



CAPITALAND CHINA TRUST

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("**EGM**") of the holders of units in CapitaLand China Trust ("**CLCT**", and the holders of units in CLCT, "**Unitholders**") will be held in a **wholly physical format** at Marina Bay Sands Expo and Convention Centre, Level 3, Jasmine Junior Ballroom, 10 Bayfront Avenue, Singapore 018956 on Tuesday, 29 July 2025 at 3.30 p.m. (Singapore time), for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular to Unitholders dated 11 July 2025 (the "**Circular**")):

ORDINARY RESOLUTION

THE PROPOSED PARTICIPATION BY CLCT IN THE ESTABLISHMENT AND LISTING OF CAPITALAND COMMERCIAL C-REIT, COMPRISING THE PROPOSED DIVESTMENT AND THE PROPOSED SUBSCRIPTION, AS AN INTERESTED PERSON TRANSACTION

That:

- (i) approval be and is hereby given for the participation by CLCT in the establishment and listing on the Shanghai Stock Exchange of a publicly traded infrastructure securities investment fund to be named CapitaLand Commercial C-REIT (华夏凯德商业资产封闭式基础设施证券投资基金) ("**CLCR**"), comprising (collectively, the "**Proposed Transaction**"):
 - (a) the proposed divestment (the "**Proposed Divestment**") by CRCT China Investment (Changsha) Pte. Ltd. (the "**Vendor**"), a wholly owned subsidiary of CLCT, of 100.0% of the equity interest in CapitaMalls Hunan Commercial Property Co., Ltd. (湖南凯德商用置业有限公司) ("**Changsha ProjectCo**", and 100.0% of the equity interest in Changsha ProjectCo, the "**Changsha ProjectCo Equity Interest**") which holds CapitaMall Yuhuating located at No. 421 Shaoshan Middle Road, Yuhua District, Changsha, Hunan Province, China to Changsha 2023 Consulting & Management Co., Ltd. (长沙贰零贰叁咨询管理有限公司) ("**Changsha SPV**" or "**Purchaser**") through Changsha Kaiting Consulting & Management Co., Ltd. (长沙凯亭咨询管理有限公司) ("**Changsha Kaiting**"), each an indirect wholly owned subsidiary of CapitaLand Mall Asia Limited incorporated in the PRC, on the terms and conditions set out in the ProjectCo Equity Transfer Agreement dated 11 June 2025, and the entry into the ProjectCo Equity Transfer Agreement be and is hereby approved and ratified; and
 - (b) the proposed subscription (the "**Proposed Subscription**") by CLCT for 5% of the total number of units offered in the CLCR Offering on the terms and conditions set out in the Subscription Agreement, and the entry into the Subscription Agreement be and is hereby approved;
- (ii) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Transaction, comprising the Proposed Divestment and the Proposed Subscription;

- (iii) approval be and is hereby given for the entry by CLCT (whether directly or indirectly through its subsidiaries) into all agreements and transactions in connection with the Proposed Transaction, and all ancillary agreements contemplated thereby or incidental thereto, or which are necessary to give effect to the Proposed Transaction and all transactions in connection therewith; and
- (iv) CapitaLand China Trust Management Limited, in its capacity as manager of CLCT (the “**Manager**”), any director of the Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CLCT (the “**Trustee**”), be and are hereby severally authorised to complete and do all such acts and things (including approving, modifying and executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of CLCT to give effect to the Proposed Transaction and all transactions in connection therewith.

Details of the Proposed Transaction and other related matters are set out in the Circular.

BY ORDER OF THE BOARD
CapitaLand China Trust Management Limited
(Registration Number: 200611176D)
as manager of CapitaLand China Trust

CHUO CHER SHING
Company Secretary

Singapore
11 July 2025

Important Notice:

1. Arrangements for conduct of the EGM

The EGM will be held in a **wholly physical format** at Marina Bay Sands Expo and Convention Centre, Level 3, Jasmine Junior Ballroom, 10 Bayfront Avenue, Singapore 018956 on Tuesday, 29 July 2025 at 3.30 p.m. (Singapore time). There will be **no option to participate virtually**.

