
CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

TABLE OF CONTENTS

Item No.	Description	Page No.
-	Summary of CRCT Results	2
-	Introduction	3
1(a)	Statement of Total Return and Distribution Statement	4 – 6
1(b)(i)	Statement of Financial Position	7 – 8
1(b)(ii)	Aggregate Amount of Borrowings and Debt Securities	8
1(c)(i)	Use of proceeds raised pursuant to Chapter 8 of the Listing Manual	8
1(c)(ii)	Statement of Cash Flows	9 – 10
1(d)(i)	Statement of Movements in Unitholders' funds	10
1(d)(ii)	Details of Any Change in the Units	11
2 & 3	Audit Statement	11
4 & 5	Changes in Accounting Policies	11
6	Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")	12
7	Net Asset Value ("NAV") and Net Tangible Asset ("NTA") Per Unit	12
8	Review of the Performance	13 – 14
9	Variance from Previous Forecast / Prospect Statement	14
10	Outlook and Prospects	14 – 17
11 & 12	Distribution	17
13	Interested Person Transactions Mandate	18
14	Confirmation Pursuant to Rule 720(1) of the Listing Manual	18
15	Confirmation Pursuant to Rule 705(5) of the Listing Manual	18

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

Summary of CRCT Results^{1,2}

	1H 2020	1H 2019	Change %
	Actual S\$'000	Actual S\$'000	
Gross Revenue ^{3,4}	101,517	111,138	(8.7)
Net Property Income ³	65,278	80,167	(18.6)
Distributable income contribution from joint venture ⁵	4,779	5,113	(6.5)
Income available for distribution to Unitholders	35,298	50,231	(29.7)
Distributable amount to Unitholders (before Capital Distribution) ⁶	37,048	50,231	(26.2)
Capital Distribution ⁷	-	1,000	(100.0)
Distributable amount to Unitholders ⁶	37,048	51,231	(27.7)

Distribution Per Unit ("DPU") (cents)			
DPU before Capital Distribution	3.02	5.03	(40.0)
DPU after Capital Distribution	3.02	5.13	(41.1)

	1H 2020	1H 2019	Change %
	Actual RMB'000	Actual RMB'000	
Gross Revenue ⁴	510,986	554,500	(7.8)
Net Property Income	328,572	399,973	(17.9)

Footnotes:

- The financial results in 1H 2020 exclude CapitaMall Erqi with effect from 1 June 2020 following the announcement on of the completion of divestment of its entire equity interest in CapitaRetail Henan Zhongzhou Real Estate Co., Ltd. ("Erqi SPV") which held CapitaMall Erqi on 28 May 2020 and CapitaMall Wuhu which was divested on 1 July 2019.
- The financial results in 1H 2020 include contributions from CapitaMall Yuhuating, CapitaMall Xuefu and CapitaMall Aidemengdun which were acquired on 30 August 2019.
- Average exchange rate for SGD/RMB.

1H 2020	1H 2019	Change %
5.033	4.989	0.9
- 1H 2020 includes rental relief extended to tenants in view of the COVID-19 situation.
- This relates to 51% interest in Rock Square.
- For 1H 2020, CRCT releases \$3.5 million retained in FY 2019 from the compensation received by CapitaMall Erqi, following the exit of its anchor tenant. At the same time, a \$1.8 million is retained from the income available for distribution to Unitholders for general corporate and working capital purposes. The retention represents 5.0% of the income available for distribution to Unitholders.
- In 1H 2019, capital distribution arising from the gain from the divestment of the equity interest in the company which held CapitaMall Anzhen.

DISTRIBUTION & BOOK CLOSURE DATE

Distribution	For 1 January 2020 to 30 June 2020
Distribution type	Tax exempt income distribution
Distribution rate	3.02 cents per Unit
Book closure date	7 August 2020
Payment date	28 September 2020

CAPITALAND RETAIL CHINA TRUST 2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

INTRODUCTION

CapitaLand Retail China Trust (“CRCT”) was constituted as a private trust on 23 October 2006 under a trust deed entered into between CapitaLand Retail China Trust Management Limited (as manager of CRCT) (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (as trustee of CRCT) (the “Trustee”), and listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 8 December 2006.

CRCT is a Singapore-based real estate investment trust (“REIT”) constituted with the investment objective of investing on a long term basis in real estate used primarily for retail purposes and located primarily in China, Hong Kong and Macau.

As at 30 June 2020, CRCT owns and invests in a portfolio of 13¹ shopping malls located in eight cities in China. The properties are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Grand Canyon and CapitaMall Shuangjing in Beijing; CapitaMall Xinnan in Chengdu; CapitaMall Qibao in Shanghai; CapitaMall Saihan² and Yuquan Mall in Hohhot; CapitaMall Minzhongleyuan in Wuhan; 51% interest in Rock Square (“RS JV”) in Guangzhou; CapitaMall Xuefu and CapitaMall Aidemengdun in Harbin and CapitaMall Yuhuating in Changsha.

Footnotes:

- 1. Excludes CapitaMall Erqi following the announcement on the completion of the divestment of Erqi SPV in May 2020.*
- 2. CapitaMall Saihan is classified under assets held for sale at 30 June 2020 following the announcement of divestment on 1 February 2019.*

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(a)(i) Statement of total return for the Group (1H 2020 vs 1H 2019)

