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

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 China Trust ("CLCT")
	Type of Listed Issuer: Company/Corporation
	Registered/Recognised Business Trust
	✓ Real Estate Investment Trust
ı	Name of Trustee-Manager/Responsible Person:
	CapitaLand China Trust Management Limited ("CLCTML")
	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)
	Date of notification to Listed Issuer:
	01-Apr-2025

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

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



Name of Substantial Shareholder/Unitholder:
Retail Crown Pte. Ltd. ("RCPL")
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:
01-Apr-2025
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):
01-Apr-2025
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
Not applicable.

Quantum of total voting shares/units (including voting shares/units underlying 7. 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:	406,641,110	0	406,641,110
As a percentage of total no. of voting shares/(23.63	0	23.63
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 423,641,110	Deemed Interest 0	Total 423,641,110

	interest arises]
	Not applicable.
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]
	RCPL is a wholly owned subsidiary of CapitaLand Retail China Pte. Ltd. ("CRCPL"). CRCPL is a wholly owned subsidiary of CapitaLand Mall Asia Limited ("CMA"). RCPL, CRCPL and CMA are wholly owned subsidiaries of CapitaLand Investment Limited.
	Please refer to the chart attached in item 10 below for details.
10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	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 (if any):
	In relation to item 7 of Part III under Substantial Unitholder A:
	(1) RCPL has purchased 17,000,000 units in CLCT ("Units") from CLCTML, a related corporation of RCPL. In connection with the purchase, CLCTML has directed that such Units that it is entitled to receive as payment of management fee, be issued directly to RCPL.
	(2) The percentage of total number of units held "Immediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and "Immediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded down to the nearest 0.01%.
Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
	CapitaLand Retail China Pte. Ltd. ("CRCPL")
	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the
2.	securities of the Listed Issuer are held solely through fund manager(s)?

Becoming a Substantial Sharehold Change in the percentage level of Ceasing to be a Substantial Sharel Date of acquisition of or change in O1-Apr-2025 Date on which Substantial Sharehold change in, interest (if different)	interest while still re holder/Unitholder interest:	emaining a Substantia	al Shareholder/Unithold
Ceasing to be a Substantial Sharely Date of acquisition of or change in 01-Apr-2025 Date on which Substantial Sharehy change in, interest (i) (if different)	holder/Unitholder interest:	emaining a Substantia	ai Snarenoider/Unithoid
Date of acquisition of or change in 01-Apr-2025 Date on which Substantial Sharehochange in, interest (i) (if different)	interest:		
D1-Apr-2025 Date on which Substantial Sharehochange in, interest (i) (if different in the content of the conte			
Date on which Substantial Sharehochange in, interest (i) (if different	older/Unitholder b		
change in, interest 🕦 (if different	older/Unitholder b		
01-Apr-2025			
Explanation (if the date of becomin	ng aware is differ	ent from the date o	f acquisition of, or th
Not applicable			
rights/options/warrants/convertible	debentures {con	version price knowr	
nmediately before the transaction	Direct Interest	Deemed Interest	Total
f voting shares/units held and/or rlying the /options/warrants/convertible debentures:	0	406,641,110	406,641,110
percentage of total no. of voting	0	23.63	23.63
mmediately after the transaction	Direct Interest	Deemed Interest	Total
f voting shares/units held and/or rlying the rights/options/warrants/ ertible debentures :	0	423,641,110	423,641,110
percentage of total no. of voting	0	24.34	24.34
[You may attach a chart in item 10 to in interest arises]	llustrate how the St	ubstantial Shareholde	
	Quantum of total voting shar ights/options/warrants/convertible Shareholder/Unitholder before and mediately before the transaction voting shares/units held and/or ying the options/warrants/convertible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ tible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ tible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ tible debentures:	Quantum of total voting shares/units (including ights/options/warrants/convertible debentures (conshareholder/Unitholder before and after the transaction and interest woting shares/units held and/or ying the options/warrants/convertible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures: ercentage of total no. of voting shares/units held and/or ying the rights/options/warrants/ trible debentures:	Quantum of total voting shares/units (including voting share ights/options/warrants/convertible debentures {conversion price known ights/options/warrants/convertible debentures {conversion price known ights/options/warrants/convertible debentures} Direct Interest Deemed Interest

