









CapitaLand Mall Trust

CAPITALAND MALL TRUST

Proposed Merger with CapitaLand Commercial Trust
22 January 2020

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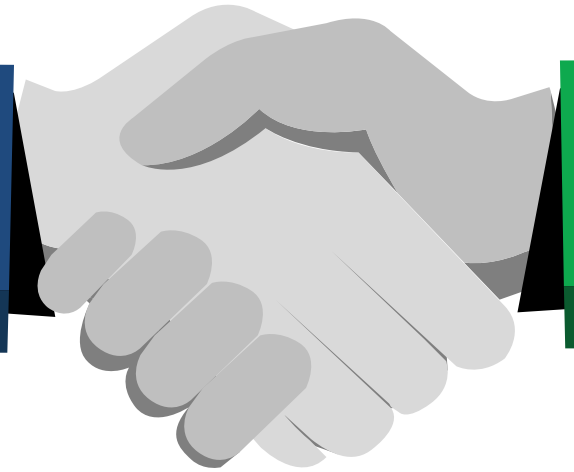
Transaction overview



Bedok Mall

A transformative Merger

CMT Best-in-class Singapore retail REIT



CCT Best-in-class Singapore office REIT

S$11.8bn
Property value

15
Properties

Merged Entity

S$22.9bn
Property value

24
Properties

(Merged Entity will own 100% of Raffles City Singapore)

S$11.1bn
Property value

10
Properties

Transaction overview

Transaction structure	▪ Merger to be effected through the acquisition by CapitaLand Mall Trust ("CMT") of all the issued and paid-up units ("CCT Units") of CapitaLand Commercial Trust ("CCT") held by unitholders of CCT ("CCT Unitholders") by way of a trust scheme of arrangement ("Trust Scheme")
Key highlights	▪ Unitholders of CMT ("CMT Unitholders") and CCT Unitholders to benefit from a pro forma DPU accretive transaction
Permitted distribution	▪ CMT Unitholders and CCT Unitholders to continue receiving Permitted Distributions until Effective Date

Scheme Consideration

~88% Consideration Units(1)

0.720

new CMT Units per CCT Unit

+

~12% Cash consideration(2)

S$0.2590

in cash per CCT Unit

Scheme Consideration of S$2.1238 per CCT Unit and implied gross exchange ratio of 0.820x(3)

Notes:

(1) The number of Consideration Units which each CCT Unitholder will be entitled to pursuant to the Trust Scheme, based on the number of CCT Units held by such CCT Unitholder as at the Books Closure Date, will be rounded down to the nearest whole number, and fractional entitlements shall be disregarded in the calculation of the aggregate Consideration Units to be issued to any CCT Unitholder pursuant to the Trust Scheme.

(2) The aggregate Cash Consideration to be paid to each CCT Unitholder shall be rounded to the nearest S$0.01.

(3) Illustrative value of Consideration Units is S$1.8648 assuming new units in CMT ("CMT Units") valued at issue price of S$2.59 per Consideration Unit.

Proxy for Singapore commercial real estate

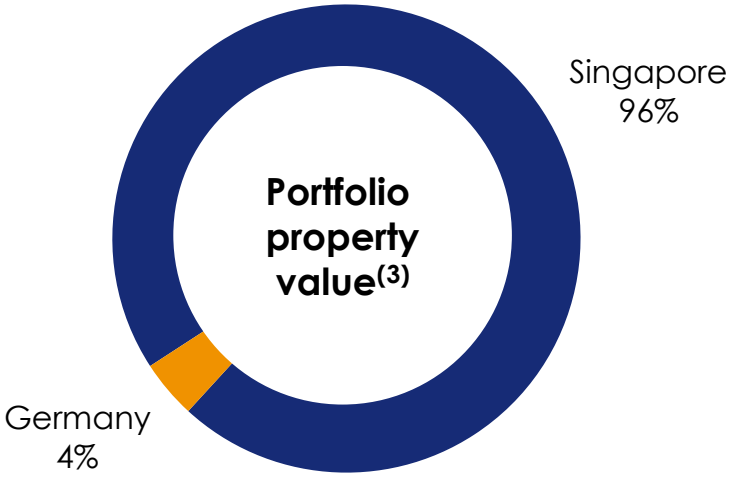
24
Properties[1]

10.4m sq ft
Net Lettable Area[2]

S$22.9bn
Portfolio property value[3]

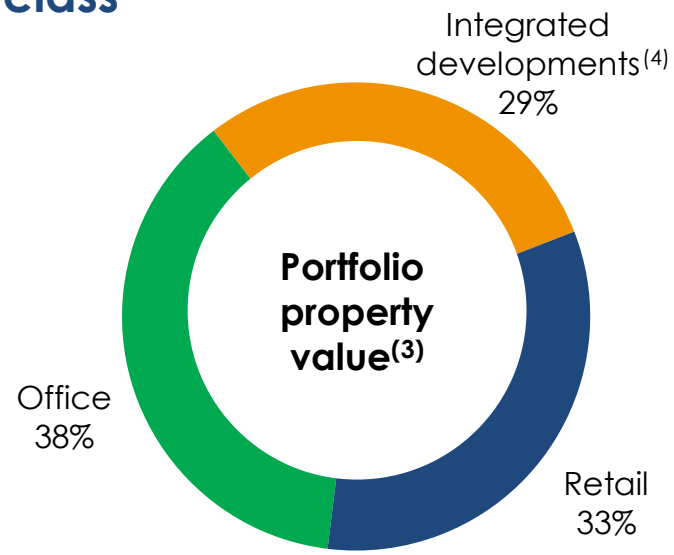
~99%
Occupancy

Portfolio property value by geography



- Predominantly Singapore focused with up to 20% overseas in developed countries

Portfolio property value by asset class



- Balanced portfolio comprising office, retail and integrated developments

Notes:
(1) Merged Entity will own 100% of Raffles City Singapore.
(2) Based on total Net Lettable Area ("NLA"), including retail, office and warehouse as at 31 December 2019. Excludes CapitaSpring, currently under development and targeted for completion in 1H 2021.
(3) Based on valuation as of 31 December 2019.
(4) Integrated developments includes Raffles City Singapore, Plaza Singapura, The Atrium@Orchard, Funan and CapitaSpring.

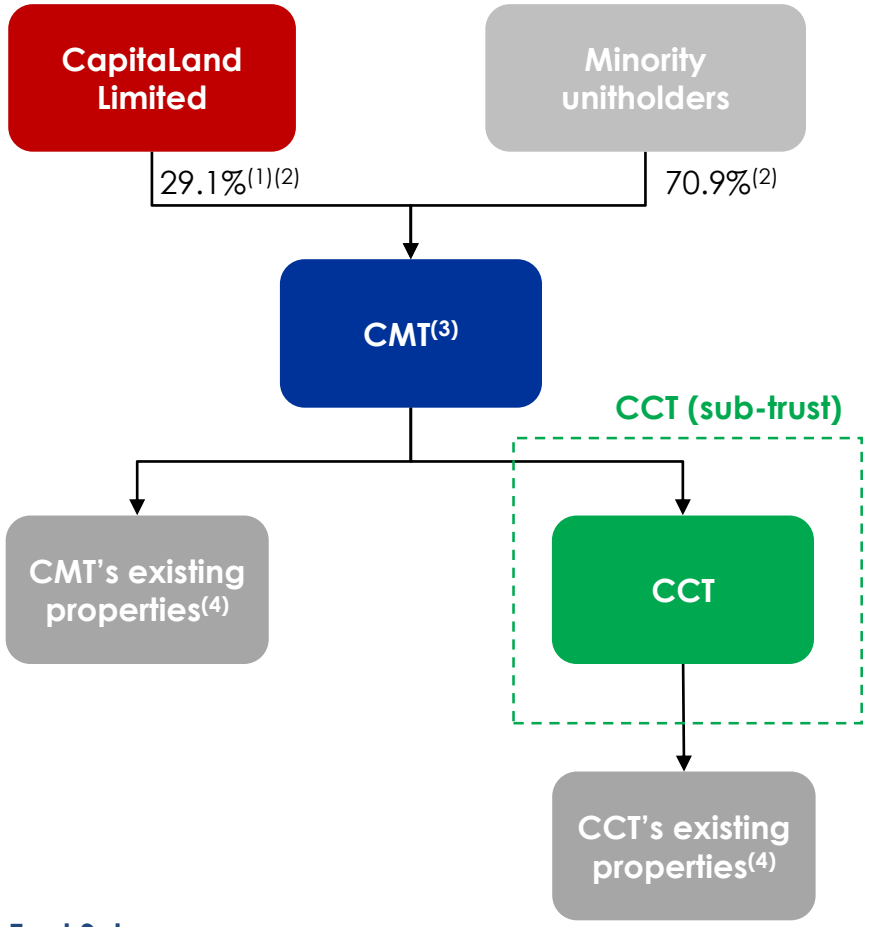
Investment focus and holding structure

Investment focus

Income producing assets



Holding structure



Notes:
(1) Through its wholly-owned subsidiaries including the CMT Manager.
(2) Illustrative pro forma unitholding structure based on latest available information as at 21 January 2020.
(3) New and redeveloped properties to adopt CMT fee structure, including existing CCT properties that may be redeveloped following the Merger.
(4) Current CMT and CCT fee structures to be retained for existing properties, including CapitaSpring during development period.

Simplified group structure for illustration only. Assuming completion of the Merger and the Trust Scheme.