	Group		
	1H 2020^{1,2} S\$'000	1H 2019 S\$'000	% Change
Gross rental income	94,367	103,881	(9.2)
Other income ³	7,150	7,257	(1.5)
Gross revenue⁴	101,517	111,138	(8.7)
Property related tax	(9,641)	(10,098)	(4.5)
Business tax	(546)	(595)	(8.2)
Property management fees ⁵	(7,839)	(6,771)	15.8
Other property operating expenses ⁶	(18,213)	(13,507)	34.8
Total property operating expenses	(36,239)	(30,971)	17.0
Net property income	65,278	80,167	(18.6)
Manager's management fees	(7,716)	(7,330)	5.3
Trustee's fees	(292)	(237)	23.2
Audit fees	(240)	(206)	16.5
Valuation fees	(106)	(60)	76.7
Other trust operating (expenses)/income ⁸	(389)	1,443	N.M.
Finance income ⁹	3,464	2,892	19.8
Foreign exchange gain – realised ¹⁰	2,139	720	N.M.
Finance costs ¹¹	(20,196)	(16,607)	21.6
Net income before share of results of joint venture	41,942	60,782	(31.0)
Share of results (net of tax) of joint venture ¹²	3,364	3,680	(8.6)
Net Income	45,306	64,462	(29.7)
Divestment gain on disposal of subsidiary ¹³	34,708	-	100.0
Change in fair value of investment properties ¹⁴	(57)	66,679	N.M.
Change in fair value of financial derivatives	(984)	1,881	N.M.
Foreign exchange loss – unrealised	(381)	(853)	(55.3)
Total return for the period before taxation	78,592	132,169	(40.5)
Taxation ¹⁵	(28,778)	(37,683)	(23.6)
Total return for the period after taxation	49,814	94,486	(47.3)
Attributable to:			
Unitholders	49,814	93,284	(46.6)
Non-controlling interest	-	1,202	(100.0)
Total return for the period after taxation	49,814	94,486	(47.3)

N.M. – not meaningful

Footnotes:

1. *The financial results exclude CapitaMall Erqi which was divested on 1 June 2020 following the completion announcement on 28 May 2020 and CapitaMall Wuhu which was divested on 1 July 2019.*
2. *The financial results include contribution from CapitaMall Yuhuating, CapitaMall Xuefu and CapitaMall Aidemengdun which were acquired on 30 August 2019.*
3. *Other income comprises mainly income earned from atrium space, carpark revenue, trolley carts and advertisement panels.*
4. *Includes rental relief of approximately 1.2 months equivalent of gross rental income extended to tenants in 1H 2020 in view of the COVID-19 situation.*
5. *Includes reimbursement of costs to property manager.*

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

6. Includes items in the table below as part of the other property operating expenses.

	Group		
	1H 2020 ^{1,2} S\$'000	1H 2019 S\$'000	% Change
Depreciation and amortisation	(450)	(551)	(18.3)
Impairment losses on trade receivables, net ⁷	(290)	(1)	N.M.
Plant and equipment written off	(3)	(3)	-

7. Includes provision of impairment losses made in 1H 2020 for tenants with higher credit risk.
8. Includes land rental concession of \$0.3 million received by CapitaMall Minzhongleyuan in 1H 2020 and includes reversal of over provision in pre-acquisition related expenses in 1H 2019.
9. Finance income relates mainly to interest from loan to joint venture and interest from bank deposits placed with financial institutions.
10. In 1H 2020, realised foreign exchange gain arose from repayment of the USD denominated shareholder's loan principal in CapitaMall Erqi.
11. Includes the interest expense on the lease liabilities under FRS 116.
12. This relates to the share of results from CRCT's 51% interest in RS JV. Details are as follows:

	For information only		
	1H 2020 S\$'000	1H 2019 S\$'000	% Change
Gross revenue ⁴	8,650	10,331	(16.3)
Property operating expenses	(1,963)	(3,123)	(37.1)
Net property income	6,687	7,208	(7.2)
Finance income	191	117	63.2
Finance costs	(2,042)	(2,147)	(4.9)
Other operating expenses	(1,472)	(1,554)	(5.3)
Change in value of investment properties	-	56	(100.0)
Share of results (net of tax) of joint venture	3,364	3,680	(8.6)

13. This relates to gain arising from the divestment of Erqi SPV.
14. CRCT will conduct property valuation on an annual basis instead of a half-yearly basis, as announced on 26 February 2020. In 1H 2020, the change in fair value change for investment properties relates to the markdown of additional capital expenditure for CapitaMall Saihan, being carried at its fair value of RMB460.0 million as announced on 1 February 2019.
15. 1H 2020 includes withholding tax payment of \$10.9 million relating to divestment of Erqi SPV and under provision of taxation from prior years of \$24,000. In 1H 2019, this includes over provision of taxation from prior years of \$0.6 million.

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(a)(ii) Distribution statement for the Group (1H 2020 vs 1H 2019)

	Group		
	1H 2020 ^{1,2} S\$'000	1H 2019 S\$'000	% Change
Total return for the period attributable to Unitholders before distribution	49,814	93,284	(46.6)
Distribution adjustments (Note A)	(14,516)	(43,053)	(66.3)
Income available for distribution to Unitholders	35,298	50,231	(29.7)
Distributable amount to Unitholders (before Capital Distribution)³	37,048	50,231	(26.2)
Capital distribution ⁴	-	1,000	(100.0)
Distributable amount to Unitholders³	37,048	51,231	(27.7)
Note A			
Distribution adjustments			
- Gain on disposal of subsidiary ⁵	(23,814)	-	100.0
- Manager's management fees (performance component payable in Units)	3,565	3,381	5.4
- Change in fair value of investment properties ⁶	57	(65,009)	N.M.
- Change in fair value of financial derivatives	984	(1,881)	N.M.
- Deferred taxation	7,424	22,526	(67.0)
- Transfer to general reserve	(2,847)	(3,454)	(17.6)
- Realised foreign exchange loss ⁷	-	1,570	(100.0)
- Unrealised foreign exchange gain	381	(117)	N.M.
- Other adjustments ⁸	(1,681)	(1,502)	11.9
- Adjustments for share of results (net of tax) of joint venture	1,415	1,433	(1.3)
Net effect of distribution adjustments	(14,516)	(43,053)	(66.3)

N.M. – not meaningful

Footnotes:

