CAPITALAND CHINA TRUST

(Constituted in the Republic of Singapore pursuant to a trust deed dated 23 October 2006 (as amended))

ANNOUNCEMENT

PAYMENT OF MANAGEMENT FEE
BY WAY OF ISSUE OF UNITS IN CAPITALAND CHINA TRUST

CapitaLand China Trust Management Limited (the "**CLCTML**"), as manager of CapitaLand China Trust ("**CLCT**"), wishes to announce that 16,247,383 units in CLCT ("**Units**") have been issued today at an issue price of S$0.7728 per Unit, of which 16,247,383 Units have been issued to Retail Crown Pte Ltd ("**Retail Crown**"), an entity nominated by CLCTML to receive the 16,247,383 Units in its place[1] as payment of the following:

(a) 6,783,704 Units as partial payment of the base component of the management fee for the period from 1 January 2025 to 31 December 2025 (both dates inclusive); and

(b) 9,463,679 Units as payment of the performance component of the management fee for the period from 1 January 2025 to 31 December 2025 (both dates inclusive).

The management fee is computed in accordance with the provisions stipulated in the trust deed constituting CLCT dated 23 October 2006 (as amended), and the manner of payment of the management fee in Units was disclosed in the CLCT initial public offering prospectus dated 29 November 2006. The issue price of S$0.7728 per Unit represents the volume weighted average price per Unit for all trades on the Singapore Exchange Securities Trading Limited for the period of 10 business days immediately preceding the end of the financial year on 31 December 2025 (date inclusive).

With the abovementioned issue of Units, CLCTML holds 3,109,186 Units and the total number of Units in issue is 1,757,150,191.

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

20 March 2026

Important Notice

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[1] CLCTML has sold the 16,247,383 Units which it is entitled to receive, to Retail Crown, a related corporation of CLCTML, and in connection with the sale, CLCTML has directed that such Units be issued directly to Retail Crown instead of CLCTML.

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