



CAPITALAND CHINA TRUST

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

ANNOUNCEMENT

PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN CAPITALAND CHINA TRUST

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in 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 "**Acquisition Announcement**").*

CapitaLand China Trust Management Limited, in its capacity as manager of CapitaLand China Trust ("**CLCT**"), and the manager of CLCT, the "**Manager**", refers to the following announcements:

- (i) the Acquisition Announcement;
- (ii) the announcement on 30 December 2020 in relation to the completion of the acquisition of the balance 49.0% interest in the company which holds Rock Square ("**Rock Square Acquisition**");
- (iii) the announcement on 4 January 2021 in relation to the completion of the acquisition of 51.0% interest in the company which holds the Ascendas Xinsu Portfolio ("**Ascendas Xinsu Acquisition**");
- (iv) the announcement on 10 February 2021 in relation to the completion of the acquisition of 100.0% interest in the company which holds Ascendas Innovation Towers ("**AIT Acquisition**");
- (v) the announcement on 26 February 2021 in relation to the completion of the acquisition of 80.0% interest in the company which holds Ascendas Innovation Hub ("**AIH Acquisition**"); and
- (vi) the announcement on 18 June 2021 in relation to the completion of the acquisition of 80.0% interest in the companies which hold SHSTP Phase I and Phase II ("**SHSTP Acquisition**", and together with the Rock Square Acquisition, Ascendas Xinsu Acquisition, AIT Acquisition and AIH Acquisition, the "**Acquisition**").

The Manager wishes to announce that 7,332,674 units in CLCT (the "**Units**") have been issued today to the Manager as payment of the Acquisition Fee for the Acquisition. The Manager is entitled to receive an Acquisition Fee pursuant to the trust deed dated 23 October 2006 constituting CLCT (as amended) of S\$10.1 million.

The issue price of the Acquisition Fee Units was determined based on the weighted average of the volume weighted average traded price per Unit for all trades on the Singapore Exchange Securities

Trading Limited (“**SGX-ST**”) in the ordinary course of trading, for the period of 10 business days (on which the SGX-ST was open for trading in securities) immediately preceding the respective day on which each of the Rock Square Acquisition, Ascendas Xinsu Acquisition, AIT Acquisition, AIH Acquisition and SHSTP Acquisition was completed.¹ The weighted average issue price of the Acquisition Fee Units was S\$1.3713 per Unit.

As the Acquisition is considered an “interested party transaction” under Appendix 6 (Property Funds) of the Code on Collective Investment Scheme, the Acquisition Fee of S\$10.1 million must be paid in the form of Units, which shall not be sold within one year from their date of issuance.

With the above-mentioned issue of Acquisition Fee Units, the Manager will hold an aggregate of 94,717,191 Units and the total number of Units in issue thereafter is 1,519,125,833.

BY ORDER OF THE BOARD

CapitaLand China Trust Management Limited
(Registration Number: 200611176D)
As manager of CapitaLand China Trust

Chuo Cher Shing
Company Secretary

30 July 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 The details of the issuance of the Acquisition Fee Units are: (i) 2,485,600 Units were issued at S\$1.3629 per Unit for the Rock Square Acquisition, (ii) 1,719,019 Units were issued at S\$1.3664 per Unit for the Ascendas Xinsu Acquisition, (iii) 1,116,906 Units were issued at S\$1.3818 per Unit for the AIT Acquisition, (iv) 348,422 Units were issued at S\$1.3913 per Unit for the AIH Acquisition and (v) 1,662,727 Units were issued at S\$1.3775 per Unit for the SHSTP Acquisition.