

NEWS RELEASE

**CLCT's FY 2021 distribution per unit rises strongly by 37.5%
year-on-year to 8.73 cents**

Underpinned by an 85.2% jump in annual net property income

Singapore, 31 January 2022 – CapitaLand China Trust Management Limited (CLCTML), the manager of CapitaLand China Trust (CLCT or Trust), announced today a net property income (NPI) of S\$250.4 million for the financial year 2021 (FY 2021), up 85.2% year-on-year and the Trust's highest annual NPI since listing. This was mainly due to new contributions from its recently acquired logistics portfolio¹ and business park portfolio², 100% contribution from Rock Square³, first full-year contribution from CapitaMall Nuohemule⁴ and lower rental relief provided, partially offset by the effects of divestment in 2021. Distributable income for the same period increased by 70.0% year-on-year to S\$135.5 million. On an enlarged unit base, FY 2021 distribution per unit (DPU) rose 37.5% year-on-year to 8.73 cents.

For the period 1 July to 31 December 2021 (2H 2021), NPI was S\$130.1 million, an increase of 86.1% from the same period a year ago (2H 2020), mainly due to contributions from the new acquisitions. 2H 2021 distributable income was S\$71.4 million, 67.4% higher than 2H 2020. In the same period, DPU rose 35.1% year-on-year to 4.50 cents. This comprised an advanced distribution of 2.70 cents for the period 1 July to 20 October 2021 following a private placement on 21 October 2021, which was paid in November 2021, and a distribution of 1.80 cents for the period 21 October to 31 December 2021. Based on CLCT's closing price of S\$1.14 on 28 January 2022, the distribution yield for FY 2021 was 7.7%, generating a steady income stream for Unitholders. CLCT's Record Date is 10 February 2022, and Unitholders will receive the DPU of 1.80 cents on 7 March 2022.

Mr Soh Kim Soon, Chairman of CLCTML, said: "Although China's growth moderated in the last quarter of 2021, its full-year GDP still exceeded analysts' expectations to expand by 8.1%⁵ while retail sales gained by 12.5%⁵. With the Chinese government rolling out fiscal and monetary policies to support the country's economic growth, we remain confident of China's long-term prospects. In the last two years, we have been adding new economy assets and reconstituting CLCT's portfolio in line with China's focus on domestic consumption and

¹ The financial results in 2H 2021 and FY 2021 include contributions from Kunshan Bacheng Logistics Park, Wuhan Yangluo Logistics Park, Chengdu Shuangliu Logistics Park and Shanghai Fengxian Logistics Park from 10 November 2021.

² The financial results in 2H 2021 and FY 2021 include contributions from Ascendas Xinsu Portfolio, Ascendas Innovation Towers and Ascendas Innovation Hub from 30 December 2020, 4 January 2021, 10 February 2021, and 26 February 2021 respectively. While the acquisitions of the Singapore-Hangzhou Science & Technology Park Phase I and Phase II were completed on 18 June 2021, the risk and reward have been transferred from 15 February 2021.

³ CLCT completed the acquisition of the remaining 49% interest in Rock Square on 30 December 2020.

⁴ CapitaMall Nuohemule opened with 100% occupancy in December 2020.

⁵ Source: [National Bureau of Statistics](#)

innovation-driven growth, enhancing the overall quality of its portfolio. The transformed CLCT is now better positioned to capture opportunities in China's future economy across multiple sectors and through market cycles."

Mr Tan Tze Wooi, CEO of CLCTML, said: "Continuing the positive momentum of the last few years, we further strengthened CLCT's portfolio in 2021 through accretive acquisitions and divestment of non-core assets. During the year, in addition to entering China's promising logistics market with the purchase of four prime properties for RMB1,683.4 million (S\$351.4 million), we sold two mature retail assets to unlock RMB918 million (S\$191.6 million) of capital for redeployment into higher-yielding opportunities. With assets under management of S\$4.9 billion⁶ and a market capitalisation of about S\$2 billion⁷, CLCT is today the largest China-focused Singapore REIT (S-REIT) with a quality real estate portfolio in multiple asset classes located across prominent first- and second-tier cities."