- The financial results exclude CapitaMall Erqi which was divested on 1 June 2020 following the completion announcement on 28 May 2020 and CapitaMall Wuhu which was divested on 1 July 2019.
- The financial results include contribution from CapitaMall Yuhuating, CapitaMall Xuefu and CapitaMall Aidemengdun which were acquired on 30 August 2019.
- For 1H 2020, CRCT releases \$3.5 million retained in FY 2019 from the compensation received by CapitaMall Erqi, following the exit of its anchor tenant. At the same time, \$1.8 million is retained from the income available for distribution to Unitholders for general corporate and working capital purposes. The retention represents 5.0% of the income available for distribution to Unitholders.
- In 1H 2019, capital distribution arising from the gain from the divestment of the equity interest in the company which held CapitaMall Anzhen.
- This relates to divestment gain arising from the divestment of Erqi SPV, net of tax.
- CRCT will conduct property valuation on an annual basis instead of a half-yearly basis, as announced on 26 February 2020. In 1H 2020, the change in fair value change for investment properties relates to the markdown of additional capital expenditure for CapitaMall Saihan, being carried at its fair value of RMB460.0 million as announced on 1 February 2019.
- In 1H 2019, this relates to the repayment of the USD denominated shareholder's loan principal from the intermediate company to the Trust in relation to the divestment of CapitaMall Wuhu.
- Includes lease payments for ROU assets, less interest expense on lease liabilities.

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(b)(i) Statement of financial position as at 30 Jun 2020 vs 31 Dec 2019

	Group			Trust		
	30 Jun 2020 S\$'000	31 Dec 2019 S\$'000	% Change	30 Jun 2020 S\$'000	31 Dec 2019 S\$'000	% Change
Non-current assets						
Investment properties ^{1,2,3}	3,157,322	3,166,006	(0.3)	-	-	-
Plant and equipment	2,272	2,396	(5.2)	-	-	-
Subsidiaries	-	-	-	1,982,082	2,029,978	(2.4)
Interest in joint venture ⁴	273,688	262,457	4.3	-	-	-
Other receivables	1,274	1,262	1.0	-	-	-
	3,434,556	3,432,121	0.1	1,982,082	2,029,978	(2.4)
Current assets						
Non-trade amounts due from subsidiaries	-	-	-	2,314	2,237	3.4
Assets held for sale ⁵	114,806	108,898	5.4	-	-	-
Financial derivatives ⁶	-	346	(100.0)	-	346	(100.0)
Trade and other receivables	120,370	124,368	(3.2)	262	1,097	(76.1)
Cash and cash equivalents ⁷	129,443	139,920	(7.5)	488	437	11.7
	364,619	373,532	(2.4)	3,064	4,117	(25.6)
Total assets	3,799,175	3,805,653	(0.2)	1,985,146	2,034,095	(2.4)
Current liabilities						
Trade and other payables	134,065	150,972	(11.2)	15,438	17,559	(12.1)
Liabilities held for sale ⁵	14,985	14,448	3.7	-	-	-
Security deposits	38,292	32,028	19.6	-	-	-
Financial derivatives ⁶	3,449	183	N.M.	3,449	183	N.M.
Interest-bearing borrowings ⁸	234,617	206,621	13.5	228,588	202,738	12.8
Lease liabilities ²	4,218	4,075	3.5	-	-	-
Provision for taxation	3,089	8,739	(64.7)	23	23	-
	432,715	417,066	3.8	247,498	220,503	12.2
Non-current liabilities						
Financial derivatives ⁶	17,354	5,094	N.M.	17,354	5,094	N.M.
Other payables	237	326	(27.3)	-	-	-
Security deposits	27,790	34,288	(19.0)	-	-	-
Interest-bearing borrowings ⁸	1,022,876	1,173,291	(12.8)	946,712	1,096,800	(13.7)
Lease liabilities ²	25,965	27,170	(4.4)	-	-	-
Deferred tax liabilities	273,098	274,747	(0.6)	-	-	-
	1,367,320	1,514,916	(9.7)	964,066	1,101,894	(12.5)
Total liabilities	1,800,035	1,931,982	(6.8)	1,211,564	1,322,397	(8.4)
Net assets	1,999,140	1,873,671	6.7	773,582	711,698	8.7
Represented by:						
Unitholders' funds	1,999,140	1,873,671	6.7	773,582	711,698	8.7

N.M. – not meaningful

**CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT**

Footnotes:

1. The decrease in investment properties was mainly due to the divestment of equity interest in Erqi SPV offset by stronger RMB against SGD.
2. This includes ROU assets and lease liabilities of CapitaMall Qibao and CapitaMall Minzhongleyuan under FRS 116 Leases.
3. Investment properties are measured at their respective fair values at each reporting date. The outbreak of COVID-19 has impacted global markets, and although the situation in China has shown improvement in the past couple of months, the impact of COVID-19 to the Chinese economy remains fluid and evolving. The carrying amounts of the investment properties are current as at 30 June 2020 only and would be reassessed at the year end based on the market conditions then.
4. This relates to CRCT's 51% interest in RS JV.
5. The assets and liabilities held for sale relate to the announced divestment of the equity interest in Huaxin Saihan Huhhot Real Estate Co., Ltd. which holds CapitaMall Saihan. CapitaMall Saihan was carried at fair value of RMB460.0 million (\$92.4 million) as at 30 June 2020.
6. The financial derivative assets and financial derivative liabilities mainly relate to the fair value of the interest rate swaps ("IRS") and the foreign currency forwards ("FXF"). The IRS are designated to hedge the variable rate borrowings and FXF are used to hedge RMB cashflows.
7. The decrease in cash and cash equivalents was mainly due to the repayment of interest-bearing borrowings.
8. The interest-bearing borrowings comprise (i) unsecured loans of \$1,048.6 million, (ii) fixed notes of S\$130.0 million issued through its S\$1 billion Multicurrency Debt Issuance Programme (net of transaction costs of \$3.3 million) drawn down by the Trust to partially finance the acquisition of the properties in CRCT and as working capital; and (iii) secured RMB term loan facilities of RMB409.0 million (\$82.2 million). The decrease was due to the repayment of interest-bearing borrowings with proceeds received from the divestment of equity interest in Erqi SPV.

