



For immediate release
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NEWS RELEASE

CapitaMalls Asia acquires remaining 50.0% stakes in Minhang Plaza and Hongkou Plaza in Shanghai

Singapore, 18 August 2011 – CapitaMalls Asia Limited is pleased to announce today that it has entered into conditional agreements whereby it will acquire the remaining 50.0% stakes each in Minhang Plaza and Hongkou Plaza in Shanghai for about US\$789.0 million (S\$949.7 million) in total. Together with its associates, CapitaMalls Asia will have full interests in these two integrated developments. The proposed acquisitions are subject to the relevant governmental approvals.

Minhang Plaza

CapitaMalls Asia will acquire a 50.0% stake in Minhang Plaza for US\$262.6 million (S\$316.0 million), based on 100.0% property price of RMB3,383.7 million (S\$632.1 million). Minhang Plaza has been independently valued at RMB3,386.0 million* (S\$632.5 million). CapitaMalls Asia currently owns a 15.0% interest in Minhang Plaza through its 30.0% stake in CapitaRetail China Incubator Fund, which currently owns 50.0% of the development. Following the acquisition, CapitaMalls Asia's effective stake in Minhang Plaza will be increased to 65.0%. Minhang Plaza successfully opened in June, and currently has about 98.0% committed leases.

Minhang Plaza is strategically located in the centre of Minhang district, south-west of Shanghai. It is situated near the district government office and is surrounded by high-density mid- to high-end residential communities. The tenants in the mall include Tesco, CK Jeans, BreadTalk, Starbucks, Charles & Keith, Adidas Original and Häagen-Dazs.

* As at 30 June 2011.

Hongkou Plaza

CapitaMalls Asia will also acquire a 50.0% stake in Hongkou Plaza for US\$526.4 million (S\$633.7 million), based on 100.0% property price of RMB6,784.4 million (S\$1,267.3 million). Hongkou Plaza has been independently valued at RMB6,842.0 million* (S\$1,278.1 million). CapitaMalls Asia currently owns a 22.5% interest in Hongkou Plaza through its 45.0% stake in CapitaMalls China Income Fund, which currently owns 50.0% of the development. Following the acquisition, CapitaMalls Asia's effective stake in Hongkou Plaza will be 72.5%. Hongkou Plaza will be opening later this year, and currently has about 90.0% committed leases.

Hongkou Plaza commands a strategic location as a transportation hub in the city. It is directly connected to two metro lines (Lines 3 and 8). It is also an alighting point for six bus lines. The development is opposite the Hongkou Football Stadium, a major landmark in the north-east of Shanghai popular for football matches and large-scale concerts and shows.

Construction of the development is close to completion. The tenants in the mall will include Gap, ZARA, Carrefour, Pull & Bear, Levi's, Charles & Keith and Adidas.

Mr Lim Beng Chee, CEO of CapitaMalls Asia, said: "These acquisitions will deepen our presence and leasing strength in Shanghai to capitalise on the expected growth in the retail and office sectors, and we have seen strong commitment from tenants for both malls."

"For Minhang Plaza, we expect that after a year of its opening, we should achieve a yield of at least 5.0% for the mall while Hongkou Plaza is targeting at least 4.0% yield. The successful opening of these two malls is a testament to our leading leasing network, competitiveness and execution capabilities as a team. The acquisition prices of about RMB23,000 (S\$4,296) and RMB31,000 (S\$5,791) per square metre of gross floor area respectively for Minhang Plaza and Hongkou Plaza are relatively attractive considering the strategic locations and the clarity of the operating cash flow."

"The additional rental income from these two large malls will start contributing to our bottom-line for the rest of this year. We remain positive on China and Shanghai's strong economic fundamentals. With these acquisitions, China will account for about 42.0%¹ of CapitaMalls Asia's total property portfolio by property value."

* As at 30 June 2011.

¹ On an effective interest basis.

CapitaMalls Asia has six shopping malls in Shanghai, including Minhang Plaza and Hongkou Plaza. The others are Raffles City Shanghai and CapitaMall Qibao (which are already operational), and an integrated development in Luwan as well as Raffles City Changning (which are under development). CapitaMalls Asia now has a total of 54 shopping malls in 34 cities in China, of which 40 are operational while the other 14 are under development.

Details of the two integrated developments

Minhang Plaza

Overall	A prime development comprising an eight-storey shopping mall and a 32-storey office tower. The shopping mall comprises four storeys above ground and two basement levels (Basements 1 & 2) with retail space, and another two basement levels (Basements 3 & 4) with car park spaces.
Location	At the junction of Humin Road and Xinsong Road in Xinzhuang, centre of Minhang District, Shanghai.
Site area	30,464 sq m
Total gross floor area ("GFA")	197,908 sq m
GRA	Retail: 88,736 sq m Office: 58,107 sq m Total: 146,843 sq m
Retail net lettable area ("NLA")	59,405 sq m
Car park	1,350 spaces
Land use tenure	50 years, expiring on 30 December 2053.

Hongkou Plaza

Overall	A prime development comprising an 11-storey shopping mall and a 24-storey office tower. The shopping mall comprises six storeys above ground and three basement levels (Basements 1, 2 & 3) with retail space, and another two basement levels (Basements 4 & 5) with car park spaces.
Location	Located opposite Hongkou Football Stadium along Xijiangwan Road in Hongkou District, Shanghai. Connected to metro Lines 3 and 8, and is an alighting point for six bus lines.
Site area	28,696 sq m
Total GFA	280,006 sq m
GRA	Retail: 170,266 sq m Office: 50,515 sq m Total: 220,781 sq m
Retail NLA	92,609 sq m

Car park	1,100 spaces
Land use tenure	50 years, expiring on 29 September 2057.

About CapitaMalls Asia (www.capitamallsasia.com)

CapitaMalls Asia Limited is one of the largest listed shopping mall developers, owners and managers in Asia by total property value of assets and geographic reach. CapitaMalls Asia has an integrated shopping mall business model encompassing retail real estate investment, development, mall operations, asset management and fund management capabilities. It has interests in and manages a pan-Asian portfolio of 95 shopping malls across 50 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$25.6 billion and a total GFA of approximately 75.6 million sq ft.

Shopping malls in the portfolio include ION Orchard and Plaza Singapura – which are located in one of the world’s most famous shopping streets, Orchard Road – Raffles City Singapore and Clarke Quay in Singapore. Our landmark shopping malls in China are CapitaMall Xizhimen and CapitaMall Wangjing in Beijing; Raffles City Beijing and Raffles City Shanghai.

The portfolio also includes Gurney Plaza in Penang, Malaysia; Vivit Square in Tokyo, Japan; as well as Forum Value Mall in Bangalore, India. CapitaMalls Asia’s principal business strategy is to invest in, develop and manage a diversified portfolio of real estate used primarily for retail purposes in Asia, and to strengthen its market position as a leading developer, owner and manager of shopping malls in Asia.

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