



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

## ANNOUNCEMENT

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### ANNUAL GENERAL MEETING TO BE HELD ON 21 APRIL 2026 RESPONSES TO SUBSTANTIAL AND RELEVANT QUESTIONS

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CapitaLand China Trust Management Limited, as manager of CapitaLand China Trust (the “**Manager**” and “**CLCT**”, respectively) would like to thank all unitholders of CLCT (“**Unitholders**”) who submitted their questions in advance of our Annual General Meeting (“**AGM**”) to 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 at **3.00 p.m. (Singapore Time) on Tuesday, 21 April 2026.**

We have grouped the frequently asked questions received from Unitholders into a few key topics. These topics include:

1. Operations
2. Financials
3. Strategy and Outlook

Please refer to our responses to these substantial and relevant questions in the following pages.

The CEO of the Manager, Mr Chan Kin Leong Gerry, will deliver a presentation to Unitholders at the AGM. Please refer to the 2026 AGM Presentation and all AGM-related documents at: <https://investor.clct.com.sg/agm-egm.html>. Following the conclusion of the AGM, the voting results of the AGM will be uploaded onto SGXNet and made available on CLCT’s website. The minutes of the AGM will be published on CLCT’s website on or before 20 May 2026.

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

16 April 2026

### **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.

<b>A. Operations</b>	
<b>1.</b>	<p><b>Given the recent uncertainties in global energy markets, could you share what percentage of CLCT's operating expenses relates to utilities? Is CLCT anticipating any lagged effects on electricity pricing in China?</b></p>
	<p>Utilities account for approximately 10% of CLCT's total operating expenses.</p> <p>CLCT typically enter into annual electricity supply contracts with our providers, which are pegged to published local electricity prices and vary by city. It is important to note that electricity prices in China are more closely linked to coal rather than oil and gas markets.</p> <p>Based on the Manager's latest assessment, geopolitical tensions in the Middle East have not resulted in an increase in electricity prices. Furthermore, the growing share of renewable energy in China's energy mix provides an additional buffer against volatility.</p>
<b>2.</b>	<p><b>What were the key factors contributing to the downward trend of CLCT's Distribution Per Unit (DPU) and Net Asset Value (NAV) over the past five years?</b></p>
	<p>The decline in CLCT's DPU and Net Asset Value (NAV) over the past five years was driven by a combination of operational challenges and unfavourable macroeconomic conditions, notably higher interest rates and adverse foreign exchange movements.</p> <p>From an operational standpoint, CLCT was impacted by pandemic-related disruptions earlier between 2020 to 2022, including retail closures and tenant support measures, which weighed on income. In response, CLCT diversified into business parks and logistics assets to strengthen income resilience. While this repositioning helped cushion performance during COVID-19, the post-reopening recovery in China was more gradual than anticipated. A softer domestic economy, cautious business sentiment and geopolitical headwinds moderated the pace of recovery, despite generally resilient retail mall performance and contributions from asset enhancement initiatives. These conditions also resulted in more conservative property valuations in certain markets.</p> <p>On the macroeconomic front, elevated global interest rates led to higher financing costs, reducing distributable income and putting pressure on DPU. Concurrently, the depreciation of the Renminbi against the Singapore dollar further reduced reported income in Singapore dollar terms. Together, the financing cost pressures, currency translation effects and valuation adjustments weighed on CLCT's NAV over the past five years.</p> <p>To mitigate the foreign currency impact on DPU and NAV, the Manager has proactively increased CLCT's natural hedge by aligning debt and interest expenses with underlying RMB assets and cashflows. As at 31 December 2025, 60% of CLCT's debt is RMB-denominated. In addition, as China eases its monetary policies, RMB borrowing costs have fallen significantly over the past five years and are now comparable to, or lower than, SGD borrowing costs, supporting the Manager's ongoing efforts to optimise financing costs and strengthen the resilience of CLCT's capital structure.</p>