1(b)(ii) Aggregate amount of borrowings and debt securities

	Group		Trust	
	30 Jun 2020 S\$'000	31 Dec 2019 S\$'000	30 Jun 2020 S\$'000	31 Dec 2019 S\$'000
Unsecured borrowings				
- Amount repayable within one year	228,600	202,800	228,600	202,800
- Amount repayable after one year	950,000	1,100,000	950,000	1,100,000
Secured borrowings¹				
- Amount repayable within one year	6,029	3,883	-	-
- Amount repayable after one year	76,164	76,491	-	-
	1,260,793	1,383,174	1,178,600	1,302,800
Less: Unamortised transaction costs	(3,300)	(3,262)	(3,300)	(3,262)
	1,257,493	1,379,912	1,175,300	1,299,538

Aggregate leverage and interest coverage ratios

As at 30 June 2020, aggregate leverage ratio² was 33.6% (31 December 2019: 36.7%) and interest coverage ratio³ was 4.0 times (31 December 2019: 5.1 times).

Footnotes:

1. CapitaMall Xuefu was acquired with a legal mortgage in favour of the lender over the property.
2. Based on total borrowings over the deposited properties in accordance to Property Funds Appendix (includes CRCT's proportionate share of its Joint Venture's borrowing and deposited property).
3. Ratio is calculated by dividing the trailing 12 months EBITDA by the trailing 12 months interest expense.

1(c)(i) Status on the use of proceeds raised from any offerings pursuant to Chapter 8 and whether the use of proceeds is in accordance with the stated use

Cash of \$13.7 million was retained from Distribution Reinvestment Plan on 30 March 2020.

Date	Amount retained	Use of proceeds	Amount used
	S\$' million		S\$'million
30-Mar-20	13.7	For repayment of Trust's interest-bearing borrowings, general corporate and working capital purposes.	13.7

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(c)(ii) Statement of Cash Flow (1H 2020 vs 1H 2019)

	Group	
	1H 2020 S\$'000	1H 2019 S\$'000
Operating activities		
Total return after taxation	49,814	94,486
Adjustments for:		
Finance income	(3,464)	(2,892)
Finance costs	20,196	16,607
Depreciation and amortisation	450	551
Taxation	28,778	37,683
Manager's management fees payable in Units	3,565	3,381
Plant and equipment written off	3	3
Change in fair value of investment properties ¹	57	(66,679)
Change in fair value of financial derivatives	984	(1,881)
Share of results (net of tax) of joint venture	(3,364)	(3,680)
Gain on divestment of subsidiary ²	(34,708)	-
Impairment losses on trade receivables, net	290	1
Operating income before working capital changes	62,601	77,580
Changes in working capital:		
Trade and other receivables	(19,746)	(5,321)
Trade and other payables	(23,729)	4,103
Cash generated from operating activities	19,126	76,362
Income tax paid	(15,701)	(15,865)
Net cash from operating activities	3,425	60,497
Investing activities		
Interest received	2,109	816
Capital expenditure on investment properties	(4,907)	(3,645)
Proceeds from divestment of subsidiary ²	150,412	-
Deposit paid for acquisition of investment property ³	-	(32,426)
Deposit (refund)/received for divestment of subsidiaries ^{4,5,6}	(3,865)	20,516
Purchase of plant and equipment	(136)	(92)
Net cash from/(used in) investing activities	143,613	(14,831)
Financing activities		
Distribution to Unitholders ⁷	(29,934)	(28,064)
Payment of equity issue expenses	(108)	-
Payment of financing expenses	(720)	-
Payment of lease liabilities ⁸	(1,662)	(1,249)
Proceeds from drawdown of interest-bearing borrowings	125,100	211,500
Repayment of interest-bearing borrowings	(250,300)	(214,550)
Settlement of derivative contracts	56	(540)
Interest paid	(19,428)	(14,954)
Net cash used in financing activities	(176,996)	(47,857)
Decrease in cash and cash equivalents	(29,958)	(2,191)
Cash and cash equivalents at beginning of period	159,182	173,904
Effect on exchange rate changes on cash balances	5,571	1,415
Reclassification of cash balances to assets held for sale	(5,352)	(17,244)
Cash and cash equivalents at end of period	129,443	155,884

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

Footnotes:

1. CRCT will conduct property valuation on an annual basis instead of a half-yearly basis, as announced on 26 February 2020. In 1H 2020, the change in fair value change for investment properties relates to the markdown of additional capital expenditure for CapitaMall Saihan, being carried at its fair value of RMB460.0 million as announced on 1 February 2019.
2. This relates to the divestment of equity interest in Erqi SPV.
3. In 1H 2019, deposit paid for acquisition of Yuquan Mall pursuant to the framework agreement dated 31 January 2019.
4. In 1H 2019, deposit received for divestment of 51% interest in CapitaMalls Wuhu Commercial Property Co., Ltd which was completed and announced on 10 July 2019.
5. In 1H 2019, deposit received for divestment of interest in Huaxin Saihan Huhhot Real Estate Co., Ltd. pursuant to the framework agreement dated 31 January 2019.
6. In 1H 2020, deposit refunded relates to the deposit received for the divestment of equity interest in Erqi SPV received in FY 2019.
7. Distribution made to Unitholders in 1H 2020 was for the period from 14 August 2019 to 31 December 2019 which was paid in March 2020.
Distribution made to Unitholders in 1H 2019 was for the period from 1 July 2018 to 31 December 2018 which was paid in March 2019.
8. This relates to the payment of the lease liabilities in accordance with the principles of FRS 116 Leases.

