

NEWS RELEASE

CLCT's 1H 2022 Net Property Income up 15.9% year-on-year
Performance underpinned by enlarged portfolio and strong contributions from
the newly acquired business parks and logistics assets

Singapore, 26 July 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\$139.5 million for the six months ended 30 June 2022 (1H 2022), up 15.9% year-on-year despite the impact from COVID-19 restrictions during this period. The increase was mainly due to the enlarged portfolio and strong contributions from CLCT's business parks and logistics assets, partially offset by higher rental relief for retail tenants.

1H 2022 amount available for distribution to Unitholders increased by 12.9% year-on-year to S\$72.0¹ million. In view of the recent lockdowns in Shanghai and the mandatory closures of shopping malls due to the resurgence of COVID-19, CLCT has opted to retain S\$3.6 million of the amount available for distribution to Unitholders for financial flexibility. This led to 1H 2022 distribution per unit (DPU) of 4.10 cents, 3.1% lower than 1H 2021. Excluding the amount retained, 1H 2022 DPU would have been 4.32 cents, 2.1% higher year-on-year.

Based on CLCT's closing price of S\$1.16 on 25 July 2022, the annualised distribution yield for 1H 2022 was 7.1%². CLCT's Record Date is 3 August 2022, and Unitholders will receive the DPU of 4.10 cents on 22 September 2022.

Mr Tan Tze Wooi, CEO of CLCTML, said: "China's GDP expanded 2.5% year-on-year in 1H 2022 and 0.4% year-on-year in 2Q 2022 amidst the country's largest COVID-19 wave over the last two years, which triggered lockdowns across major cities in April and May 2022. When business activities resumed in June 2022, we began to see signs of normalcy returning to the market. With cities adopting more targeted containment measures and the government rolling out stimulus policies, we are cautiously optimistic that the operating environment in China will improve in 2H 2022."

"CLCT's performance in 1H 2022 was underpinned by our transformational pivot towards the resilient business parks and logistics asset classes, augmented by a rejuvenated retail portfolio. Our proactive portfolio reconstitution in the last two years has positioned us well to reap the benefits of a diversified portfolio, and to capture the growth of China's strong domestic consumption and innovation-based economies. With our healthy balance sheet and prudent

¹ Includes rental support (which was previously deducted from the amount paid to the vendor) for the vacancy loss and rent free provided to existing tenants for Chengdu Shuangliu Logistics Park which will be distributed as capital distribution.

² Based on annualised 1H 2022 DPU of 8.26 cents and unit price of S\$1.16 on 25 July 2022.

capital management, we remain confident in seizing new opportunities to strengthen our overall portfolio quality and in delivering sustainable value to our Unitholders.”

“Extracting value from our portfolio of assets remains a key focus at CLCT. In preparation for the upturn, CLCT has been creating value in our retail portfolio through asset enhancement initiatives (AEIs). CapitaMall Wangjing’s ongoing AEI to optimise about 14,000 square metres of space is on track to complete progressively from 3Q 2022, injecting more quality offerings while increasing rental income by more than 100%. About 1,860 square metres at CapitaMall Grand Canyon, previously occupied by a mini anchor tenant, will complete reconfiguration by 4Q 2022 to optimise the tenant mix with an expected return on investment of more than 40%.”

Improving operating performance

The diversification of CLCT’s portfolio has enabled CLCT to build resilience into its operating metrics, with 1H 2022 showing broad-based higher rent per square metre and positive rent reversion of 6.4% for its new economy portfolio. As at 30 June 2022, the portfolio occupancy of CLCT’s business parks and logistics assets was 94.7% and 97.0% respectively, well-supported by quality tenants in high growth sectors.

Despite the impact from COVID-19 measures, CLCT’s retail portfolio saw a good recovery post lockdown with improvements in portfolio shopper traffic and tenant sales from June 2022 onwards. CLCT’s retail portfolio occupancy stood at 95.5% on 30 June 2022.

Proactive capital management

Through proactive capital management, CLCT has remained competitive in its cost of debt, which registered 2.71% per annum as at 30 June 2022. By maintaining a proportion of onshore borrowings, CLCT has also benefitted from the lowering of lending benchmark rates in China.

CLCT’s debt maturity profile remains well-staggered – the Trust has completed refinancing for its loans due in 2022 and is in advanced discussions to proactively refinance borrowings due in 2023, ahead of their maturities. The average term to maturity of CLCT’s borrowings is 3.1 years as at 30 June 2022.