Printed copies of this Notice of EGM dated 11 July 2025 (the “**Notice of EGM**”) and the accompanying proxy form (the “**Proxy Form**”) will be sent by post to Unitholders. These documents are published on CLCT’s website at <https://investor.clct.com.sg/agm-egm.html>, and the SGX website at <https://www.sgx.com/securities/company-announcements>.

2. Attend in person at the EGM

Unitholders, including Central Provident Fund (“**CPF**”) and Supplementary Retirement Scheme (“**SRS**”) investors, and (where applicable) their duly appointed proxy(ies) and/or representative(s) who wish to attend the EGM will first need to register in person at the registration counter(s) outside the EGM venue on the day of the event, and should bring along their NRIC/passport to enable CLCT’s Unit Registrar to verify their identity for entry to the EGM, and (where applicable) be provided with a handheld device for electronic voting at the EGM.

Registration will commence at 2.30 p.m. on Tuesday, 29 July 2025. Unitholders are advised not to attend the EGM if they are feeling unwell. Please note that there will be no distribution of vouchers or door gifts at the EGM.

3. Question and answer

Unitholders, including CPF and SRS investors, can submit questions (related to the resolution to be tabled for approval at the EGM) in advance of, or at, the EGM.

Submit questions in advance of the EGM

Unitholders, including CPF and SRS investors, can submit to the Chairman of the EGM substantial and relevant questions related to the resolution to be tabled for approval at the EGM, in advance of the EGM. Such questions must be received by the Manager no later than **5.00 p.m. on Saturday, 19 July 2025**, and can be submitted in the following manner:

(a) by post to the office of CLCT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower, #14-07, Singapore 098632; or

(b) via email to the Manager at ask-us@clct.com.sg.

Unitholders, including CPF and SRS investors, who submit questions by post or via email must provide the following information for authentication:

(i) the Unitholder’s full name;

(ii) the Unitholder’s address; and

(iii) the manner in which the Unitholder holds Units (e.g., via CDP, CPF and/or SRS).

Ask questions at the EGM

Unitholders, including CPF and SRS investors, and (where applicable) their duly appointed proxy(ies) and/or representative(s) can also ask the Chairman of the EGM substantial and relevant questions related to the resolution to be tabled for approval at the EGM, at the EGM itself. Such persons must be registered and authenticated to ask questions at the EGM.

Addressing questions

The Manager will endeavour to address the substantial and relevant questions (which are related to the resolution to be tabled for approval at the EGM) received from Unitholders by the Saturday, 19 July 2025 submission deadline by publishing the responses to such questions on CLCT’s website at <https://investor.clct.com.sg/agm-egm.html> and the SGX website at <https://www.sgx.com/securities/company-announcements> prior to the EGM and by 3.30 p.m. on Thursday, 24 July 2025.

Any subsequent clarifications sought, or substantial and relevant follow-up questions (which are related to the resolution to be tabled for approval at the EGM) received after the Saturday, 19 July 2025 submission deadline, which have not already been addressed prior to the EGM, as well as those substantial and relevant questions received at the EGM itself, will be addressed during the EGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently, not all questions may be individually addressed.

The Manager will publish the minutes of the EGM on CLCT's website and on the SGX website within one month from the date of the EGM, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

4. Vote personally, or appoint proxy(ies) to vote, at the EGM

Unitholders can vote at the EGM themselves or through their duly appointed proxy(ies) and/or representative(s). Voting will be conducted during the EGM.

Upon registration at the EGM venue, Unitholders, including CPF and SRS investors, and (where applicable) their duly appointed proxy(ies) and/or representative(s) who attend the EGM, will be provided with a handheld device for electronic voting at the EGM.

Appointment of proxy(ies)

A Unitholder who wishes to appoint a proxy(ies) must complete and submit the Proxy Form in accordance with the instructions on the Proxy Form. A proxy need not be a Unitholder.

A Unitholder who is not a relevant intermediary (as defined herein) is entitled to appoint not more than two proxies to attend, speak and vote at the EGM. Where such Unitholder's Proxy Form appoints two proxies, the proportion of the unitholding concerned to be represented by each proxy must be specified in the Proxy Form.

A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the EGM, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder's Proxy Form appoints two or more proxies, the number of Units held in relation to which each proxy has been appointed must be specified in the Proxy Form.