<b>B. Financials</b>	
<b>3.</b>	<b>Does the manager expect the average cost of debt to remain around the same range in the near term, particularly as limited debt is maturing in 2026 other than the Free Trade Zone bond of RMB600 million due in 4Q 2026?</b>
	<p>The RMB600 million Free Trade Zone bond due in 4Q 2026 has a coupon rate of 3.8%. As the RMB and SGD interest rates have decreased over the past years, refinancing will be achieved at an interest rate significantly below the bond's existing coupon.</p> <p>In addition, the Manager has extended its interest rate swap positions to capture the benefit of recent lower interest rates. The Manager is actively engaging with the lending banks in discussions to reduce borrowing costs. Taking these proactive capital management measures into account, the Manager expects the overall average cost of debt to further continue its reduction trajectory in 2026.</p>
<b>4.</b>	<b>Can the Manager help unitholders understand the rationale for issuing new perpetual securities, including the decision to increase the issuance size, given that the headline coupon of the new securities is higher than that of the previous tranche?</b>
	<p>Perpetual securities are treated as quasi-equity and have no fixed maturity, providing CLCT with stable long-term capital at a cost lower than equity. They also strengthen the capital structure by enhancing equity buffers and creating additional gearing headroom.</p> <p>In September 2025, CLCT issued S\$150 million perpetual securities and the proceeds were used to redeem the S\$100 million perpetual securities with the rate reset falling in October 2025 and remaining S\$50 million was used to repay the borrowings of CLCT. While the headline coupon on the newly issued perpetual securities is higher than the original coupon of the previous tranche, resetting the existing S\$100 million perpetual securities would have resulted in higher coupons than the new issuance.</p>
<b>5.</b>	<b>Will CLCT continue to increase RMB-denominated debt for natural hedging?</b>
	<p>In 2025, RMB-denominated debt increased from 35% to 60% of total debt, surpassing the earlier 50% target. This follows the successful issuance of a RMB600 million bond in April 2025 at a competitive interest rate of 2.88%, maturing in 2028, as well as the securing of offshore RMB loan facilities totalling RMB1,600 million in Q4 2025 at competitive margins.</p> <p>The increase of RMB-denominated debt to 60% strengthens CLCT's natural hedge against currency fluctuations, providing an effective balance between hedging benefits and costs. The Manager will continue to monitor market conditions for RMB funding opportunities where they can provide more competitive borrowing costs for CLCT.</p>

<b>C. Strategy and Outlook</b>	
<b>6.</b>	<b>Can management explain the strategic rationale of the CapitaMall Yuhuating divestment alongside CLCT’s 5% stake in the CapitaLand Commercial C-REIT (CLCR) platform? Specifically, how do these initiatives improve DPU sustainability, portfolio quality, and long-term returns, and what risks should unitholders be aware of?</b>
	<p>The divestment of CapitaMall Yuhuating and CLCT’s 5% stake in the CLCR platform form part of a long-term strategy to enhance portfolio reconstitution, optimise portfolio quality and enhance DPU sustainability. After acquiring CapitaMall Yuhuating in 2019, CLCT executed a targeted asset enhancement initiative (AEI) that converted 8,900 sq m of supermarket space into specialty retail, lifestyle, and experiential offerings. This allowed the asset to be divested to CLCR at a premium to its valuation, unlocking additional value and strengthening the balance sheet, and exemplifying CLCT’s disciplined acquire–enhance–divest approach to maximise returns from mature assets.</p> <p>CLCT’s 5% strategic stake in CLCR establishes a sustainable capital recycling platform, enabling the divestment of future mature assets to fund acquisitions of higher-quality, income-stable properties. This enhances portfolio resilience, provides exposure to China’s growing C-REIT market, and capital to source for other DPU-accretive opportunities.</p> <p>Unitholders should note that CLCT’s 5% CLCR stake is subject to 1) 5-year lock up period from its IPO date i.e. 29 September 2025; and 2) the standard market risks associated with CLCR’s trading performance.</p>
<b>7.</b>	<b>How is CLCT positioned to pursue acquisition opportunities alongside other China-focused vehicles within the sponsor’s platform, such as CLCR, and how are potential overlaps managed?</b>
	<p>CLCT remains well-positioned to pursue acquisitions through a combination of secured pipeline access, robust governance frameworks, and an established ability to source third-party opportunities.</p> <p>Firstly, CLCT retains its existing Rights of First Refusal (ROFRs) from the CapitaLand Investment Limited (CLI) Group over assets that are primarily retail in nature. These ROFRs provide CLCT with priority access to a core pipeline of assets that are aligned with its investment mandate.</p> <p>In addition, retail properties held on CapitaLand Group’s balance sheet, as well as those owned by affiliated funds and investment vehicles, may present further acquisition opportunities where appropriate, even if they fall outside CLCT’s ROFRs’ scope. For such assets where multiple CLI-sponsored vehicles—such as CLCT and CLCR—may express interest, potential overlaps are managed through CLI’s Group Investment Management Committee (GIMC), which has adopted a process to deliberate and allocate investment opportunities sourced for any investment vehicles that are owned and/or managed and/or advised by CapitaLand Group, in order to mitigate any conflict of interest among such investment vehicles. This framework ensures a fair and transparent process, where each interested vehicle independently evaluates the opportunity and submits its proposal. Final allocation decisions are based on the seller’s requirements, including pricing, deal certainty, execution capability, and speed, rather than price alone.</p>