1(d)(i) Statement of Movements in Unitholders' Funds (1H 2020 vs 1H 2019)

	Group		Trust	
	1H 2020 S\$'000	1H 2019 S\$'000	1H 2020 S\$'000	1H 2019 S\$'000
Unitholders' funds as at beginning of period	1,873,671	1,553,220	711,698	540,470
Operations				
Change in Unitholders' funds resulting from operations before distribution	49,814	93,284	103,141	(14,385)
Transfer to general reserve	(2,847)	(3,454)	-	-
Net increase/(decrease) in net assets resulting from operations	46,967	89,830	103,141	(14,385)
Movements in hedging reserve				
Effective portion of changes in fair value of cash flow hedges	(14,888)	(2,836)	(14,888)	(2,836)
Movement in foreign currency translation reserve				
Translation differences from financial statements of foreign operations	91,783	17,809	-	-
Exchange differences on monetary items forming part of net investment in foreign operations	25,129	1,117	-	-
Net gain/(loss) recognised directly in Unitholders' funds	102,024	16,090	(14,888)	(2,836)
Movement in general reserve	2,847	3,454	-	-
Unitholders' transactions				
Creation of Units payable/paid to manager				
- Units issued and to be issued as satisfaction of the portion of Manager's management fees payable in Units	3,565	3,381	3,565	3,381
Units issued in respect of the distribution reinvestment plan	13,713	19,297	13,713	19,297
Distribution to Unitholders ¹	(43,647)	(47,361)	(43,647)	(47,361)
Net decrease in net assets resulting from Unitholders' transactions	(26,369)	(24,683)	(26,369)	(24,683)
Unitholders' funds at end of period	1,999,140	1,637,911	773,582	498,566

Footnote:

1. Distribution made to Unitholders in 1H 2020 was for the period from 14 August 2019 to 31 December 2019 which was paid in March 2020.
Distribution made to Unitholders in 1H 2019 was for the period from 1 July 2018 to 31 December 2018 which was paid in March 2019.

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(d)(ii) Details of any change in the issued and issuable Units (1H 2020 vs 1H 2019)

	Trust	
	1H 2020 Units	1H 2019 Units
Balance as at beginning of period	1,209,067,206	980,549,136
New Units issued:		
- As payment of manager's management fees ¹	4,711,584	4,671,069
- As payment of distribution through distribution reinvestment plan	9,092,875	13,297,112
Issued Units as at end of period	1,222,871,665	998,517,317
New Units to be issued:		
- As payment of manager's management fees ²	2,969,823	2,190,295
Total issued and issuable Units as at end of period	1,225,841,488	1,000,707,612

Footnotes:

1. *These were the performance component of the manager's management fees for FY 2019 and FY 2018 which were issued in March 2020 and March 2019 respectively.*
2. *These were the estimated Units of the performance component of the manager's management fees for 1H 2020 which will be issued in 1Q 2021 and for 1H 2019 which was issued in March 2020.*

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited nor reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been complied

Except as disclosed in paragraph 5 below, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as that of the audited financial statements for the year ended 31 December 2019.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what had changed, as well as the reasons for, and the effect of, the change

The Group has early adopted the Amendment to FRS 116 *Covid-19-Related Rent Concessions* for the financial period beginning 1 January 2020.

As a practical expedient, the Group has elected not to assess whether a rent concession that meets the conditions below is a lease modification:

- the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- any reduction in lease payments affects only payments originally due on or before 30 June 2021 (for example, a rent concession would meet this condition if it results in reduced lease payments on or before 30 June 2021 and increased lease payments that extend beyond 30 June 2021); and
- there is no substantive change to other terms and conditions of the lease.

The Group has accounted for the change in lease payments resulting from the rent concession the same way it would account for the change applying FRS 116 if the change were not a lease modification.

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

6 Earnings per Unit (“EPU”) and distribution per Unit (“DPU”) for the financial period

	Group	
	1H 2020	1H 2019
Earnings per Unit (“EPU”)		
Basic EPU ¹	4.09¢	9.42¢
Weighted average number of Units in issue	1,216,866,435	990,672,782
Diluted EPU ²	4.08¢	9.40¢
Weighted average number of Units outstanding	1,219,836,258	992,863,077
Number of Units in issue at end of period	1,222,871,665	998,517,317
Distribution per Unit (“DPU”)³		
Based on the number of Units in issue at end of period	3.02¢	5.13¢

Footnotes:

1. *EPU is calculated based on total return after tax and non-controlling interest, and weighted average number of Units as at the end of each period.*
2. *Diluted EPU is calculated based on total return after tax and non-controlling interest, and weighted average number of Units outstanding during the period, adjusted for the effects of all dilutive potential Units arising from issuance of estimated Units for performance component of manager’s management fees.*
3. *DPU is calculated based on the number of Units as at the end of each period.*

7 Net asset value (“NAV”) and net tangible asset (“NTA”) backing per Unit based on issued Units at the end of the period

	Group		Trust	
	30 Jun 2020	31 Dec 2019	30 Jun 2020	31 Dec 2019
NAV/NTA per Unit	\$1.63	\$1.55	\$0.63	\$0.59
Adjusted NAV/NTA per Unit (excluding distributable income)	\$1.60	\$1.51	\$0.60	\$0.55

CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

8 Review of the Performance

8(i) Breakdown of Gross Revenue – Actual

	1H 2020 RMB'000	1H 2019 RMB'000	% Change	1H 2020 S\$'000	1H 2019 S\$'000	% Change
Multi-Tenanted Malls						
CapitaMall Xizhimen	128,325	153,669	(16.5)	25,494	30,800	(17.2)
CapitaMall Wangjing	100,588	123,374	(18.5)	19,984	24,728	(19.2)
CapitaMall Grand Canyon	49,720	66,127	(24.8)	9,878	13,254	(25.5)
CapitaMall Xuefu	48,269	-	100.0	9,590	-	100.0
CapitaMall Xinnan	54,226	69,431	(21.9)	10,773	13,916	(22.6)
CapitaMall Yuhuating	33,648	-	100.0	6,685	-	100.0
CapitaMall Aidemengdun	14,573	-	100.0	2,895	-	100.0
CapitaMall Qibao	30,377	48,105	(36.9)	6,035	9,642	(37.4)
Total multi-tenanted malls	459,726	460,706	(0.2)	91,334	92,340	(1.1)
Master-Leased Malls						
CapitaMall Erqi ¹	-	25,150	(100.0)	-	5,041	(100.0)
CapitaMall Shuangjing	21,945	23,523	(6.7)	4,360	4,714	(7.5)
Total master-leased malls	21,945	48,673	(54.9)	4,360	9,755	(55.3)
CapitaMall Minzhongleyuan	2,116	10,212	(79.3)	419	2,047	(79.5)
CapitaMall Saihan	27,199	34,838	(21.9)	5,404	6,982	(22.6)
CapitaMall Wuhu ²	-	71	(100.0)	-	14	(100.0)
Total Gross Revenue	510,986	554,500	(7.8)	101,517	111,138	(8.7)