Rationale and benefits to unitholders



Rationale and benefits to Unitholders

Creation of the proxy for Singapore commercial real estate market



1. **Leadership:** Best-in-class portfolio supported by a stronger and more efficient platform
2. **Growth:** Better positioned to explore larger opportunities with a broader investment focus
3. **Resilience:** Enhanced resilience and stability through market cycles
4. **Accretion:** DPU and NAV accretive to CMT Unitholders[1]

Note:
(1) Based on the pro forma financial information for CMT for FY2019.

Leadership: Growing from strength to strength

CMT Best-in-class Singapore retail REIT

- Balanced portfolio of downtown and suburban malls
- Market-leading scale and consistently high portfolio occupancy
- Excellent connectivity to major transport hubs
- GRESB 2019 – Sector Leader in Asia, "Retail-Listed"

CCT Best-in-class Singapore office REIT

- Dominant footprint of prime quality offices in Singapore CBD
- Largest Grade A Singapore CBD portfolio with occupancy consistently above market
- Diverse tenant mix with well spread lease expiry profile
- GRESB 2019 4-star

Committed to Sustainability

RETAIL



TAMPINES MALL



FUNAN



RAFFLES CITY SINGAPORE



CAPITASPRING



CAPITAGREEN

OFFICE

Leadership: Merged Entity will be the third largest REIT in APAC

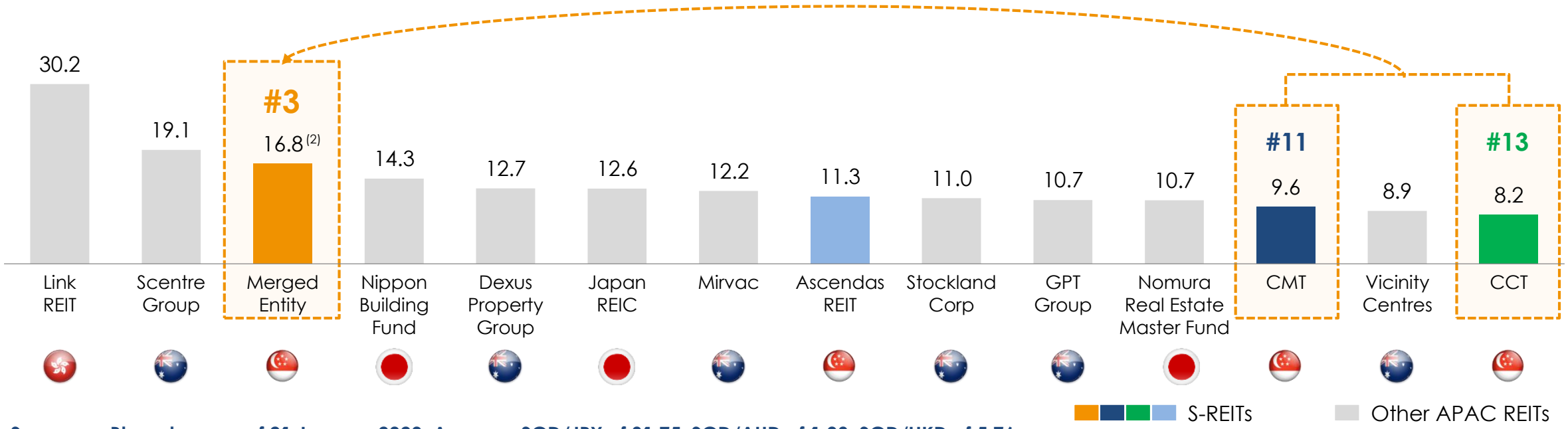
- Greater visibility may drive higher trading liquidity and potential for positive re-rating

Top REITs in APAC by market capitalisation

(S$bn)

Largest REIT in Singapore(1)(2)

#3 largest REIT in APAC(1)(2)



Source: Bloomberg as of 21 January 2020. Assumes SGD/JPY of 81.75, SGD/AUD of 1.08, SGD/HKD of 5.76.

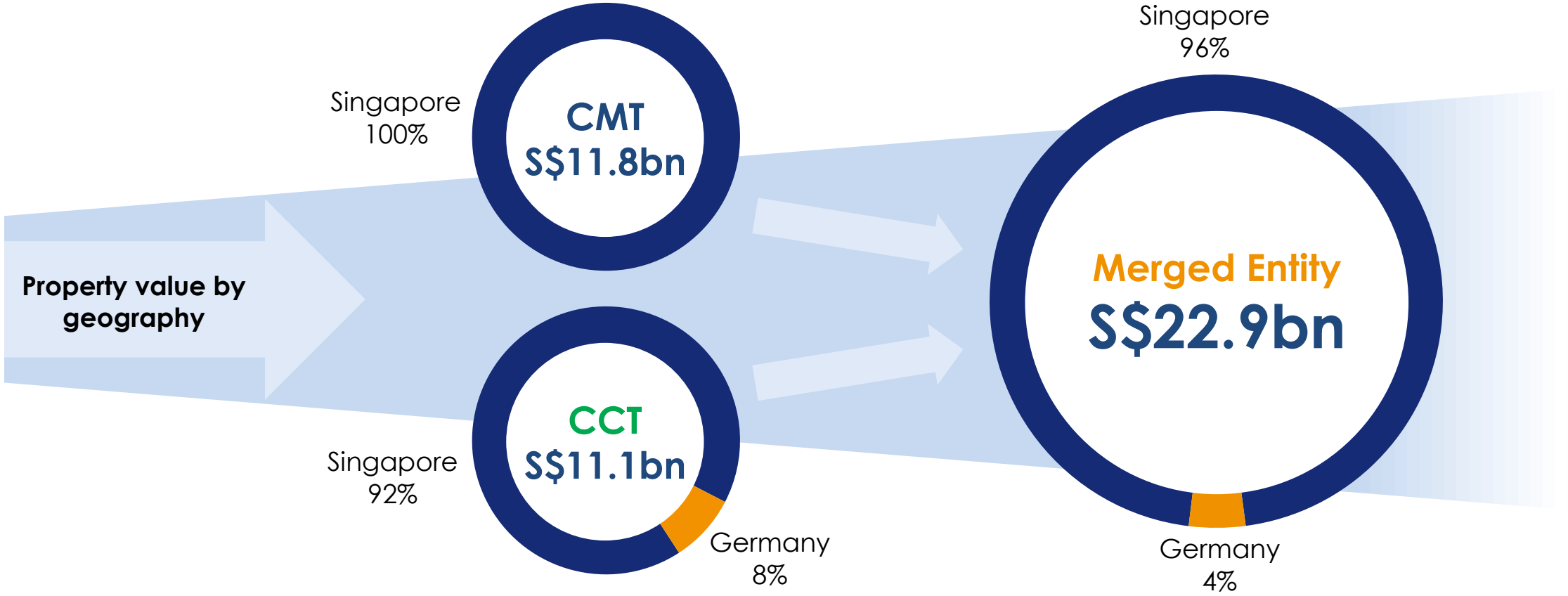
Notes:

(1) By market capitalisation as at 21 January 2020.

(2) Illustrative market capitalisation of Merged Entity calculated as the sum of (i) the market capitalisation of CMT of S$9.6bn as at 21 January 2020; (ii) the portion of the Scheme Consideration to be satisfied by new CMT Units based on a gross exchange ratio of 0.820x; and (iii) the value of the acquisition fee to be issued in new CMT Units at S$2.59 per CMT Unit.

Growth: Enhanced ability to take on larger transactions across geographies

- Predominantly Singapore focused
- Up to S$4.6bn of potential overseas acquisitions in developed countries assuming 20% overseas exposure



Note: **Property valuation as of 31 December 2019.**

Growth: Capitalise on combined domain expertise

- CMT and CCT have proven track records in consistently repositioning their portfolios
- Merged Entity will be able to seek integrated developments more proactively, in addition to its existing retail and office opportunities

Funan

Transformation into an aspirational lifestyle destination



GFA before redevelopment: ~482,000 sq ft

Retail
100%(1)



GFA after redevelopment: ~889,000 sq ft

Retail
57%(1)

Office
29%(1)

Co-living
14%(1)

CapitaSpring

Incorporating 'future of work' features and redefining work, live and play experience

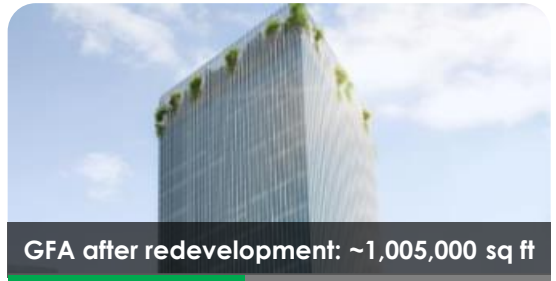


GFA before redevelopment: ~127,000 sq ft

Carpark and ancillary retail
50%(1)

Office
28%(1)

Food centre
22%(1)



GFA after redevelopment: ~1,005,000 sq ft

Office
75%(1)

Serviced residence
14%(1)

Ancillary retail
6%(1)

Food centre
5%(1)

Note:
(1) By Gross Floor Area ("GFA").

Growth: Better positioned to leverage future real estate trends

- Commercial development is trending towards integrated projects due to increased focus on land use intensification and greater attractiveness of integrated developments

Scarcity of land drives intensification of land use

More Singapore GLS[1] earmarked for mixed-use[2]

(sqm)

~85,800
GLS sites sold (2016-19)[4]

~22,800
GLS sites sold (2012-15)[3]

Growing trend in global gateway cities to optimise use of scarce land in prime locations



Barangaroo, Sydney



Canary Wharf, London

Attractive proposition of integrated developments

- Captive ecosystem creates a more vibrant development, supported by a sustainable work-live-play culture
- Attractive proposition for both tenants and consumers given the comprehensive and complementary offerings



Source: Urban Redevelopment Authority.

