCT of CapitaMall Yuhuating to a wholly owned subsidiary of CMA (the "**Proposed Divestment**") for the purpose of the Proposed China REIT and the proposed subscription by CLCT of a strategic stake<sup>1</sup> in the Proposed China REIT (the "**Proposed Subscription**"). CapitaMall Yuhuating is a mature community mall located in Yuhua District of Changsha City in Hunan Province, China.

### 2. FURTHER DETAILS ON THE PROPOSED TRANSACTION

#### 2.1 Further Details and Extraordinary General Meeting

CLCT's participation in the Proposed Transaction, comprising the Proposed Divestment and the Proposed Subscription, will be regarded as an "interested person transaction" under Chapter 9 of the Listing Manual of the SGX-ST (the "**Listing Manual**") as well as an "interested party transaction" under the Property Funds Appendix. The Manager will seek the approval of CLCT's unitholders ("**Unitholders**") for the Proposed Transaction at an extraordinary general meeting to be convened.

Further details of the Proposed Transaction will be announced in due course, and will also be set out in the circular which will be issued by the Manager to the Unitholders, together with a notice of extraordinary general meeting, for the purpose of seeking Unitholders' approval for the Proposed Transaction.

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<sup>1</sup> CLCT and certain entities of CapitaLand Investment Limited and CapitaLand Development intend to collectively subscribe for 20% of the units in the initial public offering of the Proposed China REIT, in accordance with the relevant laws and regulations.

### 3. CAUTIONARY STATEMENT

Unitholders and investors should note that the Proposed Transaction is subject to, among other things, the review and/or approvals from the relevant authorities, including the CSRC and the SSE, as well as market conditions. The Proposed Transaction may or may not proceed. Unitholders and investors are advised to exercise caution when dealing in the units in CLCT ("**Units**"). If Unitholders are in any doubt as to the action they should take, they should consult their stockbroker, bank manager, solicitor, accountant or other professional advisers immediately.

There is no certainty or assurance that the Proposed Transaction will be completed. The Manager will make further announcements on the SGXNET in the event there are any material developments which warrant disclosure, in compliance with its obligations under the Listing Manual. Unitholders and investors are advised to refrain from taking any action in respect of the Units which may be prejudicial to their interests, and to exercise caution when dealing in the Units. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisers.

BY ORDER OF THE BOARD

CapitaLand China Trust Management Limited  
(Registration Number: 200611176D)  
as manager of CapitaLand China Trust

Chuo Cher Shing  
Company Secretary

17 April 2025

#### **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.