).	Attac	chments (if any): 🕤
	IJ	(The total file size for all attachment(s) should not exceed 1MB.)
	If this	s 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:
	Rem	arks (<i>if any</i>):
	"Imme	ation to item 7 of Part III under Substantial Unitholder B, the percentage of total number of units held ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%.
ıbs	"Imme "Imme down	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded
ıbs	"Imme "Imme down	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%.
ubs	"Imme "Imme down	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. al Shareholder/Unitholder C
ıbs	"Imme down stantia Nam Capita	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. All Shareholder/Unitholder C
<u>ıbs</u>	"Imme down stantia Nam Capita secu	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. All Shareholder/Unitholder C
ubs	"Imme down Stantia Nam Capita Is So secu	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. All Shareholder/Unitholder C
<u>ıbs</u>	"Imme down stantia Nam Capita Is Su secu Y Notif	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. All Shareholder/Unitholder C
ıbs	"Imme down Stantia Nam Capita Is Susecu Y Notif B C	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. All Shareholder/Unitholder C
ıbs	"Imme down Stantia Nam Capita Is So secu Y Notif B C C	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. All Shareholder/Unitholder C
ıbs	"Imme down Stantia Nam Capita Is So secue Y Notiff B C C Date	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. All Shareholder/Unitholder C
<u>ıbs</u>	"Immedown Stantia Nam Capita Is Sussecu Y Notif B C C Date 01-Ap Date	ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%. al Shareholder/Unitholder C ale of Substantial Shareholder/Unitholder: aland Mall Asia Limited ("CMA") substantial Shareholder/Unitholder a fund manager or a person whose interest in the unities of the Listed Issuer are held solely through fund manager(s)? es o fication in respect of: ecoming a Substantial Shareholder/Unitholder change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder e of acquisition of or change in interest:

	change in, interest): Not applicable			
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	nversion price knowr	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
un	o. of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	0	406,641,110	406,641,110
	a percentage of total no. of voting ares/ເ	0	23.63	23.63
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
un	o. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :	0	423,641,110	423,641,110
	a percentage of total no. of voting ares/(0	24.34	24.34
	CMA's deemed interest in the 423,641,11 RCPL.	0 units in CLCT arise	es through its indirect w	holly owned subsic
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] Please refer to the chart attached in item	show the relationsh	nip between the Subst	antial
10.	Attachments (if any): (1) (The total file size for all attachments is a preparation of an application.)			
11.	(a) SGXNet announcement reference on SGXNet (the "Initial Anno	erence of the <u>firs</u>	·	was announced

	(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 (<i>if any</i>):
	"Imme	tion to item 7 of Part III under Substantial Unitholder C, the percentage of total number of units held ediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and ediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded to the nearest 0.01%.
Sub	stantia	al Shareholder/Unitholder D
1.	Nam	e of Substantial Shareholder/Unitholder:
1.		aLand Investment Limited
2.	Is Su	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?
3.	Notif	ication in respect of:
		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:
	01-Ap	or-2025
5.		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):
	01-Ap	or-2025
6.	chan	anation (if the date of becoming aware is different from the date of acquisition of, or the ge in, interest):
	Not ap	oplicable.
7.	right	ntum of total voting shares/units (including voting shares/units underlying s/options/warrants/convertible debentures {conversion price known}) held by Substantial eholder/Unitholder before and after the transaction:
	Immed	liately before the transaction
_		