	<p>Furthermore, CLI's substantial China real estate assets under management, including a large portfolio of operational retail assets across multiple cities, provide a deep and diversified acquisition universe. CLI, as sponsor of CLCT, (the Sponsor) remains committed to supporting the growth of all its vehicles by offering access to a broad, high-quality pipeline, while maintaining strong governance to effectively manage potential conflicts of interest.</p> <p>Beyond sponsor-related pipelines, CLCT has also demonstrated a consistent track record of acquiring third-party assets. Notable examples include CapitaMall Grand Canyon, CapitaMall Xinnan, Rock Square, CapitaMall Nuohemule, and four logistics assets located across four cities. The Manager continues to actively source and pursue opportunities from the open market on a competitive basis.</p>
<p><b>8.</b></p>	<p><b>We note that CLI has launched a second China REIT. Can management clarify why CLCT is not participating in this new REIT, and whether this second China REIT could become a capital recycling platform?</b></p>
	<p>CLI has submitted an initial public offering (IPO) application for a second China REIT, which is seeded with (i) an integrated development in Shenzhen and (ii) a shopping mall in Mianyang.</p> <p>At this juncture, CLCT's immediate priority is to secure an income-accretive acquisition to replace CapitaMall Yuhuating following its divestment, with the aim of minimising any impact on income stability. As CLCT is not contributing any assets to the new China REIT, we will not be participating in the new China REIT at the IPO stage, but that does not preclude us from participating in the new China REIT at a later stage.</p> <p>Over the longer term, the new China REIT could serve as an additional capital recycling platform for CLCT. Management will continue to adopt a disciplined and measured approach to capital management, balancing portfolio optimisation with income stability and long-term value creation for unitholders.</p>
<p><b>9.</b></p>	<p><b>CLCT entered the business parks and logistics segment several years ago, but performance in this segment has been relatively weaker since. Given that management has access to detailed market data on supply and demand, could you share the key considerations and strategic rationale behind the timing of these investments?</b></p>
	<p>The acquisitions of business parks and logistics parks in 2020–2021 were undertaken to diversify CLCT's portfolio amid COVID-19-related disruptions to the retail sector. During that period, mobility restrictions and weaker consumer sentiment weighed on retail performance, underscoring the importance of diversification to enhance income stability. Expanding into these asset classes helped mitigate near-term distribution impacts and strengthened portfolio resilience against sector-specific risks.</p> <p>Beyond addressing short-term challenges, these investments aligned with a longer-term strategy to broaden CLCT's income base and capture structural growth trends in China. At the time of acquisitions, the performance of these assets was supported by China's increasing focus on driving technology and innovation-led growth, as well as the assets' healthy fundamentals, including high occupancy rates, stable tenant profiles, and healthy leasing demand. However, in</p>

	<p>the period since the acquisitions, macroeconomic headwinds have led to softer conditions. This has translated into increased leasing competition and pressure on occupancy and rental reversions. In response, CLCT has taken proactive steps to enhance performance, including tenant retention initiatives, space reconfigurations to meet evolving occupier needs, and cost optimisation measures.</p> <p>Retail remains the cornerstone of CLCT's portfolio, contributing to the majority of income and benefitting from normalising consumption trends. The addition of business parks and logistics parks complement our retail platform, building a more balanced and resilient portfolio. Over time, diversification is expected to reduce earnings volatility, enhance income visibility, and support stable, sustainable returns for unitholders.</p>
<p><b>10.</b></p>	<p><b>What support has the Sponsor provided in the financial year ended 31 December 2025 (FY 2025), and are there plans to inject income-accretive assets into CLCT?</b></p>
	<p>CLI has established a strong presence in China over the past 30 years, underpinned by a proven track record, deep operating expertise and a strong network of tenants and customers. Their highly experienced team is particularly valuable especially in today's volatile environment.</p> <p>In FY 2025, the Sponsor provided ongoing support to CLCT through strategic portfolio initiatives and capital management, including guidance on asset divestments – such as the divestment of CapitaMall Yuhuating at a premium — and participation in value-accretive opportunities such as the CLCR platform, where CLCT's 5% stake continues to trade above its subscription price. Being part of the CapitaLand Group also enables CLCT to secure attractive financing terms. This support helped strengthen CLCT's balance sheet, enhance financial flexibility, and sustain DPU performance during the year.</p> <p>CLCT also leverages CLI's expertise to optimise property operations, ensuring stable occupancy and resilient revenue streams while maintaining disciplined cost control. At the same time, capitalising on the Sponsor's strong track record in value creation, CLI's asset managers proactively identify opportunities and execute AEs to enhance asset performance. In 2025, with the Sponsor's support, CLCT successfully completed AEs at CapitaMall Xuefu, CapitaMall Xizhimen, CapitaMall Wangjing and Rock Square.</p> <p>CLCT retains existing ROFRs from the Sponsor for assets, including those primarily used for retail purposes. Looking ahead, CLCT continues to collaborate with the Sponsor to identify income-accretive assets for portfolio injection. Such acquisitions will be selected to complement the existing portfolio, enhance quality, and support long-term DPU growth, while maintaining a disciplined investment and risk management approach.</p>