About 71% of CLCT’s total term loans³ is on fixed interest rates, providing stability in interest expenses. To mitigate the impact of foreign currency fluctuations, CLCT has hedged approximately 77.1% of its undistributed income for 1H 2022 into Singapore dollars. As at end June 2022, CLCT’s gearing was a healthy 38.6%, 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. This year, CLCT issued its maiden Integrated Sustainability Report and continued to participate in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment for the

³ SGD denominated term loans.

second year. On the operational front, CLCT organised several sustainability-themed events at its retail malls to spread awareness of environmental protection. At its business parks, CLCT has been advocating healthy lifestyles and habits in its communities by organising sports activities and book donation drives.

Summary of CLCT results

	1H 2022 ^{4,5}	1H 2021 ⁵	Change
	Actual S\$'000	Actual S\$'000	%
Gross Revenue ^{6,7}	199,295	176,892	12.7
Net Property Income ⁶	139,532	120,342	15.9
Amount available for distribution to Unitholders ⁸	72,317	64,071	12.9
Amount retained ⁹	(3,616)	-	N.M.
Distributable amount to Unitholders	68,701	64,071	7.2

Distribution Per Unit ("DPU") (cents)¹⁰			
DPU before amount retained	4.32	4.23	2.1
DPU after amount retained	4.10	4.23	(3.1)

	1H 2022 ^{4,5}	1H 2021 ⁵	Change
	Actual RMB'000	Actual RMB'000	%
Gross Revenue ^{6,7}	940,250	860,995	9.2
Net Property Income ⁶	658,291	585,721	12.4

Footnotes:

- The financial results in 1H 2022 exclude contribution from CapitaMall Saihan which was divested on 7 June 2021. However, the results include contributions from Kunshan Bacheng Logistics Park, Wuhan Yangluo Logistics Park, Chengdu Shuangliu Logistics Park and Shanghai Fengxian Logistics Park as the acquisitions of these properties were completed on 10 November 2021.
- The financial results include contributions from Ascendas Xinsu Portfolio, Ascendas Innovation Towers and Ascendas Innovation Hub as the acquisitions of these properties were completed on 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.
- Average exchange rate for SGD/RMB.

1H 2022	1H 2021	Change %
4.718	4.867	(3.1)
- The financial results include rental relief extended to tenants in view of the COVID-19 situation.
- Includes rental support (which was previously deducted from the amount paid to the vendor) for the vacancy loss and rent free provided to existing tenants for Chengdu Shuangliu Logistics Park which will be distributed as capital distribution.
- For 1H 2022, CLCT retained S\$3.6 million of its amount available for distribution to Unitholders in view of the operating uncertainty associated with recent COVID-19 outbreaks and lockdown in China resulted in mandatory closures of affected assets. This represents 5.0% of the amount available for distribution to Unitholders.
- The DPU is computed based on total issued units of 1,671.6 million and 1,511.8 million in 1H 2022 and 1H 2021, respectively.

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

CapitaLand China Trust (CLCT) 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 that offer essential services and house a wide range of lifestyle offerings that cater to varied consumer preferences in shopping, dining and entertainment. CLCT's portfolio comprises a diverse mix of leading brands including ZARA, UNIQLO, Xiaomi, Li-Ning, 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 and CapitaMall Aidemengdun in Harbin and CapitaMall Yuhuating in Changsha.

The portfolio of five business parks is situated in high-growth economic zones, with high quality and reputable domestic and multinational corporations operating in new economy sectors such as biomedical, electronics, engineering, e-commerce, information and communications technology and financial services. The business parks and industrial properties exhibit excellent connectivity 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 parks are 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 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. The properties are Shanghai Fengxian Logistics Park in Shanghai, Kunshan Bacheng Logistics Park in Kunshan, Wuhan Yangluo Logistics Park in Wuhan and Chengdu Shuangliu Logistics Park in Chengdu.

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 31 March 2022, CLI had about S\$124 billion of real estate assets under management, and about S\$86 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and 29 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 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.

Issued by: CapitaLand China Trust Management Limited (Co. Regn.: 200611176D)

Analyst contact

Nicole Chen
Head, CLCT Investor Relations
DID: (65) 6713 1648
Email: nicole.chen@capitaland.com

Media contact

Chia Pei Siang
VP, Group Communications
DID: (65) 6713 1379
Email: chia.peisiang@capitaland.com

IMPORTANT NOTICE AND DISCLAIMER

This release may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaLand China Trust Management Limited ("Manager") nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this presentation or its contents or otherwise arising in connection with this release.

The past performance of CapitaLand China Trust ("CLCT") is not indicative of future performance. The listing of the units in the 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, the Manager. 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 release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.