



## CAPITALAND RETAIL 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 Retail China Trust Management Limited (the “**Manager**”), as manager of CapitaLand Retail China Trust (“**CRCT**”), wishes to announce that the Manager has obtained new independent valuations, as at 30 June 2019, for the properties owned by CRCT<sup>1</sup>.

<b>Owner</b>	HSBC Institutional Trust Services (Singapore) Limited as trustee of CRCT
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Description of Property	Valuer	Valuation (RMB' million)
<b>CapitaMall Xizhimen</b> No. 1 Xizhimenwai Avenue, Xicheng District, Beijing	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	3,453.0
<b>Rock Square</b> 106-108 Gongye Avenue North, Haizhu District, Guangzhou City, Guangdong Province	Beijing Colliers International Real Estate Valuation Co., Ltd.	3,403.0
<b>CapitaMall Wangjing</b> No. 33 Guangshun North Street, Blk 213 & 215, Chaoyang District, Beijing	Beijing Colliers International Real Estate Valuation Co., Ltd.	2,677.0
<b>CapitaMall Grand Canyon</b> No. 16 Nansanhuan Xi Road, Fengtai District, Beijing	Beijing Colliers International Real Estate Valuation Co., Ltd.	2,111.0
<b>CapitaMall Xinnan</b> No. 99, Shenghe Yi Road, Gaoxin District, Chengdu, Sichuan Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	1,586.0
<b>CapitaMall Erqi</b> No. 3 Minzhu Road, Erqi District, Zhengzhou, Henan Province	Beijing Colliers International Real Estate Valuation Co., Ltd.	645.0

<sup>1</sup> Excluding CapitaMall Saihan and CapitaMall Wuhu as CRCT had on 1 February 2019 announced the divestment of its equity interest in the company which holds CapitaMall Saihan and on 29 March 2019 announced the divestment of its equity interest in the company which holds CapitaMall Wuhu. On 10 July 2019, CRCT announced the completion of the divestment of its equity interest in the company which holds CapitaMall Wuhu.

Description of Property	Valuer	Valuation (RMB' million)
<b>CapitaMall Shuangjing</b> No. 31 Guangqu Road, Chaoyang District, Beijing	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	593.0
<b>CapitaMall Minzhongleyuan</b> No. 704 Zhongshan Avenue, Jiangnan District, Hankou, Wuhan, Hubei Province	Knight Frank Petty Limited	515.0
<b>CapitaMall Qibao</b> No. 3655 Qi Xin Road, Minhang District, Shanghai	Knight Frank Petty Limited	459.0

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.crct.com.sg](http://www.crct.com.sg).

BY ORDER OF THE BOARD

CapitaLand Retail China Trust Management Limited

(Registration Number: 200611176D)

As manager of CapitaLand Retail China Trust

Chuo Cher Shing  
Company Secretary  
31 July 2019

#### Important Notice

The value of units in CapitaLand Retail 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 Retail China Trust Management (the "**Manager**"), as manager of CapitaLand Retail 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 Retail China Trust is not necessarily indicative of the future performance of CapitaLand Retail China Trust.