Notes:

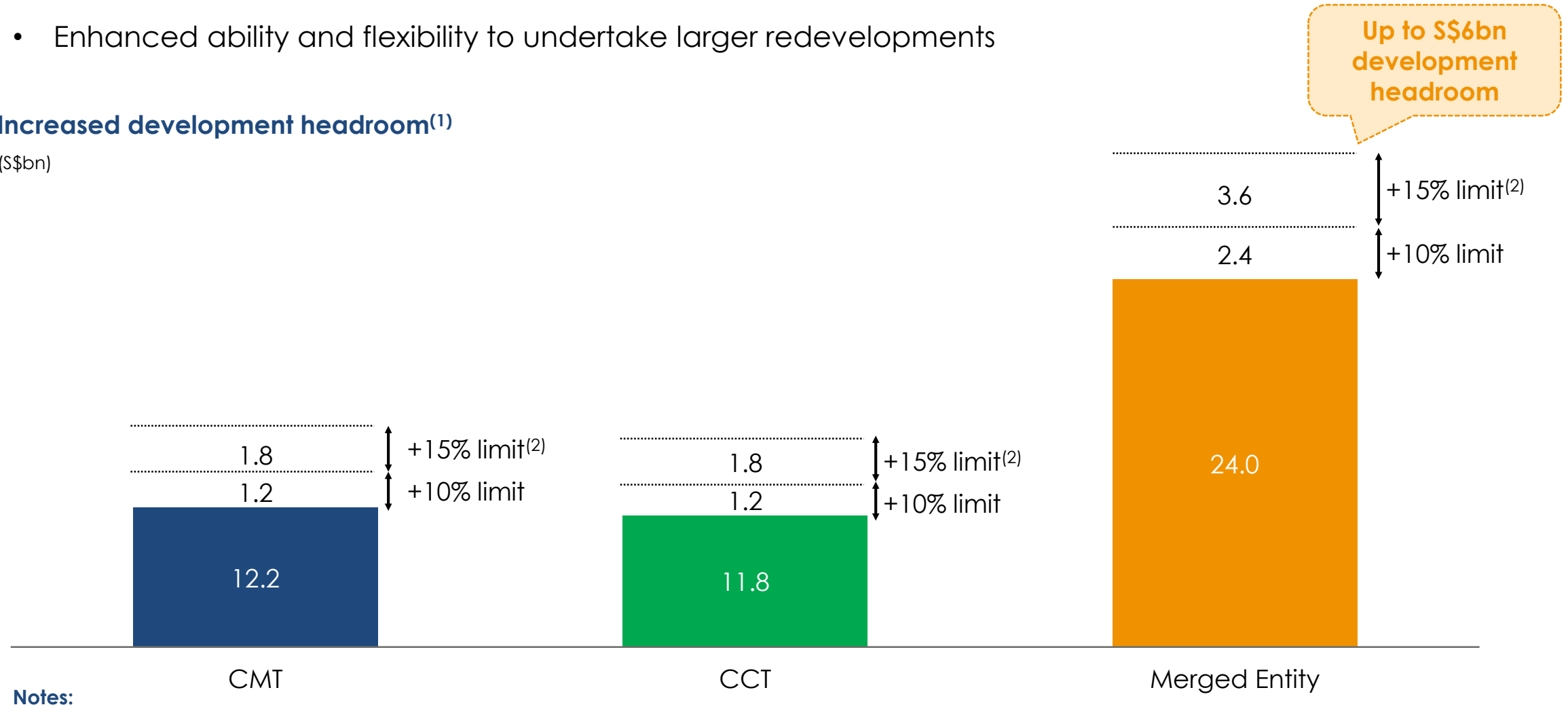
(1) GLS refers to Government Land Sales.
(2) Refers to government land sales sites which fall under "white site" and "commercial and residential" development codes.
(3) Sites include Thomas Road / Irrawaddy Road white site and Meyappa Chettiar Road commercial and residential site.
(4) Sites include Bukit Batok West Avenue 6, Holland Road, and Sengkang Central commercial and residential sites, and Central Boulevard white site.

Growth: Higher development headroom

- Enhanced ability and flexibility to undertake larger redevelopments

Increased development headroom[1]

(S$bn)



Notes:

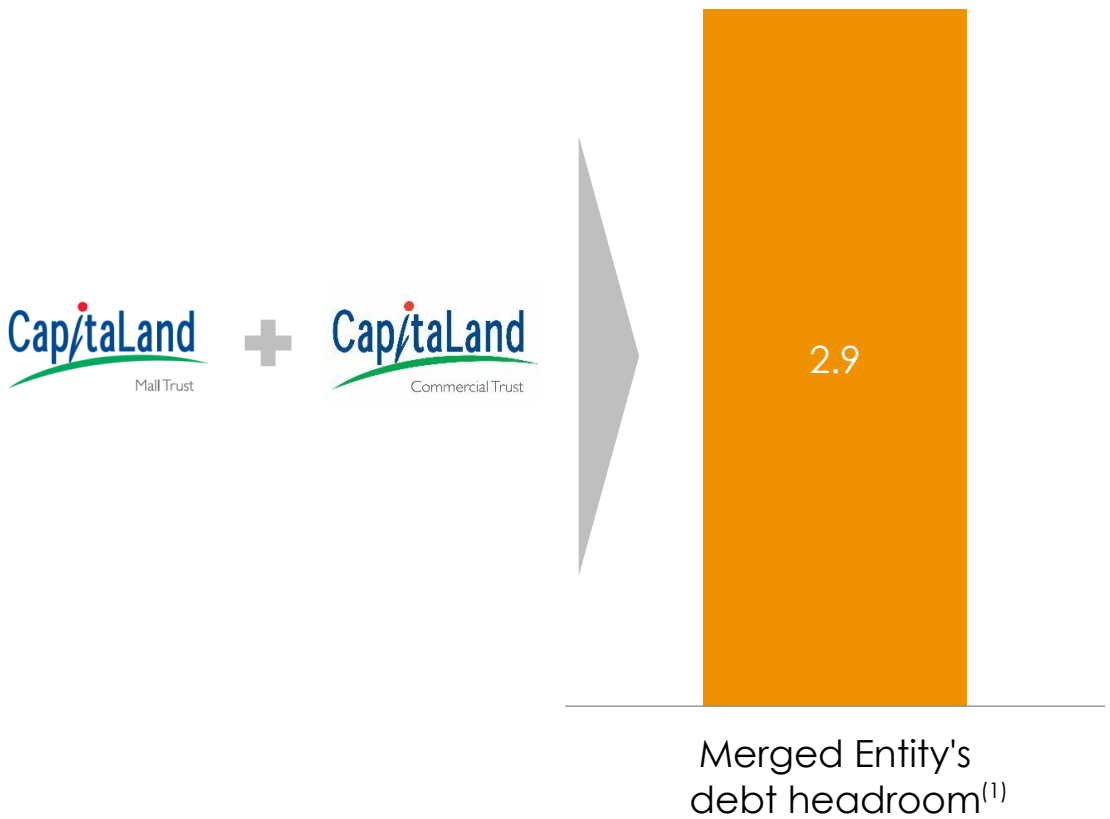
(1) **Headroom calculated based on percentage of the deposited property of CMT, CCT and the Merged Entity respectively, with the deposited property of the Merged Entity based off the aggregate deposited property of CMT and CCT.**

(2) **Subject to the approval of CMT Unitholders and CCT Unitholders.**

Growth: Enhanced financing headroom and flexibility

Greater funding capacity

(S$bn)



BIGGER

Funding capacity allows Merged Entity to act more swiftly and provide certainty of financing for third party acquisitions

STRENGTHENED

Position to capture opportunistic accretive investments

ENHANCED

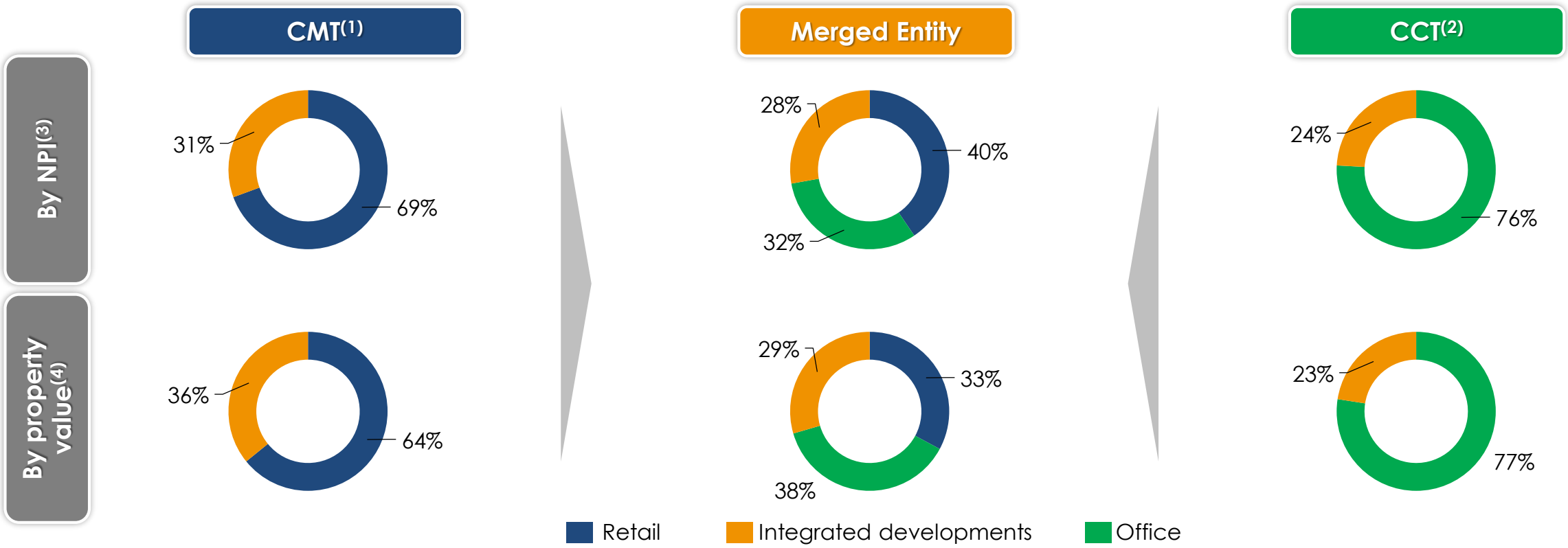
Ability and flexibility to undertake larger transactions, portfolio enhancement and reconstitution initiatives

Note:

(1) Debt headroom calculated based on a regulatory aggregate leverage limit of 45.0% under the Property Funds Appendix.