"We continue to extract organic growth and create value from CLCT's portfolio through asset enhancement initiatives (AEIs). Having completed its first phase of AEI in 2021, CapitaMall Yuhuating welcomed a slew of new brands and concepts to appeal to younger shoppers. Shopper circulation has improved, new stores created have been fully leased, and the monthly rental income of the reconfigured space has increased by over 40%. CapitaMall Wangjing's ongoing AEI to optimise about 14,000 square metres of space, previously occupied by an anchor department store, is targeted to complete in 3Q 2022 and expected to yield more than twice the original rental income. In 2Q 2022, our business park property Ascendas-Xinsu Portfolio will welcome the opening of Bridge+, CapitaLand's flexible workspace and community platform, after reconfiguring some of its existing office units and a part of the lobby to increase the leasable area. The addition of Bridge+ will enhance the property's overall attractiveness through the expansion of core-flex workspace solutions."

Improving operating performance

Following continual efforts to optimise tenant mix and redefine traditional retail spaces to create meaningful experiences for shoppers, CLCT registered an improved portfolio occupancy of 96.3% for its shopping malls as at 31 December 2021. Year-on-year, FY 2021 portfolio tenant sales increased 16.1% while shopper traffic gained 9.3%.

CLCT's new economy portfolio occupancy continued to improve since acquisition, registering 96.2% for its business park properties, and 97.4% for its logistics assets as at 31 December 2021. This was supported by CLCT portfolio's quality tenant base in high growth sectors.

Proactive capital management

CLCT has a well-staggered debt maturity profile, with an average term to maturity of 3.40 years. About 77% of CLCT's total term loans⁸ is on fixed interest rates, providing certainty of interest expenses. To mitigate the impact of foreign currency fluctuations, CLCT has hedged

⁶ As at 31 December 2021 on an effective basis.

⁷ Based on unit price of S\$1.14 as at 28 January 2022.

⁸ SGD denominated term loans.

approximately 51% of its undistributed income for FY 2021 into Singapore dollars. As at end December 2021, CLCT's gearing was a healthy 37.7%, well below the regulatory limit of 50%.

Commitment to sustainability

In line with CapitaLand's 2030 Sustainability Master Plan, CLCT is committed to making a positive environmental and social impact to the communities where it operates. In 2021, CLCT became the first S-REIT to secure a loan linked to the sustainability performance of a China portfolio. CLCT also received a 3-Star rating for the maiden participation in the Global Real Estate Sustainability Benchmark (GRESB) assessment, and an 'A' for GRESB Public Disclosure 2021, reflecting the commitment to grow sustainably in a responsible manner while delivering long-term value to Unitholders.

Summary of CLCT results^{9,10}

	1 Jul to 31 Dec 2021 ("2H 2021") ^{9,10}	1 Jul to 31 Dec 2020 ("2H 2020")	FY 2021 ^{9,10}	FY 2020
	Actual S\$'000	Actual S\$'000	Actual S\$'000	Actual S\$'000
Gross Revenue ^{11,12}	201,075	109,008	377,967	210,525
Net Property Income ¹¹	130,085	69,918	250,427	135,196
Income available for distribution to Unitholders	71,445	39,180	135,516	74,478
Distributable amount to Unitholders ¹³	71,445	42,680	135,516	79,728

Distribution Per Unit ("DPU") (cents)				
For the period/year	4.50	3.33	8.73	6.35

	2H 2021 ^{9,10}	2H 2020	FY 2021 ^{9,10}	FY 2020
	Actual RMB'000	Actual RMB'000	Actual RMB'000	Actual RMB'000
Gross Revenue ¹²	965,152	545,240	1,826,147	1,056,226
Net Property Income	624,180	349,622	1,209,901	678,194

	1 Jan 2021 to 20 Oct 2021	21 Oct 2021 to 31 Dec 2021	FY 2021
	Actual S\$'000	Actual S\$'000	Actual S\$'000
Gross Revenue	295,718	82,249	377,967
Net Property Income	199,287	51,140	250,427
Distributable amount to Unitholders	105,419	30,097	135,516
Distribution Per Unit ("DPU") (cents)			
For the period/year	6.93	1.80	8.73

Footnotes:

- The financial results in 2H 2021 and FY 2021 exclude contributions from CapitaMall Saihan, CapitaMall Minzhongleyuan and CapitaMall Erqi which were divested on 7 June 2021, 10 February 2021, and 1 June 2020 respectively.
- The financial results in 2H 2021 and FY 2021 include contributions from Rock Square, Ascendas Xinsu Portfolio, Ascendas Innovation Towers and Ascendas Innovation Hub from 30 December 2020, 4 January 2021, 10 February 2021, and 26 February 2021 respectively. While the acquisitions of the Singapore-Hangzhou Science & Technology Park Phase I and Phase II were completed on 18 June 2021, the risk and reward have been transferred from 15 February 2021. In addition, it includes contribution from Kunshan Bacheng Logistics Park,

Wuhan Yangluo Logistics Park, Chengdu Shuangliu Logistics Park and Shanghai Fengxian Logistics Park from 10 November 2021.