8(ii) Breakdown of Net Property Income – Actual

	1H 2020 RMB'000	1H 2019 RMB'000	% Change	1H 2020 S\$'000	1H 2019 S\$'000	% Change
Multi-Tenanted Malls						
CapitaMall Xizhimen	90,358	111,928	(19.3)	17,952	22,434	(20.0)
CapitaMall Wangjing	73,034	92,611	(21.1)	14,510	18,562	(21.8)
CapitaMall Grand Canyon	32,825	45,872	(28.4)	6,521	9,194	(29.1)
CapitaMall Xuefu	23,329	-	100.0	4,635	-	100.0
CapitaMall Xinnan	38,952	50,160	(22.3)	7,739	10,054	(23.0)
CapitaMall Yuhuating	19,967	-	100.0	3,967	-	100.0
CapitaMall Aidemengdun	4,546	-	100.0	903	-	100.0
CapitaMall Qibao ³	19,514	35,669	(45.3)	3,877	7,149	(45.8)
Total multi-tenanted malls	302,525	336,240	(10.0)	60,104	67,393	(10.8)
Master-Leased Malls						
CapitaMall Erqi ¹	(1,260)	21,525	N.M.	(249)	4,314	N.M.
CapitaMall Shuangjing	18,320	19,213	(4.6)	3,640	3,851	(5.5)
Total master-leased malls	17,060	40,738	(58.1)	3,391	8,165	(58.5)
CapitaMall Minzhongleyuan ³	(2,203)	2,732	N.M.	(439)	548	N.M.
CapitaMall Saihan	11,190	21,496	(47.9)	2,222	4,308	(48.4)
CapitaMall Wuhu ²	-	(1,233)	100.0	-	(247)	100.0
Total Net Property Income	328,572	399,973	(17.9)	65,278	80,167	(18.6)

Footnotes:

1. No contribution from CapitaMall Erqi in 1H 2020 due to the pre-termination by its anchor tenant in FY 2019. The mall was divested with effect from 1 June 2020.
2. The mall was divested on 1 July 2019.
3. Includes the impact of FRS 116, where lease expenses associated with the operating leases have been replaced with net changes in fair value of investment properties and interest expense on lease liabilities.

1H 2020 vs 1H 2019

In RMB terms, gross revenue in 1H 2020 decreased by RMB43.5 million, or 7.8% lower than 1H 2019. The decrease was attributable to the following:

- (a) In 1H 2020, rental relief was extended to tenants affected by the COVID-19 situation. The rental relief was provided in 2 phases. Under phase 1, 100% rental relief was extended to tenants for the period between 25 January 2020 and 13 February 2020 in CapitaMall Minzhongleyuan, and 50% rental relief for the period between 25 January 2020 and 9 February 2020 in other malls. Under phase 2, targeted rental relief was individually extended to provide further support to the most affected tenants as a result of mandated business closure imposed by the Chinese government. On average, 1.2 months equivalent of gross rental income rental relief was extended to tenants across the portfolio in 1H 2020; and
- (b) the absence of CapitaMall Erqi's contribution following the pre-termination of lease of its anchor tenant in 4Q 2019 and the completion of divestment in May 2020.

The decrease in gross revenue was partially offset by the contributions from CapitaMall Yuhuating, CapitaMall Xuefu and CapitaMall Aidemengdun which were acquired on 30 August 2019.

In SGD terms, gross revenue in 1H 2020 decreased by \$9.6 million, or 8.7% due to stronger SGD against RMB.

Property expenses for 1H 2020 increased by \$5.3 million, or 17.0% compared to 1H 2019. This was mainly due to the inclusion of expenses by CapitaMall Yuhuating, CapitaMall Xuefu, and CapitaMall Aidemengdun, which were partially offset by savings in:

- (a) property tax and property management fees; and
- (b) utilities, staff related costs and marketing expenses through costs savings and COVID-19 concessions granted by the government.

Management fees payable to the manager were \$0.4 million higher than 1H 2019, due to higher deposited properties arising from the inclusion of CapitaMall Yuhuating, CapitaMall Xuefu, CapitaMall Aidemengdun and Yuquan Mall.

Finance costs in 1H 2020 was \$3.6 million higher than 1H 2019. This was mainly due to additional interest-bearing borrowings drawn down to fund the acquisition of CapitaMall Yuhuating, CapitaMall Xuefu and CapitaMall Aidemengdun, which were offset by lower interest arising from lower interest rates in 2020.

Share of results (net of tax) from joint venture relates to the contribution from Rock Square. The decrease was mainly due to rental relief extended to tenants in view of COVID-19, partially offset by lower property expenses.

Taxation in 1H 2020 decreased by \$8.9 million as compared to 1H 2019 as no deferred tax on fair value changes in investment properties was incurred following the change of property valuation from half-yearly to annual basis and lower corporate tax incurred as a result of the rental relief that were extended to the tenants. The decrease in taxation was partially offset by the withholding tax paid on the gain on disposal of Erqi SPV.

9 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results

CRCT has not disclosed any forecast to the market.

10 Commentary on the competitive conditions of the industry in which the Trust and its investees operates and any known factors or events that may affect the Trust and its investees in the next reporting period and the next 12 months

Amidst the COVID-19 backdrop, China's economic and business activities have been impacted as travel and transportation restrictions were imposed across cities at various points. As a result, China reported a GDP growth of 3.2% in 2Q 2020. National urban disposable income for 1H 2020 grew 1.5% year-on-year while national urban expenditure per capita decreased 8.0%. For the period from January to June, retail sales of consumer goods decreased 11.4% year-on-year¹.