Resilience: Stability through cycles

- More balanced exposure across retail, office and integrated developments



Notes:

(1) Integrated developments includes Raffles City Singapore (40.0% interest), Plaza Singapura, The Atrium@Orchard and Funan.

(2) Integrated developments includes Raffles City Singapore (60.0% interest), and CapitaSpring.

(3) Based on the Net Property Income ("NPI") of all the properties of CMT, CCT or the Merged Entity (as the case may be) for FY2019, including pro rata contribution from joint ventures.

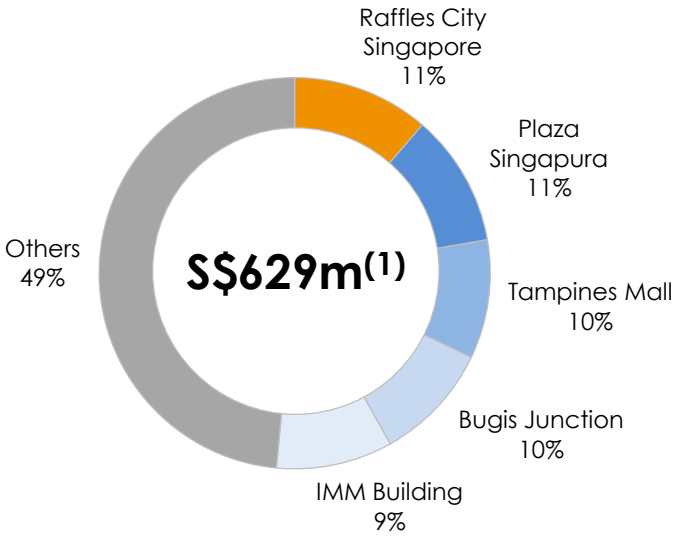
(4) Based on valuation as of 31 December 2019 of all the properties of CMT, CCT or the Merged Entity (as the case may be), including pro rata contribution from joint ventures.

Resilience: Reduced single asset concentration risk

- NPI contribution of top 5 assets decreases to 43% post-Merger

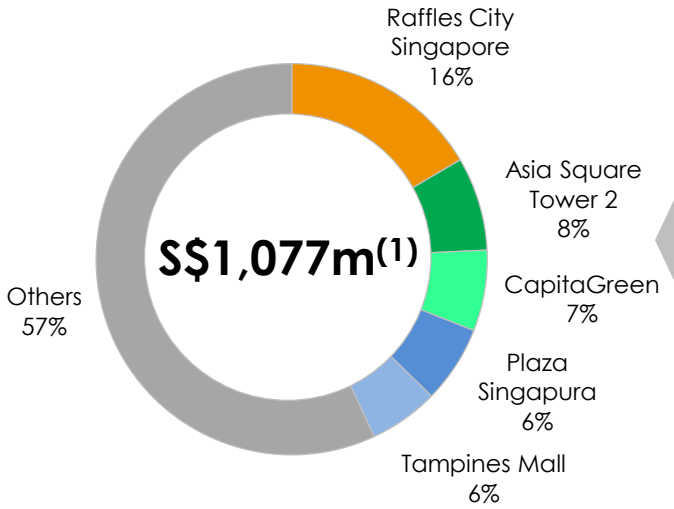
NPI contribution by asset (%)

CMT



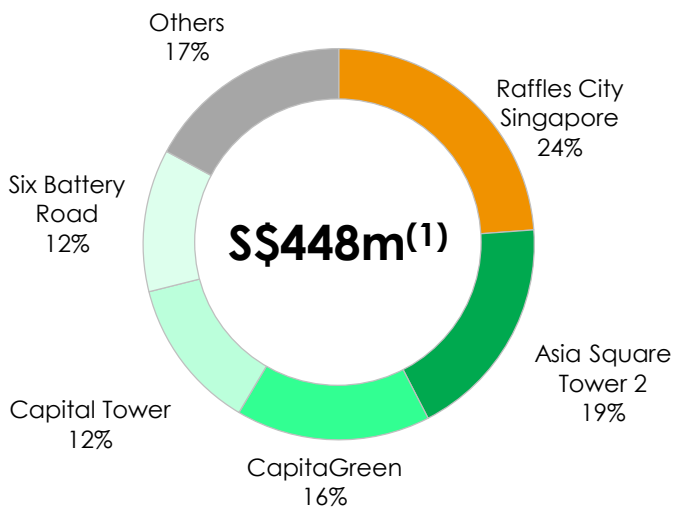
Top 5 NPI contribution: 51%

Merged Entity



Top 5 NPI contribution: 43%

CCT



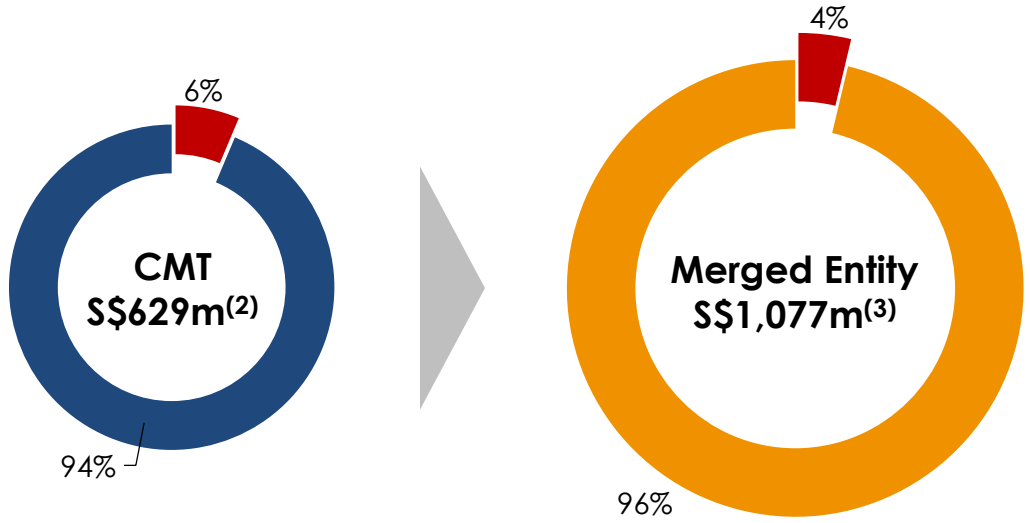
Top 5 NPI contribution: 83%

Note:
(1) Based on the NPI for FY2019 including pro rata contribution from joint ventures.

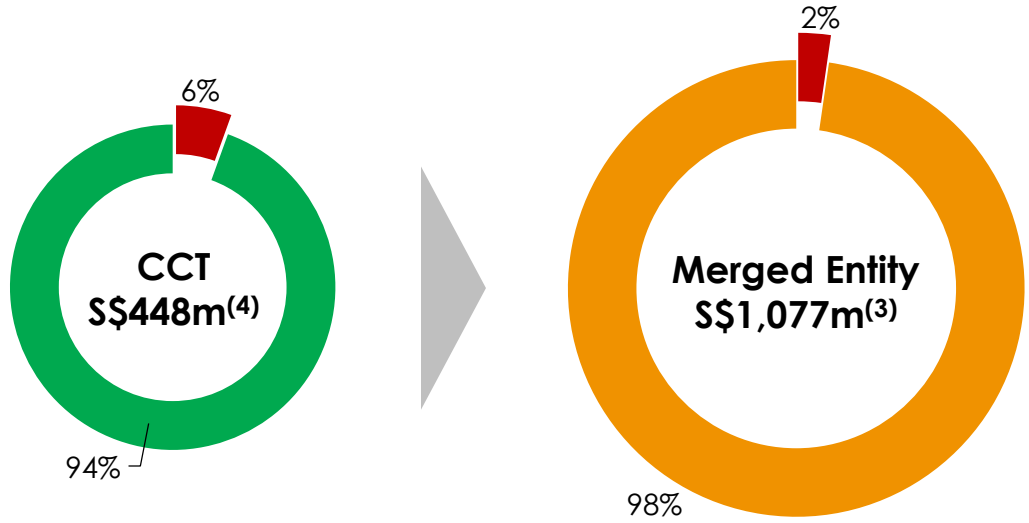
Resilience: Increased flexibility to undertake portfolio rejuvenation and redevelopment

