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## **CAPITAMALLS ASIA LIMITED**

**凱德商用產業有限公司\***

(Singapore Company Registration Number: 200413169H)  
(Incorporated in the Republic of Singapore with limited liability)

**(Hong Kong Stock Code: 6813)**

**(Singapore Stock Code: JS8)**

## **OVERSEAS REGULATORY ANNOUNCEMENT**

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Please refer to the next page for the document which has been published by CapitaMalls Asia Limited (the "**Company**") on the website of the Singapore Exchange Securities Trading Limited on 18 July 2014.

BY ORDER OF THE BOARD  
**CapitaMalls Asia Limited**  
**Tan Lee Nah**  
Company Secretary

Hong Kong, 18 July 2014

*As at the date of this announcement, the board of directors of the Company comprises Mr Ng Kee Choe (Chairman and non-executive director); Mr Lim Beng Chee as executive director; Mr Lim Ming Yan and Mr Lim Tse Ghow Olivier as non-executive directors; and Mr Sunil Tissa Amarasuriya, Tan Sri Amirsham A Aziz, Dr Loo Choon Yong, Mrs Arfat Pannir Selvam, Mr Bob Tan Beng Hai and Professor Tan Kong Yam as independent non-executive directors.*

*\* For identification purposes only*

Notice of Valuation of Real Assets::CapitaMall Trust - "Asset Valuation"

Issuer & Securities

<b>Issuer/ Manager</b>	CAPITAMALLS ASIA LIMITED
<b>Securities</b>	CAPITAMALLS ASIA LIMITED - SG1Z05950543 - JS8

Announcement Details

<b>Announcement Title</b>	Notice of Valuation of Real Assets
<b>Date &amp; Time of Broadcast</b>	18-Jul-2014 07:27:28
<b>Status</b>	New
<b>Announcement Sub Title</b>	CapitaMall Trust - "Asset Valuation"
<b>Announcement Reference</b>	SG140718OTHRN5EY
<b>Submitted By (Co./ Ind. Name)</b>	Tan Lee Nah
<b>Designation</b>	Company Secretary
<b>Description (Please provide a detailed description of the event in the box below)</b>	CapitaMalls Asia Limited's subsidiary, CapitaMall Trust Management Limited, the manager of CapitaMall Trust, has today issued an announcement on the above matter, as attached for your information.

Additional Details

<b>Valuation Details</b>				
<b>Date of Valuation</b>	<b>Name of the Valuer</b>	<b>Description of Property</b>	<b>Valuation Currency</b>	<b>Valuation Amount</b>
30/06/2014	CBRE Pte. Ltd.	Please refer to the attached announcement for details of the property.	Singapore Dollar	3078000000
<b>Valuation of Reports available for inspection at address during office hours</b>		39 Robinson Road, #18-01 Robinson Point, Singapore 068911		
<b>Reports available till date</b>		17/10/2014		
<b>Additional Information</b>		Please refer to the attached announcement for further details of the valuation.		
<b>Attachments</b>		<a href="#">CMTRCSValuation.pdf</a> Total size =77K		

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(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 an independent valuation as at 30 June 2014 for Raffles City Singapore. CMT has a 40.0% interest in Raffles City Singapore through its holding in RCS Trust.

The valuation for Raffles City Singapore was conducted by CBRE Pte. Ltd. and is as follows:

<b>Owner</b>	HSBC Institutional Trust Services (Singapore) Limited as trustee-manager of RCS Trust
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<b>Description of Property</b>	<b>Valuation (S\$ million)</b>
<b>Raffles City Singapore</b> 250 & 252 North Bridge Road, 2 Stamford Road and 80 Bras Basah Road	3,078.0 <sup>1</sup>

Footnote:

1. As Raffles City Singapore is an integrated development, the value reflected in this announcement is the total value of the integrated development and CMT's 40.0% interest in Raffles City Singapore amounts to S\$1,231.2 million.

Copy of the valuation report for the above property is 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  
18 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.