

NEWS RELEASE

**CRCT opens CapitaMall Nuohemule in Hohhot
with 100% occupancy**

***Successful mall opening will be followed by divestment of CapitaMall Saihan
as part of bundle deal to strengthen CRCT's portfolio***

Singapore, 21 December 2020 – CapitaLand Retail China Trust Management Limited (CRCTML), the manager of CapitaLand Retail China Trust (CRCT), is pleased to announce that CapitaMall Nuohemule (formerly known as Yuquan Mall) was successfully launched on 20 December 2020 with 100% occupancy. All committed tenants, numbering more than 200, opened for business on the same day, attracting a strong footfall of about 100,000 shoppers on the first day of the mall's operations, close to four times the daily traffic of CapitaMall Saihan¹.

Strategically located in the well-established Yuquan District in Hohhot, Inner Mongolia, China, CapitaMall Nuohemule sits atop Nuohemule Station on Metro Line 2 and is three stops from an interchange station that also serves Metro Line 1. Spanning nine storeys with six levels above ground and three basement levels, the mall has a gross floor area, including car park, of 100,047 square metres (sq m).

CRCT acquired CapitaMall Nuohemule from unrelated third parties in 2019 when the project was under development. Following the mall's opening, CRCT will be divesting CapitaMall Saihan, also in Hohhot, as part of a bundle deal² to strengthen CRCT's portfolio. The divestment of CapitaMall Saihan is expected to be completed in 1H 2021.

Mr Tan Tze Wooi, CEO of CRCTML, said: "As the capital city of Inner Mongolia, Hohhot is an important gateway to and a key beneficiary of China's Belt and Road Initiative. The city's improving connectivity and steady economic growth has seen a rising middle class having higher spending power to pursue quality lifestyles. CapitaMall Nuohemule has seen strong leasing interest even as China's economy is recovering from the impact of COVID-19 and opened with full occupancy to the delight of the local community. This is a testament to the strong operational capabilities of our ground team."

"The bundle deal effectively lengthened the average balance tenure and enlarged the lettable area of CRCT's portfolio. Compared with CapitaMall Saihan, CapitaMall Nuohemule is almost double in lettable area, with a greater capacity to host new and interesting retail concepts and broaden its trade categories to diversify its tenant mix. It also has a longer balance tenure

¹ Based on average daily traffic of CapitaMall Saihan in November 2020.

² For details, please refer to the news release "[CRCT enters bundle deal in Hohhot to acquire a new mall and divest CapitaMall Saihan](#)" dated 1 February 2019.

that expires only in 2049, compared with 2041 for CapitaMall Saihan, making CapitaMall Nuohemule a more valuable asset for CRCT in the longer term.”

“The successful launch of CapitaMall Nuohemule marks another step forward in CRCT’s multi-stage portfolio reconstitution to enhance the quality of our assets. Coupled with the proposed acquisition of five business park properties and the balance 49% interest Rock Square, CRCT’s rejuvenated asset base will be further strengthened as we steer towards the next stage of growth as Singapore’s largest China-focused real estate investment trust.”

CapitaMall Nuohemule – Integrating contemporary fashion with heritage, nature with commerce

Positioned as a destination lifestyle mall catering to families, working professionals and young adults, CapitaMall Nuohemule boasts a stellar line-up of fashion, food & beverage, IT & electronics and leisure & entertainment-based tenants. It features a wide variety of experiential and smart retailing concepts that excite the modern shopper as well as new-to-market brands and concept stores eagerly anticipated by the local market.

Mall offerings that are new to the Inner Mongolia region include Wanda’s giant dual-screen cinema; BHG Market Place; a garden-themed Starbucks outlet; a garden-themed Sisyphus bookstore; Watson⁺, an experiential retail concept store by Watsons; and high-end women’s fashion label Couture Made by Vero Moda. Mall offerings that are new to Hohhot city include Huawei High-end Experience Store; Chow Tai Fook smart store; and a CHJ Jewellery store specialising in customised designs.