¹ China National Bureau of Statistics

As the first country that confronted COVID-19, China has become the first country to emerge from the economic downturn as business activities recover. The Chinese government's decisive response on the outbreak has enabled the country to contain COVID-19 swiftly, allowing China to resume economic activity by March. To ensure that the recovery is on track, the Chinese government showed its willingness to support the economy². In terms of fiscal policy to-date, the government announced a headline package of around 3.6 trillion yuan³ to reinvigorate businesses by supporting various pillars including infrastructure investment, the corporate sector and employment. Under the directive of the National Development and Reform Commission, local governments are expected to spend nearly RMB5 billion to stimulate consumption and encourage the digital transformation of retailing⁴. Under this concerted effort, the bleak economic data in January and February was subsequently followed by a much-improved performance from March onwards with the PMI rebounding to 50.9% by June 2020¹.

During the initial phase of the outbreak, CRCT responded promptly by working closely with authorities, putting in place precautionary measures – with safety and well-being of employees, tenants, shoppers at the centre of our efforts. With the release of the Chinese government's pro-business, pro-consumption policy stimulus, the outlook has improved and this recovery is expected to gain momentum. Nonetheless, short term volatility is expected to persist as the business environment adjusts and recovers. With retailers turning more cautious, demand for retail space might soften, creating pressure on rental reversion and occupancy in the near term. To encourage consumer spending at our malls, we will draw strength from our portfolio diversity and quality, remain focused on our proactive leasing strategy and leverage on our digitalisation strategy through our ecommerce platform and innovative marketing techniques to capture both online and offline spending.

Beijing Retail Market Update

For 1H 2020, Beijing's GDP contracted 3.2% year-on-year. Over the same period, urban disposable income increased 2.2% while expenditure per capita decreased 12.6% year-on-year. From January to June, retail sales of consumer goods decreased 16.3% year-on-year⁵.

No new supply entered the market in 1H 2020. Shopping centres that were under construction or renovation, rescheduled their launch. The city experienced an increase in new COVID-19 cases in June, which added further headwinds to the retail market⁶. However, calibrated measures taken by the government helped maintain normality in most of the city. The government managed to quell the flare-up from the second wave, with no new COVID-19 cases reported within 26 days⁷. Shopping mall operators are now better prepared to respond, taking on actions such as temporarily stopping offline marketing activities and using interactive virtual videos, also known as livestreaming, to reach out to the Chinese consumers. The outbreak has impacted some retailers more than others. Some retail tenants such as cinema operators have not received approval to reopen by the end of 1H 2020. Consequent to the challenging market, citywide vacancy rate increased 1.7% quarter-on-quarter and 3.5% year-on-year to 9.7% at the end of 1H 2020. Citywide shopping mall first-floor rents came in at RMB859.1 per sq m per month, with the rental index coming down 0.6% quarter-on-quarter and 0.1% year-on-year.

In 2H 2020, an additional 417,000 sq m of retail space is expected to come into the market. Retail operations and consumption have been gradually improving with the rental incentives and subsidies given out by the government. As sales continue to improve at shopping malls coupled with the government's efforts to lift the economy with favourable policies such as the consumption coupons, consumption in the city is poised to improve⁶.

Shanghai Retail Market Update

Shanghai's economy shrank 2.6% year-on-year for 1H 2020. Urban disposable income per capita rose 3.5% year-on-year while expenditure per capita decreased 11.0% year-on-year during the period. From January to June 2020, retail sales decreased 11.2% year-on-year⁸.

¹ China National Bureau of Statistics

² Allianz Global Investors, China is positioned to lead Asia's economic recovery from the coronavirus, 10 June 2020

³ South China Morning Post, Coronavirus: China unveils US\$500 billion fiscal stimulus, but refrains from going all-in, 22 May 2020

⁴ Cushman & Wakefield, Looking beyond COVID-19: Shanghai's double five shopping festival, 29 June 2020

⁵ Beijing Bureau of Statistics

⁶ Savills, Market in Minutes, Beijing Retail, July 2020

⁷ Bloomberg, Beijing proves a 2nd coronavirus wave doesn't have to mean a 2nd lockdown, 7 July 2020

⁸ Shanghai Bureau of Statistics

No new supply came online in 1Q 2020 and the launch date of future projects were delayed. Many stores in the city were forced to close for one to two months due to government measures, concerns for staff safety as well as lack of business. During this period, most restaurants launched food delivery services while supermarket retailers experienced a surge in business in response to home quarantine measures. General retailers such as education outlets leveraged on online platforms to offset the loss of income from physical stores⁹. Some shopping malls turned to livestreaming to sell products during the outbreak while others established up their online shopping platforms¹⁰. Citywide vacancy rates edged up 0.1% quarter-on-quarter to 8.5% while first-floor rents maintained at an average of RMB27.5 per sq m per day in 1Q 2020.

Normality gradually resumed towards the end of March with footfall to the malls increasing. Depending on the risk category, stores progressively reopened and operating hours lengthened as the number of new cases stayed low. Supported by recovering consumer confidence and the gradual resumption of work activity, the outlook for Shanghai retail remains positive as the sector continues to innovate rapidly to adapt to the challenges brought about by COVID-19⁹.

Guangzhou Retail Market Update

For 1H 2020, Guangzhou's economy shrank 2.7%. Retail sales from January to June 2020 decreased 10.4% year-on-year¹¹.

New shopping centres that were scheduled to debut postponed their opening. With no new supply entering the market, citywide total stock maintained at 5.4 million sq m by the end of 1Q 2020. Several retailers turned cautious and decreased their expansion budgets in Guangzhou in response to the near-term challenge, in particular the F&B brands. Among all the trade categories, the F&B sector was impacted the most as dine-in services were suspended, followed by the leisure and entertainment sector¹². The closure of several large-space retailers increased vacancy rate¹³ by 0.1% quarter-on-quarter, bringing occupancy to 91.4% while citywide average rent edged down 0.8% quarter-on-quarter to RMB740.7 per sq m per month at the end of the quarter.