A Unitholder who wishes to submit a Proxy Form must do so in the following manner:

- (a) if submitted by post, by completing and signing the Proxy Form, before lodging it with CLCT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower, #14-07, Singapore 098632; or
- (b) if submitted electronically, via email, by completing and signing the Proxy Form, before attaching and sending a clear scanned PDF copy of it to CLCT's Unit Registrar at CLCT@boardroomlimited.com,

in each case, **by 3.30 p.m. on Saturday, 26 July 2025**, being not less than 72 hours before the time fixed for the EGM.

Completion and submission of a Proxy Form by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of the proxy(ies) for the EGM shall be deemed to be revoked if the Unitholder attends the EGM in person, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant Proxy Form to the EGM.

CPF and SRS investors who wish to exercise their voting rights at the EGM can refer to paragraph 5 below for more information.

5. Persons who hold Units through relevant intermediaries

Persons who hold Units through relevant intermediaries, other than CPF and SRS investors, and who wish to participate in the EGM by:

- (a) attending the EGM in person;
- (b) submitting questions to the Chairman of the EGM in advance of, or at, the EGM; and/or
- (c) voting at the EGM (i) by being appointed as proxy by their relevant intermediary; or (ii) by appointing the Chairman of the EGM as proxy to vote on their behalf,

should contact the relevant intermediary through which they hold such Units as soon as practicable in order for the necessary arrangements to be made for their participation in the EGM.

CPF and SRS investors:

- (A) may attend, speak and vote at the EGM if they are appointed as proxy(ies) by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators as soon as practicable if they have any queries regarding their appointment as proxy(ies); or
- (B) (as an alternative to (A) above) may appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes **by 5.00 p.m. on Thursday, 17 July 2025**. For the avoidance of doubt, CPF and SRS investors will not be able to appoint third party proxy(ies) (i.e., persons other than the Chairman of the EGM) to vote at the EGM on their behalf.

“relevant intermediary” means:

- (i) a banking corporation licensed under the Banking Act 1970, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity; or
- (iii) the Central Provident Fund Board (“**CPF Board**”) established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

6. Printed copies of the Circular

The Circular dated 11 July 2025 has been published on CLCT’s website at <https://investor.clct.com.sg/agm-egm.html> and may be accessed on the SGX website at <https://www.sgx.com/securities/company-announcements>.

Printed copies of the Circular will not be sent by post to Unitholders. Any Unitholder who wishes to receive a printed copy of the Circular by post should submit his/her/its request either (i) by completing the physical request form which has been sent by post to Unitholders and sending it back to the Manager by mail; or (ii) via the online request form which is accessible at CLCT’s website at <https://clct-ar.listedcompany.com/circular2025-request-form>, in each case by no later than **5.00 p.m. on Monday, 21 July 2025**.

7. Any reference to a time of day is made by reference to Singapore time.

Personal Data Privacy:

By (a) submitting a Proxy Form and/or an instrument appointing a representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, (b) registering for the EGM in accordance with the Notice of EGM, and/or (c) submitting any question to the Chairman of the EGM in advance of the EGM in accordance with this Notice of EGM, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder’s personal data by the Manager (or its agents or service providers) for the following purposes (collectively, “**Purposes**”); (ii) warrants that where the Unitholder discloses the personal data of the Unitholder’s proxy(ies) and/or representative(s) to the Manager (or its agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes; and (iii) agrees to provide the Manager with written evidence of such prior consent upon reasonable request:

- (1) the processing, administration and analysis by the Manager (or its agents or service providers) of Proxy Forms and/or instruments appointing a representative(s) to attend, speak and vote at the EGM (including any adjournment thereof);
- (2) the processing of the registration for purposes of verifying the identity of Unitholders, granting access to Unitholders and (where applicable) their duly appointed proxy(ies) and/or representative(s) to the EGM and providing them with any technical assistance where necessary;
- (3) the addressing of relevant and substantial questions received from Unitholders in advance of the EGM and, if necessary, the following up with the relevant Unitholders in relation to such questions;
- (4) the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the EGM (including any adjournment thereof); and
- (5) in order for the Manager (or its agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines.