



CAPITALAND CHINA TRUST

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

ANNOUNCEMENT

ISSUANCE OF S\$150,000,000 FIXED RATE SUBORDINATED PERPETUAL SECURITIES UNDER THE S\$1,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME OF CAPITALAND CHINA TRUST

CapitaLand China Trust Management Limited (the "**Manager**"), as manager of CapitaLand China Trust ("**CLCT**"), refers to its announcement dated 10 September 2025 on the pricing of the offering of S\$150,000,000 fixed rate subordinated perpetual securities, which had garnered approximately 3.4 times subscription coverage, with fund managers and insurance companies accounting for approximately 52% of the final allocation and approximately 48% allocated to private bank investors. The Manager further wishes to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of CLCT) (the "**Issuer**") has today issued S\$150,000,000 fixed rate subordinated perpetual securities (the "**Perpetual Securities**"). The Perpetual Securities were issued under the S\$1,000,000,000 Multicurrency Debt Issuance Programme (the "**Programme**") established by the Issuer.

The Issuer has received approval in-principle from the SGX-ST for the listing and quotation of the Perpetual Securities on the SGX-ST. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Perpetual Securities on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, its subsidiaries, its associated companies, the Programme or the Perpetual Securities. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed herein.

It is expected that the listing of the Perpetual Securities on the SGX-ST will take place on 22 September 2025.

The Perpetual Securities were offered outside the United States in reliance on Regulation S under the U.S. Securities Act of 1933, and in Singapore to (i) institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore (the "**SFA**")) pursuant to Section 274 of the SFA and (ii) accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore.

The Perpetual Securities have not been and will not be registered under the U.S. Securities Act of 1933 or the securities laws of Singapore or any other jurisdiction and may not be offered or sold in the United States or Singapore absent registration or an applicable exemption from registration requirements. No public offering of the Perpetual Securities is being made in the United States.

This announcement is not for publication or distribution, directly or indirectly, in or into the United States. This announcement is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of these securities in the United States or any other state or jurisdiction in which such an offer, solicitation or sale would be unlawful.

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

Hon Wei Seng
Lee Wei Hsiung
Company Secretaries
19 September 2025

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities.

The securities issued under the Programme have not been and will not be registered under the U.S. Securities Act of 1933 or the securities laws of any other jurisdiction and may not be offered or sold within the United States, except pursuant to an exemption from, or transactions not subject to, the registration requirements of the U.S. Securities Act. This announcement is for information purposes only and does not constitute an offer or sale of securities in the United States or any other jurisdiction.

The past performance of CapitalLand 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, CapitalLand 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.