- Reduced income impact from AEI or redevelopment

Illustrative NPI impact from redevelopment of S$1bn asset(1)



Illustrative NPI impact from AEI of 21 Collyer Quay



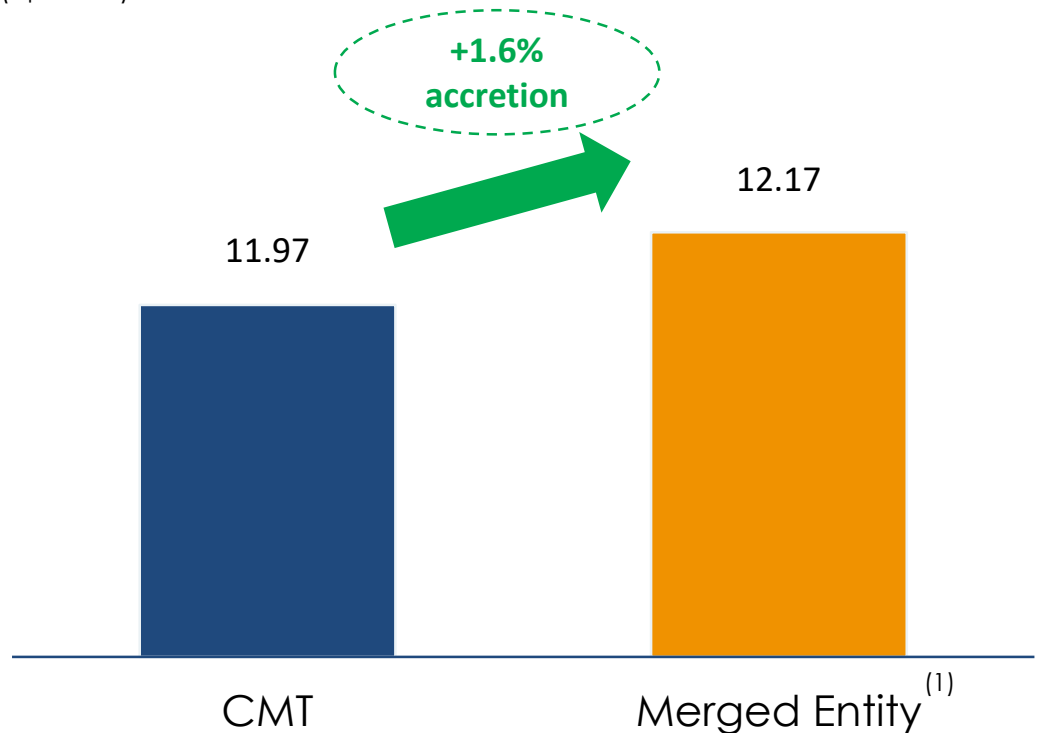
Refers to NPI impact from AEI or redevelopment

Notes: "AEI" refers to Asset Enhancement Initiatives.
(1) Loss of NPI calculated by applying an illustrative 4.0% NPI yield on the S$1bn asset valuation.
(2) Based on the NPI for FY2019 for CMT including pro rata contribution from joint ventures.
(3) Based on the combined NPI for FY2019 for CMT and CCT including pro rata contribution from joint ventures.
(4) Based on the NPI for FY2019 for CCT including pro rata contribution from joint ventures.

Accretion: DPU and NAV accretive to CMT Unitholders

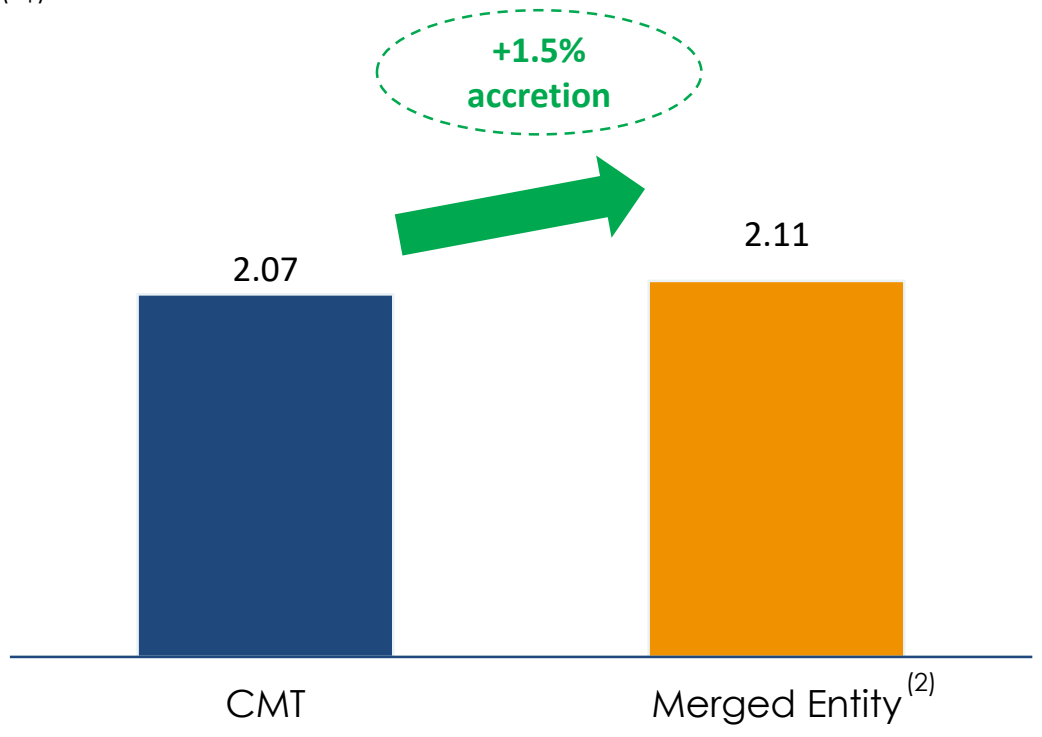
FY2019 – Pro forma DPU accretion

(S$ Cents)



FY2019 – Pro forma NAV per unit accretion

(S$)



Note: The pro forma DPU accretion percentage and pro forma NAV per unit accretion percentage are computed based on actual figures and not based on figures that were subject to rounding (as shown in the diagram above).

(1) Merged Entity's FY2019 pro forma DPU adjusted for (i) full year contribution from Main Airport Center which is based on the unaudited financial information for the period from 18 September 2019 to 31 December 2019, extrapolated to 365 days and adjusted for the finance cost effects in relation to the acquisition; (ii) additional S$1,021.1m was drawn down on 1 January 2019 to fund the Cash Consideration and Transaction Costs of the Merger at an effective interest rate of 2.75% per annum; (iii) assumes 50.0% of the management fee associated with the Merged Entity for FY2019 will be paid in CMT Units resulting in an additional 10.7 million new CMT Units issued at an illustrative issue price of S$2.59 per unit; (iv) 21.5 million new CMT Units issued at an illustrative issue price of S$2.59 per unit as the acquisition fee payable to the CMT Manager in relation to the Merger; and (v) 2,777.5 million Consideration Units (as defined herein) issued at the price of S$2.59 per Consideration Unit.

(2) (i) Excludes CMT's distribution income for the period 1 October 2019 to 31 December 2019 and CCT's distribution income for the period 29 July 2019 to 31 December 2019; (ii) assumes additional S$1,021.1 million was drawn down on 1 January 2019 to fund the Cash Consideration and Transaction Costs of the Merger at an effective interest rate of 2.75% per annum; (iii) assumes the premium over NAV of CCT is written off; (iv) assumes the Transaction Costs of the Merger are excluded; and (v) assumes 50.0% of the management fee associated with the Merged Entity for FY2019 will be paid in CMT Units resulting in an additional 10.7 million new CMT Units issued at an illustrative issue price of S$2.59 per unit; (vi) 21.5 million new CMT Units issued at an illustrative issue price of S$2.59 per unit as the acquisition fee payable to the CMT Manager in relation to the Merger; and (vii) 2,777.5 million Consideration Units (as defined herein) issued at the price of S$2.59 per Consideration Unit.

Merger to build a stronger and more efficient platform for the future

Merged Entity the way forward

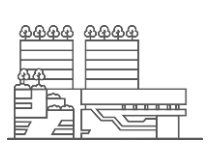
Investment focus and key value creation strategy

GEOGRAPHY FOCUS

- Predominantly **Singapore** focused with up to **20%** in **developed countries**(1)

SECTOR FOCUS

- Continue to invest in



Retail



Office



Integrated developments

VALUE CREATION STRATEGY

1. **Organic growth**: Drive higher occupancy and rent initiatives
2. **Development**: Unlock value through redevelopment and AEIs
3. **Acquisition**: Continue to grow through accretive acquisitions
4. **Portfolio reconstitution and prudent capital management**

Note:
(1) By portfolio property value.

