



(Constituted in the Republic of Singapore pursuant to a trust deed dated 29 October 2001 (as amended))

## ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, CapitaMall Trust Management Limited (the **Company**), as manager of CapitaMall Trust (**CMT**), and manager of CMT, the **Manager**), wishes to announce that the Manager has obtained independent valuations as at 30 June 2014 for all properties owned by CMT, with the exception for Westgate which was valued as at 2 May 2014. CMT has a 30.0% interest in Westgate through its holdings in Infinity Mall Trust.

The valuations for Plaza Singapura, Lot One Shoppers' Mall, Bukit Panjang Plaza, Rivervale Mall, Sembawang Shopping Centre, The Atrium@Orchard, Clarke Quay and Westgate were conducted by CBRE Pte. Ltd. while valuations for Tampines Mall, Junction 8 Shopping Centre, Funan DigitaLife Mall, IMM Building, Bugis Junction, JCube and Bugis+ were done by Knight Frank Pte Ltd. The valuations are shown with their preceding valuations as follows:

<b>Owner</b>	HSBC Institutional Trust Services (Singapore) Limited as trustee of CMT		
	S\$ million		
Description of Property	Valuation as at 30 June 2014	Valuation as at 31 December 2013	Variance
<b>Tampines Mall</b> 4 Tampines Central 5	889.0	852.0	37.0
<b>Junction 8 Shopping Centre</b> 9 Bishan Place	654.0	636.0	18.0
<b>Funan DigitaLife Mall</b> 109 North Bridge Road	360.0	358.0	2.0
<b>IMM Building</b> 2 Jurong East Street 21	632.0	632.0	-
<b>Plaza Singapura</b> 68 Orchard Road	1,221.0	1,168.0	53.0
<b>Bugis Junction</b> 200 Victoria Street	928.0	901.0	27.0
<b>Sembawang Shopping Centre</b> 604 Sembawang Road	103.0	96.0	7.0
<b>JCube</b> 2 Jurong East Central 1	330.0	360.0	(30.0)
<b>Lot One Shoppers' Mall</b> 21 Choa Chu Kang Avenue 4	497.0	485.0	12.0

<b>Owner</b>	HSBC Institutional Trust Services (Singapore) Limited as trustee of CMT
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	<b>S\$ million</b>		
<b>Description of Property</b>	<b>Valuation as at 30 June 2014</b>	<b>Valuation as at 31 December 2013</b>	<b>Variance</b>
<b>Bukit Panjang Plaza</b> (90 out of 91 strata lots) 1 Jelebu Road	280.0	274.0	6.0
<b>Rivervale Mall</b> 11 Rivervale Crescent	116.0	115.0	1.0
<b>The Atrium@Orchard</b> 60A and 60B Orchard Road	725.0	722.0	3.0
<b>Clarke Quay</b> 3A/B/C/D/E River Valley Road	358.0	347.0	11.0
<b>Bugis+</b> 201 Victoria Street	335.0	330.0	5.0

<b>Owner</b>	JG Trustee Pte. Ltd. (as trustee of Infinity Mall Trust)
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	<b>S\$ million</b>		
<b>Description of Property</b>	<b>Valuation as at 2 May 2014<sup>1</sup></b>	<b>Valuation as at 31 December 2013</b>	<b>Variance</b>
<b>Westgate</b> 3 Gateway Drive	1,064.0 <sup>2</sup>	1,054.0	10.0

Footnotes:

- (1) The valuation of Westgate as at 2 May 2014 has been published in CapitaMalls Asia Limited's circular to its shareholders dated 9 May 2014.
- (2) The value reflected in this announcement is the valuation for the retail component of the integrated development and CMT's 30.0% interest amounts to S\$319.2 million.

Copies of the valuation reports for the above properties are available for inspection at the Manager's registered office at 39 Robinson Road, #18-01 Robinson Point, Singapore 068911 during normal business hours for three months from the date of this Announcement. Prior appointment would be appreciated.

BY ORDER OF THE BOARD  
CapitaMall Trust Management Limited  
(Company registration no. 200106159R)  
As manager of CapitaMall Trust

Goh Mei Lan  
Company Secretary  
23 July 2014

**Important Notice**

The value of units in CMT (**Units**) and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the Singapore Exchange Securities Trading Limited (the **SGX-ST**). It is intended that unitholders of CMT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CMT is not necessarily indicative of the future performance of CMT.