Despite the delay in openings in 1Q 2020, Guangzhou's retail market is expected to see an influx of around one million sq m of supply for the remainder of 2020. This might lead to slight fluctuations in vacancy rates and moderating rental growth¹².

Chengdu Retail Market Update

Chengdu's 1H 2020 GDP grew 0.6% while urban per capita disposable income rose 4.3% year-on-year. Retail sales for the city declined 7.7% year-on-year for January to June 2020¹⁴.

One new project was launched during the quarter, bringing the city's total shopping mall stock to 6.0 million sq m. The weaker retail demand in 2Q 2020 can be attributable to rising costs with some brands choosing to consolidate their store presence and instead, increase their online penetration. As a result, citywide average vacancy rate increased 4.8% quarter-on-quarter, bringing occupancy rate to 89.9%. Generally, many brands are still optimistic about the Chengdu retail market with several renowned domestic and international brands making their debut in 2Q 2020. As most shopping malls experienced withdrawals during the quarter, citywide average first-floor shopping mall rent decreased slightly by 0.2% quarter-on-quarter to RMB431.2 per sq m per month¹⁵.

On account of the virus, some projects slated to be launched this year are likely to be postponed though around 800,000 sq m of supply is still expected to come on to market in 2020¹⁶. Similarly, the debut of some international brands could also be delayed in the short term although retail demand in Chengdu is expected to bounce back with brands accelerating new store openings as the effects of the pandemic abates¹⁷.

Wuhan Retail Market Update

For 1H 2020, Wuhan's GDP contracted 19.5%. Retail sales from January to June 2020 decreased 34.4% year-on-year¹⁸.

⁹ Savills, Asian Cities Report, Shanghai, 1H 2020

¹⁰ CBRE, Marketview, China 1Q 2020, May 2020

¹¹ Guangzhou Bureau of Statistics

¹² Savills, Market in Minutes, Guangzhou, April 2020

¹³ CBRE, Marketview, China 1Q 2020, May 2020

¹⁴ Chengdu Bureau of Statistics

¹⁵ Savills, Market in Minutes, Chengdu, July 2020

¹⁶ Cushman & Wakefield, Marketbeat, Chengdu Retail 1Q 2020

¹⁷ Savills, Market in Minutes, Chengdu, Apr 2020

¹⁸ Wuhan Bureau of Statistics

**CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT**

No retail project was launched in 2Q 2020. The upgrading and renovation of some malls led to the decline in overall city stock to 6.2 million sq m. Almost all retail projects resumed operations by the end of 1H 2020 with the exception of some children and experiential retailers. The decline in footfall led to the closure of some retail and F&B stores as well as the consolidation of international retail brands. Consequent to these developments, citywide vacancy rate rose 0.3% quarter-on-quarter to 6.8%. Average first-floor rent decreased to RMB294.5 per sq m per month, down 5.4% quarter-on-quarter and 12.1% as compared to end 2019. The downward pressure on rent is expected to continue throughout 2020.

In 2H 2020, some projects are expected to be postponed while others will open towards to the end of 2020. While brands will take a cautious stance on store openings in the short term, other popular F&B brands have taken this opportunity to expand further. In the longer run, the city's economy is expected to support the development of the retail sector. The operating capability of the landlords will be an important differentiating factor as footfall remain challenging in the near term. The new consumption model of online and offline integration will gain dominance, thereby upgrading the consumption experience in the city¹⁹.

11 Distribution

11(a) Current Financial Period

Any distribution declared for the current financial period? Yes.

Name of distribution : Distribution for 1 January 2020 to 30 June 2020

Distribution type : Tax exempt income distribution

Distribution rate : 3.02 cents per Unit

Par value of Units : Not meaningful

Tax rate : Tax exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders. No tax will be deducted from such distribution.

Remark : The tax exempt income distribution from 1 January 2020 to 30 June 2020 is expected to be funded from borrowing at the Trust level as well as internal cash flow from operations.

11(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes.

Name of distribution : Distribution for 1 January 2019 to 30 June 2019

Distribution type : Tax exempt income/Capital distribution

Distribution rate : 5.13 cents per Unit

Par value of Units : Not meaningful

11(c) Date payable : 28 September 2020

11(d) Book closure date : 7 August 2020

12 If no distribution has been declared/recommended, a statement to that effect

Not applicable.

¹⁹ Savills, Market in Minutes, Wuhan, July 2020

**CAPITALAND RETAIL CHINA TRUST
2020 HALF YEAR UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT**

13 If the Group has obtained a general mandate from Unitholders for Interested Person Transactions (“IPT”), the aggregate value of such transactions as required under Rule 920 (1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

The Group has not obtained a general mandate from Unitholders for IPT.

14 Confirmation pursuant to Rule 720(1) of the Listing Manual

The Manager confirms that It has procured undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7 of the Listing Manual of the Singapore Exchange Securities Limited (the “Listing Manual”), as required by Rule 720(1) of the Listing Manual.

15 Confirmation Pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the Manager which may render the unaudited interim financial results of the Group and Trust (comprising the statement of financial position as at 30 June 2020, statement of total return and distribution statement, statement of cash flow and statement of movements in Unitholders’ funds for the six months ended on that date), together with their accompanying notes, to be false or misleading, in any material respect.

On behalf of the Board of the Manager

Mr Lim Cho Pin Andrew Geoffrey
Director

Mr Tan Tze Wooi
Chief Executive Officer / Director

This release may contain forward-looking statements that involve risks and uncertainties. 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, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, 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 current view of management on future events.

BY ORDER OF THE BOARD
CAPITALAND RETAIL CHINA TRUST MANAGEMENT LIMITED
(Company registration no. 200611176D)
(as Manager of CapitalLand Retail China Trust)

Chuo Cher Shing
Company Secretary
29 July 2020