und	of voting shares/units held and/or lerlying the ts/options/warrants/convertible debentures:	0	540,330,473	540,330,473
	a percentage of total no. of voting res/ເ	0	31.4	31.4
	Immediately after the transaction	Direct Interest	Deemed Intere	est Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	559,942,713	559,942,713
	a percentage of total no. of voting res/ເ	0	32.18	32.18
3.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] CLI's deemed interest in the 559,942,713 (Singapore) Limited (as trustee of Capita subsidiaries, namely Retail Crown Pte. Lt	illustrate how the S B units in CLCT arises Land Integrated Co	Substantial Shareho through HSBC Instit mmercial Trust) and (older/Unitholder's deemed utional Trust Services
).	Relationship between the Substan			
	[You may attach a chart in item 10 to Shareholders/Unitholders]		•	
ın	Shareholders/Unitholders] Please refer to the chart attached in item		•	
10.	Shareholders/Unitholders]	n 10 under the "Subs	stantial Unitholder A'	
10.	Shareholders/Unitholders] Please refer to the chart attached in item Attachments (if any):	n 10 under the "Subs	ed 1MB.)	
	Shareholders/Unitholders] Please refer to the chart attached in item Attachments (if any): (The total file size for all attachments)	n 10 under the "Subs nt(s) should not exce ier notification, pl ference of the <u>fir</u>	ease provide:	for details.
	Shareholders/Unitholders] Please refer to the chart attached in item Attachments (if any): (The total file size for all attachments is a replacement of an earlical size size for all attachments is a replacement of an earlical size for all attachments is a replacement of a replacement of a replacement of a replacement of a replaceme	n 10 under the "Subs nt(s) should not exce ier notification, pl ference of the <u>fir</u>	ease provide:	for details.
	Shareholders/Unitholders] Please refer to the chart attached in item Attachments (if any): (The total file size for all attachments is a replacement of an earlical size size for all attachments is a replacement of an earlical size for all attachments is a replacement of a replacement of a replacement of a replacement of a replaceme	nt(s) should not exce ier notification, pl ference of the fir ouncement"):	ease provide:	for details.
	Attachments (if any): (The total file size for all attachments (a) SGXNet announcement reform SGXNet (the "Initial Annotation")	nt(s) should not exce ier notification, pl ference of the fir ouncement"):	ease provide:	for details.
	Attachments (if any): (The total file size for all attachments (a) SGXNet announcement reform SGXNet (the "Initial Annotation")	nt(s) should not exceller notification, placement"): ement: nce number of the	ed 1MB.) ease provide: st notification wh	for details.
1.	Attachments (if any): (The total file size for all attachments (a) SGXNet announcement reform SGXNet (the "Initial Announce") (b) Date of the Initial Announce (c) 15-digit transaction reference	nt(s) should not exceller notification, placement"): ement: nce number of the	ed 1MB.) ease provide: st notification wh	for details.
	Attachments (if any): (The total file size for all attachments (a) SGXNet announcement reform SGXNet (the "Initial Announce") (b) Date of the Initial Announce which was attached in the Ir	nt(s) should not exceller notification, placement"): mement: make number of the nitial Announcem	ed 1MB.) ease provide: st notification wh	for details.

management fee. CLCTML has sold 17,000,000 units which it is entitled to receive to RCPL, a related corporation of CLCTML, and in connection with the sale, has directed that such units be issued directly to RCPL instead of CLCTML.
(2) The percentage of total number of units held "Immediately before the transaction" is based on 1,720,367,330 units in CLCT as at 3 March 2025 and "Immediately after the transaction" is based on 1,739,979,570 units in CLCT as at 1 April 2025, and rounded down to the nearest 0.01%.

Part IV - Transaction details

•	pe of securities which are the subject of the transaction (more than one option may be osen):
✓	Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
	mber of shares, units, rights, options, warrants and/or principal amount of convertible pentures acquired or disposed of by Substantial Shareholders/Unitholders:
	000,000 units
	ount of consideration paid or received by Substantial Shareholders/Unitholders (excluding kerage and stamp duties):
S\$C	0.7077 per unit
Cir	cumstance giving rise to the interest or change in interest:
Acc	quisition 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
Dis	posal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Oth	ner 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):
\checkmark	Others (please specify):
CLC	200,000 units in CLCT have been issued at an issue price of S\$0.7077 per unit to RCPL, an entity nominated by CTML, the manager of CLCT, to receive 17,000,000 Units in its place as payment of management fee for the iod from 1 January 2024 to 31 December 2024 (both dates inclusive).
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	Part	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Hon Wei Seng
	(b)	Designation (if applicable):
		Company Secretary
	(c)	Name of entity (if applicable):
		CapitaLand Investment Limited
$\overline{}$		on Reference Number (auto-generated): 1 3 4 5 4 7 7 1 1 5 4 3