



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 (the "**Manager**"), as manager of CapitaLand China Trust ("**CLCT**"), wishes to announce that the Manager has obtained new independent valuations, as at 31 December 2022, for the properties owned by CLCT.

Owner	HSBC Institutional Trust Services (Singapore) Limited as trustee of CLCT
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Description of Property	Valuer	Valuation (RMB' million)
CapitaMall Xizhimen No. 1 Xizhimenwai Street, Xicheng District, Beijing	CBRE (Shanghai) Management Limited	3,638
Rock Square No.106-108 Gongye Avenue North, Haizhu District, Guangzhou	CBRE (Shanghai) Management Limited	3,410
CapitaMall Wangjing No. 33, Guangshun North Street, Chaoyang District, Beijing	CBRE (Shanghai) Management Limited	2,884
CapitaMall Grand Canyon No. 16 South Third Ring West Road, Fengtai District, Beijing	CBRE (Shanghai) Management Limited	1,901
CapitaMall Xuefu No. 1 Xuefu Road, Nangang District, Harbin, Heilongjiang Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	1,789
CapitaMall Xinnan No. 99, Shenghe 1 st Road, Gaoxin District, Chengdu, Sichuan Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd	1,538
CapitaMall Nuohemule Block A Jinyu Xintiandi, E'Er Duo Si Street Street, Yuquan District, Hohhot, Inner Mongolia Autonomous Region	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	1,030
CapitaMall Yuhuating No. 421 Middle Shaoshan Road, Yuhua District, Changsha, Hunan Province	CBRE (Shanghai) Management Limited	800

Description of Property	Valuer	Valuation (RMB' million)
CapitaMall Shuangjing No. 31 Guangqu Road, Chaoyang District, Beijing	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd	616
CapitaMall Aidemengdun No. 38 Aidemengdun Road, Daoli District, Harbin, Heilongjiang Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	424
CapitaMall Qibao No. 3655 Qixin Road, Minhang District, Shanghai	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd	29
Ascendas Xinsu Portfolio Suzhou Industrial Park, Suzhou, Jiangsu Province	CBRE (Shanghai) Management Limited	2,320
Singapore-Hangzhou Science & Technology Park Phase II No. 20 and 57 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	CBRE (Shanghai) Management Limited	1,055
Ascendas Innovation Tower No. 88 Tiangu Seventh Road, Xi'an Hi-tech Industries Development Zone, Xi'an, Shaanxi Province	CBRE (Shanghai) Management Limited	902
Singapore-Hangzhou Science & Technology Park Phase I No. 2 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	CBRE (Shanghai) Management Limited	848
Ascendas Innovation Hub No. 38 Gaoxin Sixth Road, Xi'an Hi-tech Industries Development Zone, Xi'an, Shaanxi Province	CBRE (Shanghai) Management Limited	353
Shanghai Fengxian Logistics Park No. 435, Haishang Road, Fengxian District, Shanghai	CBRE (Shanghai) Management Limited	629
Wuhan Yangluo Logistics Park 10 Qiuli Road, Yangluo Development Zone, Xinzhou District, Wuhan, Hubei Province	CBRE (Shanghai) Management Limited	384

<p>Chengdu Shuangliu Logistics Park No. 86 Tongguan Road, Shuangliu District, Chengdu, Sichuan Province</p>	<p>CBRE (Shanghai) Management Limited</p>	<p>357</p>
<p>Kunshan Bacheng Logistics Park No. 998 Yuyang Road, Yushan Town, Kunshan, Jiangsu Province</p>	<p>CBRE (Shanghai) Management Limited</p>	<p>334</p>

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 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

Chuo Cher Shing

Company Secretary

03 February 2023

Important Notice

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