



## CAPITALAND CHINA TRUST

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

### ANNOUNCEMENT

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#### ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

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CapitaLand China Trust Management Limited, as manager of CapitaLand China Trust ("**CLCT**", and as manager of CLCT, the "**Manager**"), wishes to announce the transactions carried out during the period 1 July 2020 to 31 December 2020 set out in Annex A pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited.

With regard to the transactions set out in Annex A which occurred incidental to and/or as a consequence of the Proposed Acquisition (as defined below), the Manager refers to:

1. the announcement dated 6 November 2020 titled "Proposed Acquisition of the Respective Interests in the Companies which hold the Ascendas Xinsu Portfolio, Ascendas Innovation Towers, Ascendas Innovation Hub, Singapore-Hangzhou Science & Technology Park Phase I and Phase II and Rock Square, which is an Interested Person Transaction" (the "**Proposed Acquisition**"); and
2. the circular dated 4 December 2020 issued by the Manager to unitholders of CLCT (then known as CapitaLand Retail China Trust) in relation to the Proposed Acquisition (the "**Circular**").

(collectively, the "**Acquisition Disclosures**").

The transactions set out in Annex A Part 1 (Incorporation of Wholly Owned Subsidiaries) did not have any material impact on the net tangible assets or earnings per unit of CLCT ("**Unit**") for the financial year ended 31 December 2020. The pro forma financial effects of the transaction set out in Annex A Part 2 (Acquisition of Shares in Subsidiary), including the pro forma financial effects on net asset value per Unit, had been disclosed in the Circular.

Save as disclosed in the Acquisition Disclosures, none of the Directors of the Manager or the controlling unitholders of CLCT has any interest, direct or indirect, in the transactions set out in Annex A.

BY ORDER OF THE BOARD

CapitaLand China Trust Management Limited

(Company Registration No. 200611176D)

As manager of CapitaLand China Trust

Chuo Cher Shing

Company Secretary

29 January 2021

### **Important Notice**

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.

**1 INCORPORATION OF WHOLLY OWNED SUBSIDIARIES**

Incorporation, incidental to and/or as a consequence of the Proposed Acquisition, of the following wholly owned subsidiaries in Singapore:

1. Name : CRCT Investment (Xi'an I) Pte. Ltd.  
Principal Activity : Investment Holding  
Issued and Paid-up : S\$1 comprising one ordinary share issued at a price of  
Share Capital : S\$1
  
2. Name : CRCT Investment (Xi'an II) Pte. Ltd.  
Principal Activity : Investment Holding  
Issued and Paid-up : S\$1 comprising one ordinary share issued at a price of  
Share Capital : S\$1
  
3. Name : CRCT Investment (Suzhou) Pte. Ltd.  
Principal Activity : Investment Holding  
Issued and Paid-up : S\$1 comprising one ordinary share issued at a price of  
Share Capital : S\$1
  
4. Name : CRCT Investment (Hangzhou I) Pte. Ltd.  
Principal Activity : Investment Holding  
Issued and Paid-up : S\$1 comprising one ordinary share issued at a price of  
Share Capital : S\$1
  
5. Name : CRCT Investment (Hangzhou II) Pte. Ltd.  
Principal Activity : Investment Holding  
Issued and Paid-up : S\$1 comprising one ordinary share issued at a price of  
Share Capital : S\$1

2. **ACQUISITION OF SHARES IN SUBSIDIARY**

*Reference is made to the Acquisition Disclosures and the announcement dated 30 December 2020 titled “Completion of the Proposed Acquisition of the Balance 49.0% of the Shares of the Company which holds Rock Square”. All capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the Acquisition Disclosures.*

Acquisition, via the Rock Square Acquisition, of the balance 49% interest in Gold Yield Pte. Ltd. (“**Rock Square HoldCo**”) from the Rock Square Vendor such that the Rock Square HoldCo becomes wholly owned by CLCT. Rock Square HoldCo indirectly holds the retail mall known as Rock Square in Haizhu District in Guangzhou, China.

Following the completion of the Rock Square Acquisition, Rock Square HoldCo has become a wholly owned subsidiary of CLCT.

An announcement on the above matter was made on 30 December 2020.