



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 2024, 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	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	3,668.0
Rock Square No.106-108 Gongye Avenue North, Haizhu District, Guangzhou, Guangdong Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	3,410.0
CapitaMall Wangjing No. 33, Guangshun North Street, Chaoyang District, Beijing	Colliers Appraisal & Advisory Services Co., Ltd.	2,844.0
CapitaMall Grand Canyon No. 16 South Third Ring West Road, Fengtai District, Beijing	Colliers Appraisal & Advisory Services Co., Ltd.	1,797.0
CapitaMall Xuefu No. 1 Xuefu Road, Nangang District, Harbin, Heilongjiang Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	1,789.0
CapitaMall Xinnan No. 99, Shenghe First Road, Gaoxin District, Chengdu, Sichuan Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	1,385.0
CapitaMall Nuohemule Block A Jinyu Xintiandi, Ordos Street, Yuquan District, Hohhot, Inner Mongolia Autonomous Region	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	1,030.0
CapitaMall Yuhuating No. 421 Shaoshan Middle Road, Yuhua District, Changsha, Hunan Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	785.0
CapitaMall Aidemengdun No. 38 Aidemengdun Road, Daoli District, Harbin, Heilongjiang Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	382.5

Description of Property	Valuer	Valuation (RMB' million)
Ascendas Xinsu Portfolio Suzhou Industrial Park, Suzhou, Jiangsu Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	2,340.0
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.	879.0
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.	343.0
Singapore-Hangzhou Science & Technology Park Phase I No. 2 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	810.0
Singapore-Hangzhou Science & Technology Park Phase II No. 20 and 57 Kejiyuan Road, Hangzhou Economic & Technological Development Area, Qiantang New Area, Hangzhou, Zhejiang Province	Cushman & Wakefield International Property Advisers (Shanghai) Co., Ltd.	1,025.0
Shanghai Fengxian Logistics Park No. 435, Haishang Road, Fengxian District, Shanghai	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	510.0
Chengdu Shuangliu Logistics Park No. 86 Tongguan Road, Shuangliu District, Chengdu, Sichuan Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	336.0
Wuhan Yangluo Logistics Park No. 10 Qiuli South Road, Yangluo Development Zone, Xinzhou District, Wuhan, Hubei Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	332.0
Kunshan Bacheng Logistics Park No. 998 Yuyang Road, Yushan Town, Kunshan, Jiangsu Province	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	291.0

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
6 February 2025

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.