



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 2021, 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	3,620.0
Rock Square No.106-108 Gongye Avenue North, Haizhu District, Guangzhou	CBRE (Shanghai) Management Limited	3,422.0
CapitaMall Wangjing Block 213 & 215, No. 33 Guangshunbei Road, Chaoyang District, Beijing	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	2,795.0
CapitaMall Grand Canyon No. 16 South Third Ring West Road, Fengtai District, Beijing	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	2,022.0
CapitaMall Xuefu No. 1 Xuefu Road, Nangang District, Harbin, Heilongjiang Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	1,789.0
CapitaMall Xinnan No. 99, Shenghe 1 st Road, Gaoxin District, Chengdu, Sichuan Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	1,611.0

CapitaMall Nuohemule Block A Jinyu Xintiandi, E'erduosi Street, Yuquan District, Hohhot, Inner Mongolia Autonomous Region	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	1,020.0
CapitaMall Yuhuating No. 421 Shaoshan Middle Road, Yuhua District, Changsha, Hunan Province	CBRE (Shanghai) Management Limited	770.0
CapitaMall Shuangjing No. 31 Guangqu Road, Chaoyang District, Beijing	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	616.0
CapitaMall Aidemengdun No. 38 Aidemengdun Road, Daoli District, Harbin, Heilongjiang Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	446.0
CapitaMall Qibao No. 3655 Qixin Road, Minhang District, Shanghai	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	55.0 ¹
Ascendas Xinsu Portfolio Suzhou Industrial Park, Suzhou, Jiangsu Province	Beijing Colliers International Real Estate Valuation Co., Ltd.	2,294.0
Singapore-Hangzhou Science & Technology Park Phase II No. 20 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Jianggan District, Hangzhou, Zhejiang Province	Beijing Colliers International Real Estate Valuation Co., Ltd.	814.0
Singapore-Hangzhou Science & Technology Park Phase I No. 2 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Jianggan District, Hangzhou, Zhejiang Province	Beijing Colliers International Real Estate Valuation Co., Ltd.	672.0
Ascendas Innovation Tower No. 88 Tiangu Seventh Road, Xi'an Hi-tech Industries Development Zone, Xi'an, Shaanxi Province	Beijing Colliers International Real Estate Valuation Co., Ltd.	794.0
Ascendas Innovation Hub No. 38 Gaoxin Sixth Road, Xi'an Hi-tech Industries Development Zone, Xi'an, Shaanxi Province	Beijing Colliers International Real Estate Valuation Co., Ltd.	305.0
Shanghai Fengxian Logistics Park No. 435, Haishang Road, Fengxian District, Shanghai	CBRE (Shanghai) Management Limited	624.0

Description of Property	Valuer	Valuation (RMB' million)
Wuhan Yangluo Logistics Park 10 Qiuli Road, Yangluo Development Zone, Xinzhou District, Wuhan, Hubei Province	CBRE (Shanghai) Management Limited	383.0
Chengdu Shuangliu Logistics Park No. 86 Tongguan Road, Shuangliu District, Chengdu, Sichuan Province	CBRE (Shanghai) Management Limited	357.0
Kunshan Bacheng Logistics Park No. 998 Yuyang Road, Yushan Town, Kunshan, Jiangsu Province	CBRE (Shanghai) Management Limited	330.0

Notes:

1. CapitaMall Qibao's valuation is RMB55 mil as at 31 December 2021, on the basis that CLCT does not renew the master lease, which expires in January 2024. CapitaMall Qibao is indirectly held by CLCT under a master lease with Shanghai Jin Qiu (Group) Co., Ltd, the legal owner of Qibao Mall. Accordingly, the land use right is owned by the legal owner.

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
31 January 2022

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.