Creation of the #3 largest REIT in APAC



CapitaLand Integrated Commercial Trust

LEADERSHIP

Best proxy for Singapore commercial real estate

GROWTH

Unmatched balance sheet and development headroom with multiple drivers of growth

RESILIENCE

Most balanced and diversified commercial portfolio

Approvals required



Unitholder approvals required for CMT

	Approvals	Requirements
1	**Amendment of trust deed**[1] (Extraordinary resolution)	• At least 75% of the total number of votes cast[2]
2	**Merger** (Ordinary resolution)	• More than 50% of the total number of votes cast[2] • CapitaLand Limited and its associates will abstain from voting
3	**Issuance of new CMT units as part of the consideration for the Merger** (Ordinary resolution)	• More than 50% of the total number of votes cast[2] • CapitaLand Limited and its associates will abstain from voting

Resolutions 2 and 3 are inter-conditional, and are conditional on Resolution 1

Resolution 1 is not conditional on Resolutions 2 and 3 being passed

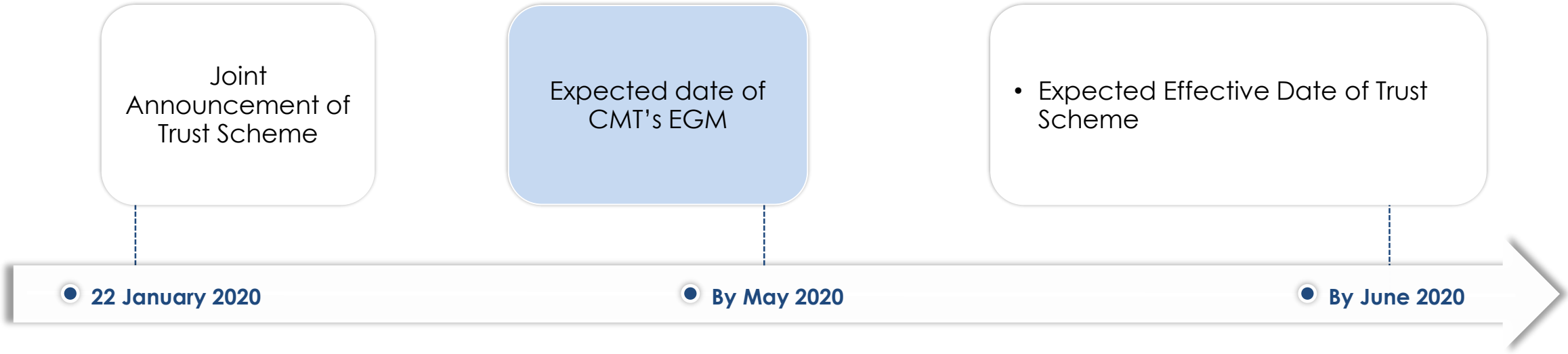
Notes:
(1) This is to change the threshold for the issue of units outside of the general mandate from extraordinary resolution to ordinary resolution.
(2) Based on CMT Unitholders present and voting either in person or by proxy at the EGM.

Indicative timeline



Bukit Panjang Plaza

Indicative timetable



Note: **The timeline above is indicative only and subject to change. Please refer to future SGXNET announcement(s) by CMT Manager for the exact dates of these events.**











CapitaLand Mall Trust

Thank you

Appendix A



Clarke Quay

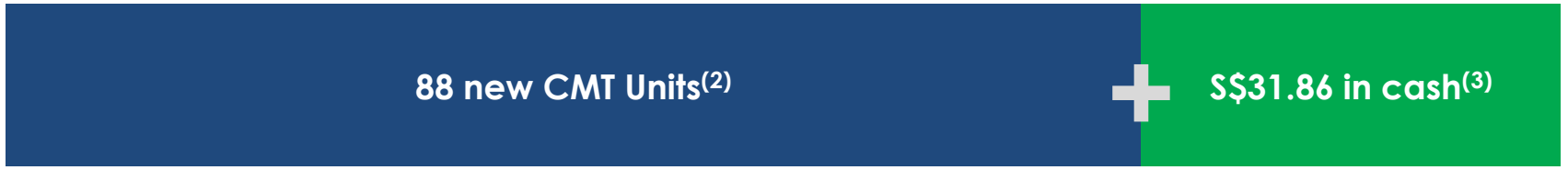
The Scheme Consideration

The Scheme Consideration shall be satisfied by 0.720 new CMT Units per CCT Unit and S$0.2590 in cash per CCT Unit



Illustrative scenario - Unitholder A holds 123 CCT Units as at the Books Closure Date

If the Trust Scheme becomes effective in accordance with its terms, Unitholder A will receive:



123 x 0.720 ≈ 88 new CMT Units
(rounded down to the nearest whole number(2))

123 x S$0.2590 ≈ S$31.86
(rounded to the nearest S$0.01(3))

Notes:

(1) **Computed by multiplying the illustrative value of one new CMT Unit at the issue price of S$2.59 by 0.720.**

(2) **The number of Consideration Units which each CCT Unitholder will be entitled to pursuant to the Trust Scheme, based on the CCT Units held by such CCT Unitholder as at the Books Closure Date, will be rounded down to the nearest whole number, and fractional entitlements shall be disregarded in the calculation of the aggregate Consideration Units to be issued to any CCT Unitholder pursuant to the Trust Scheme.**

(3) **The aggregate Cash Consideration to be paid to each CCT Unitholder shall be rounded to the nearest S$0.01.**

Appendix B

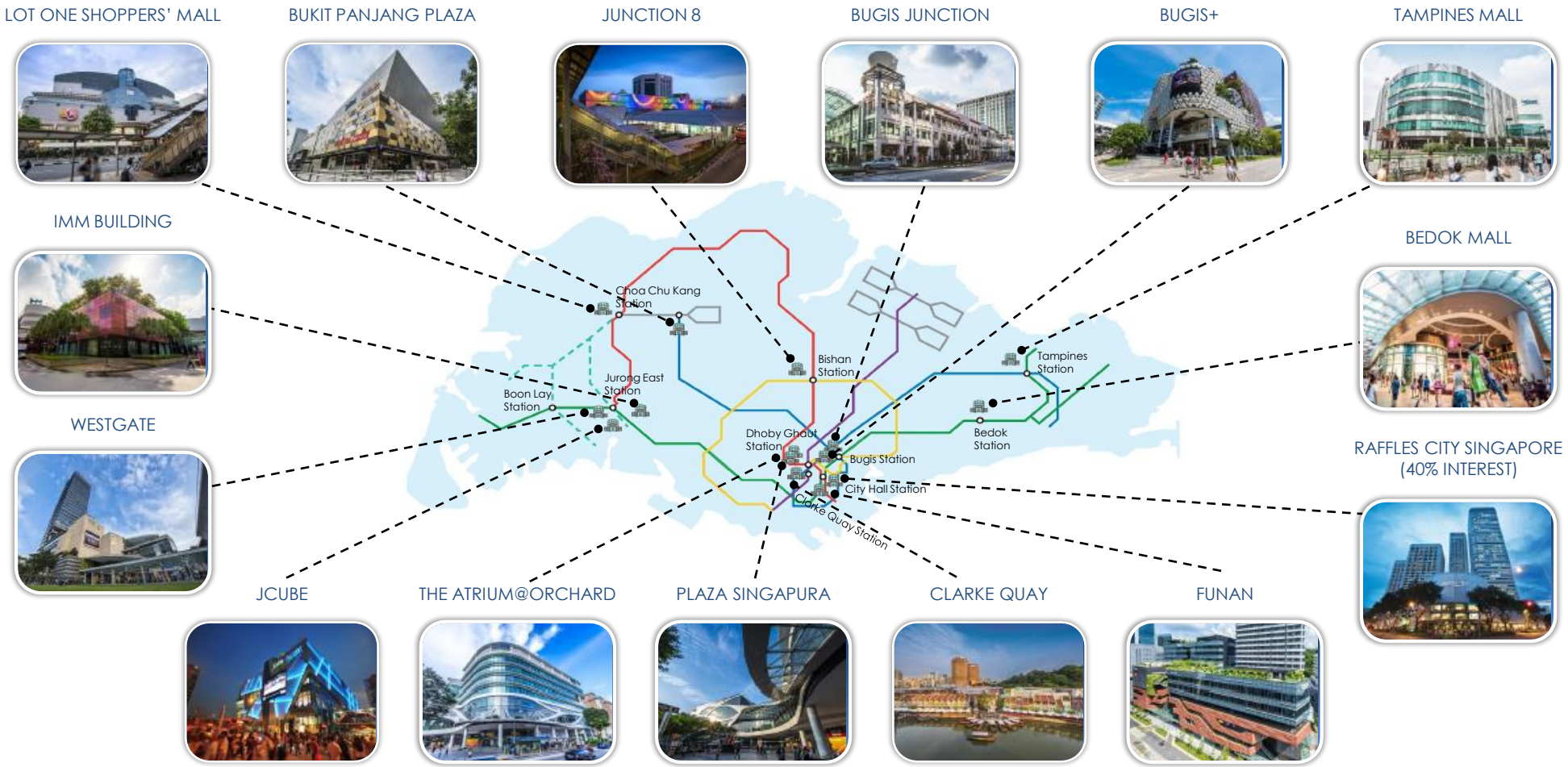
CMT portfolio details



Tampines Mall

Portfolio of well located and connected retail properties …

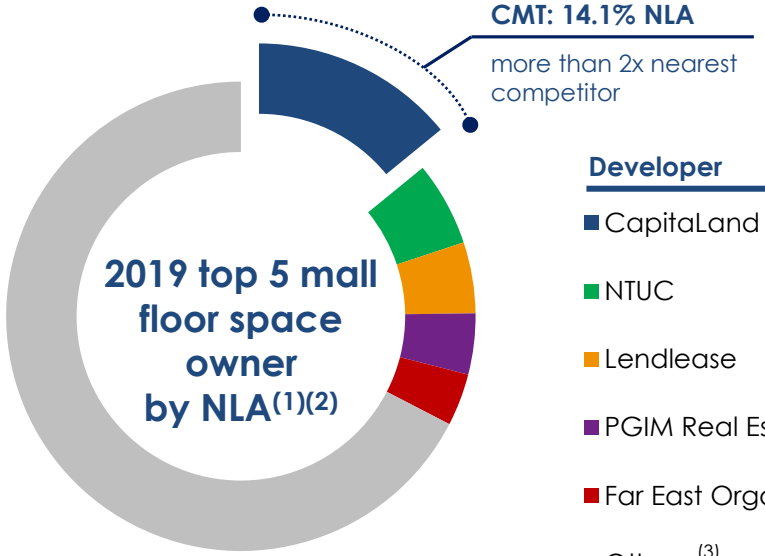
- Balanced portfolio of downtown and suburban malls
- Excellent connectivity to public transport and population catchments



