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, as manager of CapitaLand China Trust ("**CLCT**", and manager of CLCT, the "**Manager**"), wishes to announce that the Manager has obtained independent valuations, as at 31 December 2025, for the properties owned by CLCT.

Description of Property	**Valuer**	**Valuation (RMB' million)**
CapitaMall Xizhimen No. 1 Xizhimenwai Street, Xicheng District, Beijing	CBRE (Shanghai) Management Limited	3,741
Rock Square No.106-108 Gongye Avenue North, Haizhu District, Guangzhou, Guangdong Province	Knight Frank Petty Limited	3,410
CapitaMall Wangjing No. 33, Guangshun North Street, Chaoyang District, Beijing	Colliers Appraisal & Advisory Services Co., Ltd.	2,822
CapitaMall Grand Canyon No. 16 South Third Ring West Road, Fengtai District, Beijing	Colliers Appraisal & Advisory Services Co., Ltd.	1,780
CapitaMall Xuefu No. 1 Xuefu Road, Nangang District, Harbin, Heilongjiang Province	Colliers Appraisal & Advisory Services Co., Ltd.	1,789
CapitaMall Xinnan No. 99, Shenghe First Road, Gaoxin District, Chengdu, Sichuan Province	Knight Frank Petty Limited	1,303

Description of Property	Valuer	Valuation (RMB' million)
CapitaMall Nuohemule Block A Jinyu Xintiandi, Ordos Street, Yuquan District, Hohhot, Inner Mongolia Autonomous Region	CBRE (Shanghai) Management Limited	1,030
CapitaMall Aidemengdun No. 38 Aidemengdun Road, Daoli District, Harbin, Heilongjiang Province	Colliers Appraisal & Advisory Services Co., Ltd.	369
Ascendas Xinsu Portfolio Suzhou Industrial Park, Suzhou, Jiangsu Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	2,340
Ascendas Innovation Tower No. 88 Tiangu Seventh Road, Xi'an Hi-Tech Industries Development Zone, Xi'an, Shaanxi Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	871
Ascendas Innovation Hub No. 38 Gaoxin Sixth Road, Xi'an Hi-Tech Industries Development Zone, Xi'an, Shaanxi Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	334
Singapore-Hangzhou Science & Technology Park Phase I No. 2 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	Savills Real Estate Valuation (Guangzhou) Limited	805
Singapore-Hangzhou Science & Technology Park Phase II No. 20 and 57 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	Savills Real Estate Valuation (Guangzhou) Limited	1,017
Shanghai Fengxian Logistics Park No. 435, Haishang Road, Fengxian District, Shanghai	Savills Real Estate Valuation (Guangzhou) Limited	438
Chengdu Shuangliu Logistics Park No. 86 Tongguan Road, Shuangliu District, Chengdu, Sichuan Province	Savills Real Estate Valuation (Guangzhou) Limited	323
Wuhan Yangluo Logistics Park No. 10 Qiuli South Road, Yangluo Development Zone, Xinzhou District, Wuhan, Hubei Province	Savills Real Estate Valuation (Guangzhou) Limited	326
Kunshan Bacheng Logistics Park No. 998 Yuyang Road, Yushan Town, Kunshan, Jiangsu Province	Savills Real Estate Valuation (Guangzhou) Limited	283

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. Ng Xiuyi at +65 6713 1649 or email: ng.xiuyi@capitaland.com or visit our website at www.clct.com.sg.

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

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
5 February 2026

Important Notice

The past performance of CapitaLand China Trust ("**CLCT**") is not indicative of the 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. The Units are not obligations of, deposits in, or guaranteed by CapitaLand China Trust Management (the "**Manager**"), as manager of CLCT, 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 unitholders 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.