11. Average exchange rate for SGD/RMB.

2H 2021	2H 2020	Change %	FY 2021	FY 2020	Change %
4.798	5.000	(4.0)	4.831	5.016	(3.7)

12. The financial results include rental relief extended to tenants in view of the COVID-19 situation.

13. CLCT released \$1.8 million and \$5.3 million retained in FY 2019 from the one-off pre-termination compensation received by CapitaMall Erqi, following the exit of its anchor tenant in 2H 2020 and FY 2020 respectively. At the same time, \$1.8 million which was retained from the income available for distribution to Unitholders in the first half of 2020 was also released in the distributable amount to Unitholders in 2H 2020.

About CapitaLand China Trust (www.clct.com.sg)

CapitaLand China Trust (CLCT), formerly known as CapitaLand Retail China Trust, is Singapore's largest China-focused real estate investment trust (REIT). CLCT's portfolio constitutes 11 shopping malls, five business park properties and four logistics park properties. The geographically diversified portfolio has a total gross floor area (GFA) of approximately 2.0 million square metres (sq m), located across 12 leading Chinese cities. CLCT was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) on 8 December 2006, and established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate and real estate-related assets in mainland China, Hong Kong and Macau that are used primarily for retail, office and industrial purposes (including business parks, logistics facilities, data centres and integrated developments).

CLCT's retail properties are strategically located in densely populated areas with good connectivity to public transport. The malls are positioned as one-stop family-oriented destinations housing a wide range of lifestyle offerings that cater to varied consumer preferences in shopping, dining and entertainment as well as essential services. CLCT's portfolio comprises a diverse mix of more than 2,000 leases, which include leading brands UNIQLO, Xiaomi, ZARA, Haidilao, Nike, Sephora, Starbucks Coffee and Swarovski. The malls are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Grand Canyon and CapitaMall Shuangjing in Beijing; Rock Square in Guangzhou; CapitaMall Xinnan in Chengdu; CapitaMall Qibao in Shanghai; CapitaMall Nuohemule in Hohhot; CapitaMall Xuefu, CapitaMall Aidemengdun in Harbin and CapitaMall Yuhuating in Changsha.

The portfolio of five business parks and industrial properties are situated in high-growth economic zones, which houses high quality and reputable domestic and multinational corporations operating in new economy sectors such as electronics, engineering, e-commerce, information and communications technology and financial services. The business parks and industrial properties exhibit excellent connectivity with close proximity to transportation hubs, and are easily accessible via various modes of transportation. The properties are Ascendas Xinsu Portfolio in Suzhou, Ascendas Innovation Towers and Ascendas Innovation Hub in Xi'an and Singapore-Hangzhou Science & Technology Park Phase I and Phase II in Hangzhou.

The portfolio of four high-quality modern logistics park properties is located in key logistics hubs near transportation nodes such as seaports, airports and railways to serve the growing domestic logistic needs of China's Eastern, Central and Southwest regions. Fitted with high-tech and modern features tailored to meet a wide range of e-commerce and logistics requirements, the properties are anchored by strong domestic tenants, including China's leading technology-driven supply chain solutions and logistics services providers. The tenants cater to a variety of sectors from logistics and warehouse, pharmaceuticals, manufacturing to e-commerce.

CLCT is managed by CapitaLand China Trust Management Limited, a wholly owned subsidiary of Singapore-listed CapitaLand Investment Limited, a leading global real estate investment manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 30 September 2021, CLI had about S\$120.8 billion of real estate assets under management, and about S\$84.3 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and 30 private funds across the Asia-Pacific, Europe and USA. Its diversified real estate asset classes cover integrated developments, retail, office, lodging and new economy sectors such as business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through its full stack of investment management and operating capabilities. As the listed investment management business arm of the CapitaLand Group, CLI has access to the development capabilities of and pipeline 4 investment opportunities from CapitaLand's development arm. Being a part of the well-established CapitaLand ecosystem differentiates CLI from other REIMs.

As part of the CapitaLand Group, CLI places sustainability at the core of what it does. As a responsible real estate company, CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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