… complete with market-leading scale and healthy occupancy

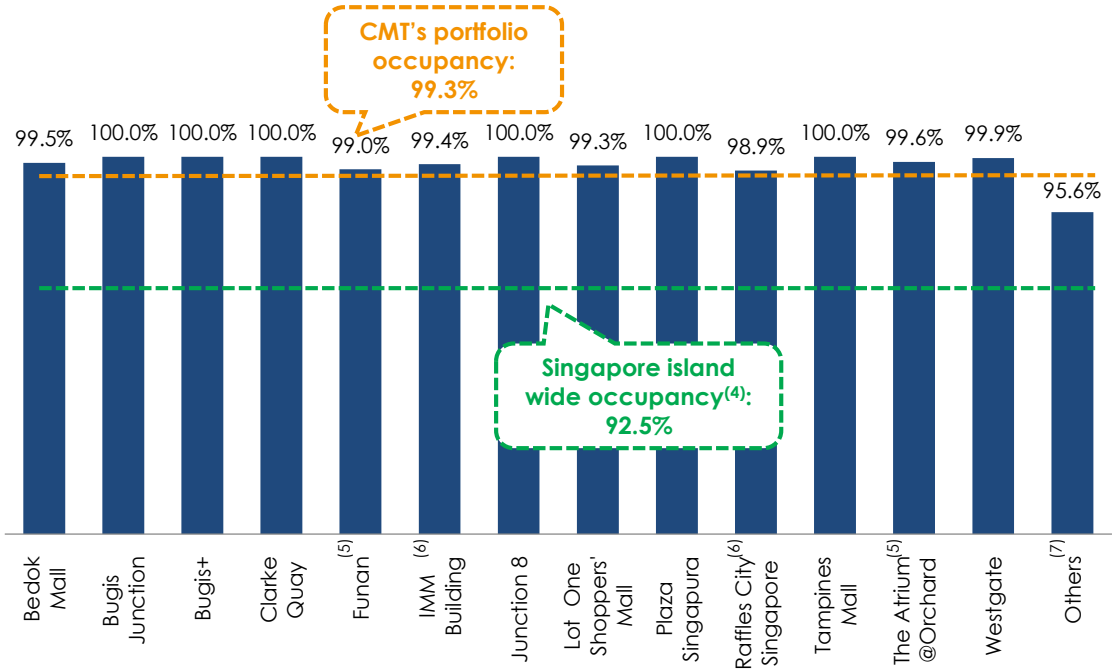
- CMT is the largest shopping mall owner in Singapore owning 14.1% of malls greater than 100,000 sq ft NLA
- Consistently high occupancy rate across all assets demonstrated by high portfolio occupancy of 99.3%

Share of major shopping mall floor space in Singapore by owner (1) (2)



Developer	Share
CapitaLand Mall Trust	14.1%
NTUC	5.8%
Lendlease	4.9%
PGIM Real Estate	4.2%
Far East Organisation	3.6%
Others (3)	67.4%

Higher than Singapore island wide occupancy(4)



Source: Cistri, URA.
Notes: Committed occupancy as at 31 December 2019.
(1) Malls (leasehold and strata) with NLA of 100,000 sq ft and above as at end 2019. Floor space shares accounts for ownership stakes.
(2) Fund manager treated as a single owner. REITs and sponsors treated as separate owners.
(3) Includes ownership stakes in malls owned by CapitaLand.
(4) Based on URA island wide retail space vacancy rate for 3Q 2019.
(5) Includes retail and office leases.
(6) Based on retail leases only.
(7) Other assets include (i) JCube and (ii) Bukit Panjang Plaza.

CMT property portfolio details







	Tampines Mall	Junction 8	IMM Building	Plaza Singapura	Bugis Junction
Address	4 Tampines Central 5	9 Bishan Place	2 Jurong East Street 21	68 Orchard Road	200 Victoria Street
NLA (sq ft)	356,228	254,209	963,174	484,154	396,604
Leasehold expiring	31-August-2091	31-August-2090	22-January-2049	Freehold	9-September-2089
Committed occupancy	100.0%	100.0%	99.4%(1)	100.0%	100.0%
Valuation (31 Dec 2019)	S$1,085.0m	S$799.0m	S$675.0m	S$1,349.0m	S$1,106.0m

Note:
(1) Based on retail leases only.

CMT property portfolio details (cont'd)







	JCube	Lot One Shoppers' Mall	Bukit Panjang Plaza	The Atrium@Orchard	Clarke Quay
Address	2 Jurong East Central 1	21 Choa Chu Kang Avenue 4	1 Jelebu Road	60A and 60B Orchard Road	3 River Valley Road
NLA (sq ft)	206,938	227,671	163,625	385,332	293,248
Leasehold expiring	28-February-2090	30-November-2092	30-November-2093	14-August-2107	12-January-2089
Committed occupancy	95.6%(1)	99.3%	95.6%(1)	99.6%	100.0%
Valuation (31 Dec 2019)	S$288.0m	S$537.0m	S$330.0m	S$764.0m	S$414.0m

Note:
(1) Reported as combined occupancy between Jcube and Bukit Panjang Plaza.

CMT property portfolio details (cont'd)







	Bugis+	Bedok Mall	Westgate	Funan	Raffles City Singapore[1]
Address	201 Victoria Street	311 New Upper Changi Road	3 Gateway Drive	107 and 109 North Bridge Road	250/252 North Bridge Road; 2 Stamford Road; 80 Bras Basah Road
NLA (sq ft)	214,408	222,469	410,535	531,922	808,717 (Office: 381,317, Retail: 427,400)
Leasehold expiring	29-September-2065	20-November-2110	28-August-2110	11-December-2078	15-July-2078
Committed occupancy	100.0%	99.5%	99.9%	99.0%	98.9%[2]
Valuation (31 Dec 2019)	S$357.0m	S$794.0m	S$1,131.0m	S$775.0m	S$3,384.0m (100.0%) S$1,353.6m (40.0%)

Note:
(1) Metrics shown on 100% basis. CMT owns 40% of Raffles City Singapore.
(2) Based on retail space only. Office occupancy is at 97.2% while retail occupancy is at 98.9%.

Appendix C

CCT portfolio details



The Atrium@Orchard

Portfolio of high quality office properties …

- CCT is the largest owner of Grade A assets in Singapore CBD, with a quality portfolio of high occupancy