CapitaMall Nuohemule is also home to Hohhot’s first indoor sports park in a shopping mall and a live theatre, both located on Level 4. Trendsetting sporting goods labels such as Nike Kicks Lounge, Nike 550, Adidas Originals and Adidas MEGA L1 are located on the same floor, creating a strong attraction for young fashion-conscious shoppers.

The mall’s Level 3 is the family zone, where families with young children can engage in augmented reality gameplay, interact with small animals and have fun with indoor go-karting. To experience Hohhot culture and heritage, shoppers can head to “Nuohemule Street” at the basement level, which pays tribute to a former textile spinning street of the same name. In conjunction with the mall’s opening, “Nuohemule Street” is currently hosting an exhibition by well-known local photographer and artist Mr Ren Zhiming.

Delighting shoppers with lush greenery all year round, the design of CapitaMall Nuohemule incorporates abundant natural elements, bringing to life the concept of “mall in a garden” with 10,000 sq m of verdant greenery. Highlights include the six garden-themed spaces spread across different floors, such as a Japanese-inspired koi garden and an Amazon-inspired rainforest garden. Coupled with the abundant atrium skylight, shoppers at CapitaMall Nuohemule are in for a visual treat of picturesque outdoor sceneries while enjoying the climate-controlled comforts of a modern shopping mall.

About CapitaLand Retail China Trust (www.crct.com.sg)

CapitaLand Retail China Trust (CRCT) is Singapore's first and largest China shopping mall real estate investment trust (REIT), with a portfolio of 13 shopping malls. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) on 8 December 2006. Post-expansion of its investment strategy, CRCT is a Singapore-based REIT established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate assets in mainland China, Hong Kong and Macau that are used primarily for retail, office and industrial purposes (including business parks, logistics facilities, data centres and integrated developments).

CRCT's geographically diversified portfolio of quality shopping malls, with a total gross floor area of approximately 1.0 million sq m, is located in eight Chinese cities. The malls are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Grand Canyon and CapitaMall Shuangjing in Beijing; Rock Square (51.0% interest) in Guangzhou; CapitaMall Xinnan in Chengdu; CapitaMall Qibao in Shanghai; CapitaMall Minzhongleyuan in Wuhan; CapitaMall Saihan and CapitaMall Nuohemule in Hohhot; CapitaMall Xuefu, CapitaMall Aidemengdun in Harbin and CapitaMall Yuhuating in Changsha. As at 30 June 2020, CRCT's total asset size is S\$3.8 billion, increasing more than fivefold from the Trust's listing.

CRCT's properties are strategically located in densely populated areas with good connectivity to public transport. The malls are positioned as one-stop family-oriented destinations housing a wide range of lifestyle offerings that cater to varied consumer preferences in shopping, dining and entertainment. CRCT's portfolio comprises a diverse mix of more than 2,100 leases, which include leading brands such as UNIQLO, Xiaomi, ZARA, Haidilao, Nike, Sephora, Starbucks Coffee and Swarovski.

CRCT is managed by CapitaLand Retail China Trust Management Limited, a wholly owned subsidiary of Singapore-listed CapitaLand Limited, one of Asia's largest diversified real estate groups.

About CapitaLand Limited (www.capitaland.com)

CapitaLand Limited (CapitaLand) is one of Asia's largest diversified real estate groups. Headquartered and listed in Singapore, it owns and manages a global portfolio worth about S\$133.3 billion as at 30 September 2020. CapitaLand's portfolio spans across diversified real estate classes which includes commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential. With a presence across more than 220 cities in over 30 countries, the Group focuses on Singapore and China as its core markets, while it continues to expand in markets such as India, Vietnam, Australia, Europe and the USA.

CapitaLand has one of the largest real estate investment management businesses globally. It manages six listed real estate investment trusts (REITs) and business trusts as well as over 20 private funds. CapitaLand launched Singapore's first REIT in 2002 and today, its stable of REITs and business trusts comprises CapitaLand Integrated Commercial Trust, Ascendas Real Estate Investment Trust, Ascott Residence Trust, CapitaLand Retail China Trust, Ascendas India Trust and CapitaLand Malaysia Mall Trust.

CapitaLand places sustainability at the core of what it does. As a responsible real estate company, CapitaLand contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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