1 Capital Tower



Lease expiry: 31 Dec 2094
Committed occupancy: 100%

2 Asia Square Tower 2



Lease expiry: 2 Mar 2107
Committed occupancy: 95.4%

3 CapitaGreen

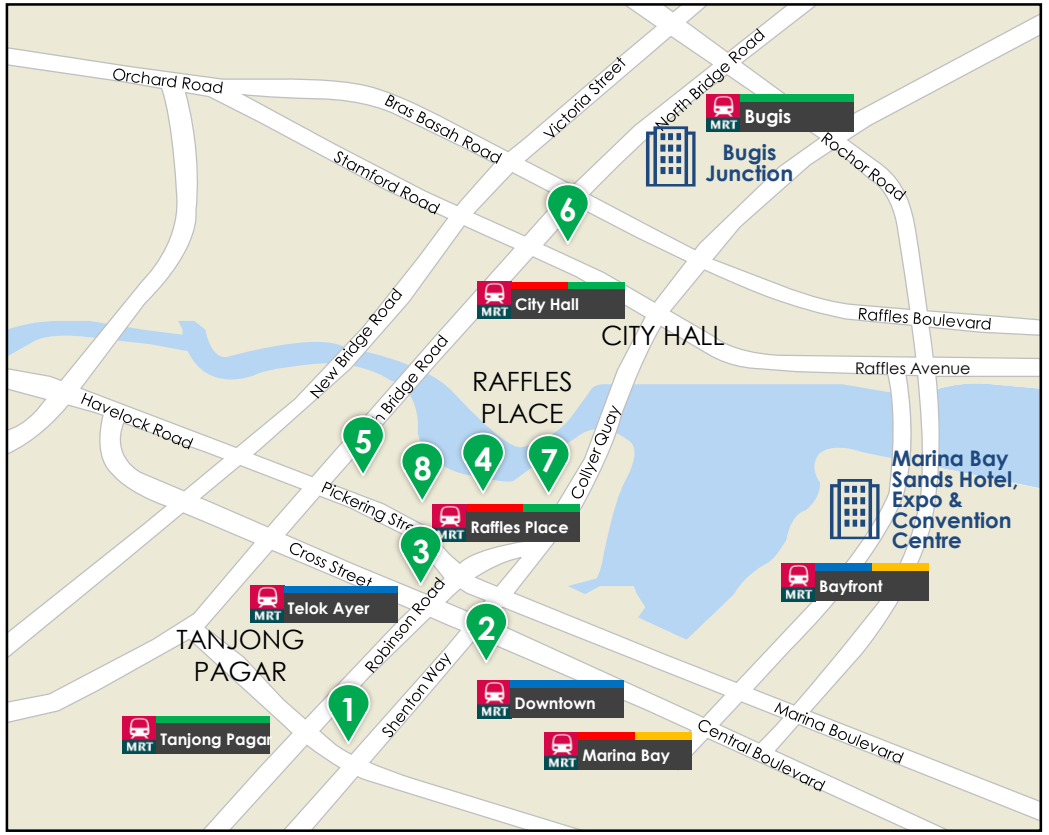


Lease expiry: 31 Mar 2073
Committed occupancy: 100%

4 Six Battery Road



Lease expiry: 19 Apr 2825
Committed occupancy: 98.8%



5 One George Street(1)



Lease expiry: 21 Jan 2102
Committed occupancy: 100%

6 Raffles City Singapore(2)



Lease expiry: 15 Jul 2078
Committed occupancy: 98.1%

7 21 Collyer Quay



Lease expiry: 18 Dec 2849
Committed occupancy: 100%

8 CapitaSpring(3)



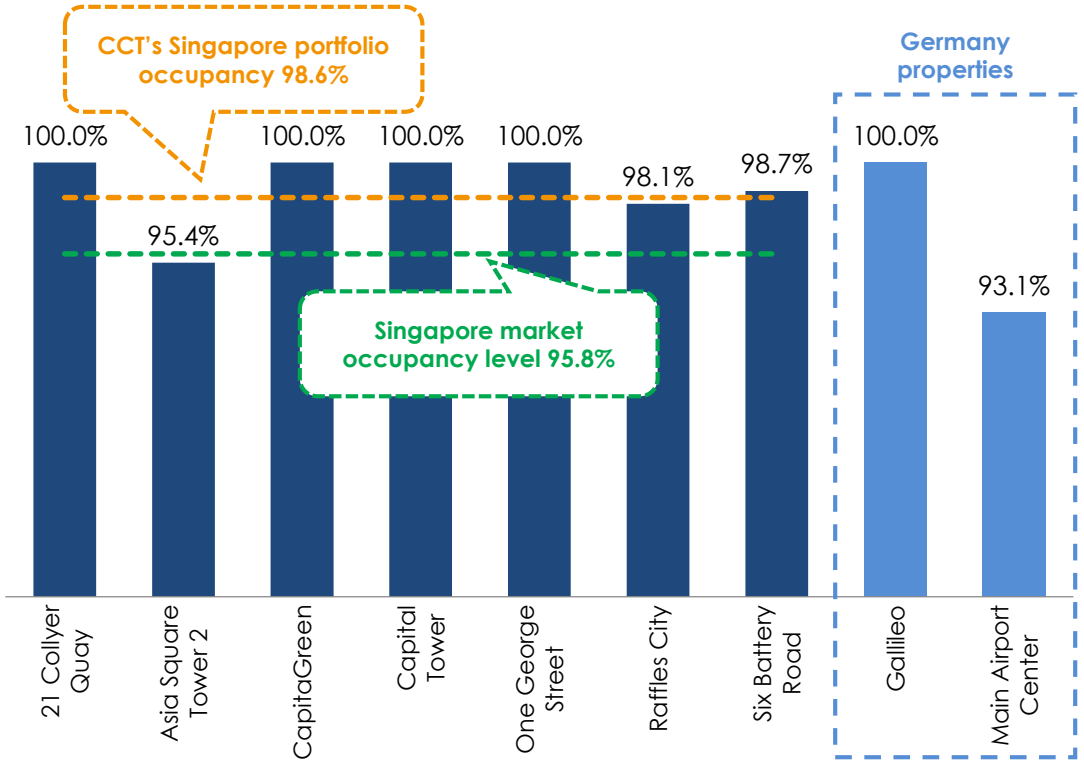
Lease expiry: 31 Jan 2081
Committed occupancy: 34.8%

Notes: Includes CCT's properties in Singapore only.
(1) CCT has 50.0% interest in One George Street.
(2) CCT has 60.0% interest in Raffles City Singapore.
(3) CCT has 45.0% interest in CapitaSpring.

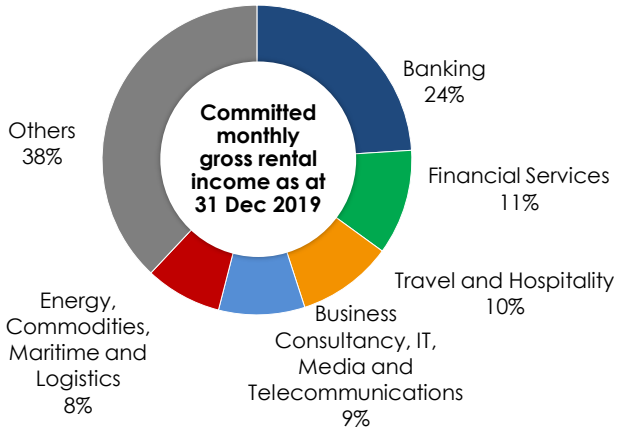
… supplemented by diverse tenant mix and strong lease expiry profile

- High quality tenants driving high occupancy rates across all properties combined with long lease expiry profile

Higher than Singapore market occupancy(1)

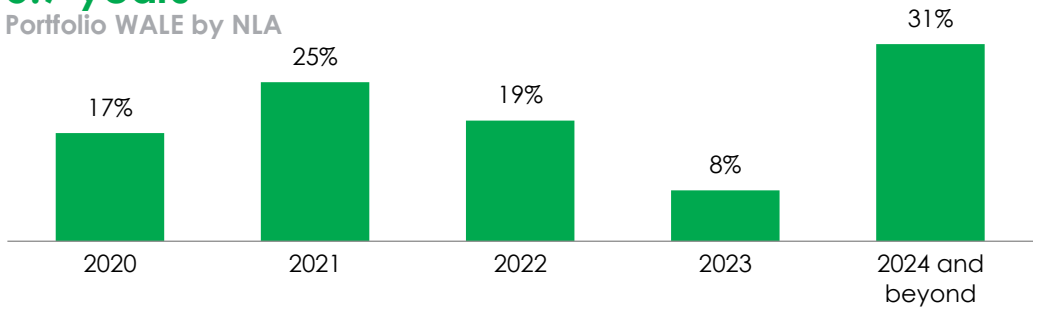


Diverse tenant mix(2)



Long and favourable lease expiry profile(3)

5.7 years
Portfolio WALE by NLA



Notes:

(1) Committed occupancy as at 31 December 2019 excluding Bugis Village which returned to the state in April 2019. Singapore market occupancy is based on CBRE Research.

(2) Based on committed monthly gross rental income including joint ventures and excluding retail turnover rent.

(3) As of 31 December 2019 excluding retail and hotel turnover rent.

CCT property portfolio details







	Capital Tower	Asia Square Tower 2	CapitaGreen	Six Battery Road	Raffles City Singapore[1]
Address	168 Robinson Road	12 Marina View	138 Market Street	6 Battery Road	250/252 North Bridge Road; 2 Stamford Road; 80 Bras Basah Road
NLA (sq ft)	735,000	777,000	701,000	494,000	808,700 (Office: 381,300, Retail: 427,400)
Leasehold expiring	31-December-2094	2-March-2107 (land lot only[2])	31-March-2073	19-April-2825	15-July-2078
Committed occupancy	100.0%	95.4%	100.0%	98.7%	98.1%[3]
Valuation (31 Dec 2019)	S$1,394.0m	S$2,186.0m	S$1,646.0m	S$1,438.0m	S$3,384.0m (100.0%) S$2,030.4m (60.0%)

Notes:
(1) Metrics shown on 100% basis. CCT owns 60% of Raffles City Singapore.
(2) Excludes airspace and subterranean lots.
(3) Office occupancy is at 97.2% while retail occupancy is at 98.9%.

CCT property portfolio details (cont'd)







	One George Street (1)	21 Collyer Quay (HSBC Building)	CapitaSpring (1) (2)	Gallileo (1) Contribution from 19 Jun 2018	Main Airport Center (1) Contribution from 18 Sep 2019
Address	1 George Street	21 Collyer Quay	86 & 88 Market Street	Gallusanlage 7/ Neckarstrasse 5, 60329 Frankfurt am Main, Germany	Unterschweinstiege 2-14, 60549 Frankfurt, Germany
NLA (sq ft)	445,000	200,000	647,000	436,000	648,000
Leasehold expiring	21-January-2102	18-December-2849	31-January-2081	Freehold	Freehold
Committed occupancy	100%	100.0%	34.8%	100.0%	93.1%
Valuation (31 Dec 2019)	S$1,144.0m (100.0%) S$572.0m (50.0%)	S$466.1m	S$1,062.0m (100.0%) S$477.9m (45.0%)	S$556.2m (100.0%)(3) S$527.6m (94.9%)	S$406.1m (100.0%)(3) S$385.2m (94.9%)

Notes:
EUR/SGD exchange rate of EUR1=S$1.504 used throughout unless otherwise stated.
(1) Metrics shown on 100% ownership basis. CCT owns 50% of One George Street, 45% of CapitaSpring, 94.9% of Gallileo and 94.9% of Main Airport Center respectively.
(2) CapitaLand, CCT and MEC have formed a joint venture to develop CapitaSpring. Current valuation based on land value including the differential premium paid for the change of use and increase in plot ratio
(3) Valuations for 100% interest in Gallileo and Main Airport Center are EUR369.8m and EUR270.0m respectively.











CapitaLand Mall Trust

Thank you

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