

## Notice of Valuation of Real Assets::Asset Valuation

## Issuer &amp; Securities

<b>Issuer/ Manager</b>	CAPITALAND RETAIL CHINA TRUST MANAGEMENT LIMITED
<b>Securities</b>	CAPITALAND RETAIL CHINA TRUST - SG1U25933169 - AU8U
<b>Stapled Security</b>	No

## Announcement Details

<b>Announcement Title</b>	Notice of Valuation of Real Assets
<b>Date &amp; Time of Broadcast</b>	04-Feb-2016 07:07:06
<b>Status</b>	New
<b>Announcement Sub Title</b>	Asset Valuation
<b>Announcement Reference</b>	SG160204OTHR2MNB
<b>Submitted By (Co./ Ind. Name)</b>	Lee Ju Lin, Audrey
<b>Designation</b>	Company Secretary, CapitaLand Retail China Trust Management Limited
<b>Description (Please provide a detailed description of the event in the box below)</b>	The attached announcement issued by CapitaLand Retail China Trust Management Limited, for CapitaLand Retail China Trust, on the above matter is for information.

## Additional Details

## Valuation Details

Date of Valuation	Name of the Valuer	Description of Property	Valuation Currency	Valuation Amount
31/12/2015	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	Please refer to the attached announcement for details of the four properties	Yuan Renminbi	4,870,000,000
31/12/2015	Knight Frank Petty Limited	Please refer to the attached announcement for details of the four properties	Yuan Renminbi	3,487,000,000
31/12/2015	CBRE Limited	CapitaMall Grand Canyon, No. 16 Nansanhuan Xi Road, Fengtai District, Beijing	Yuan Renminbi	2,020,000,000
31/12/2015	Savills Valuations & Professional Services (S) Pte Ltd	CapitaMall Minzhongleyuan, No. 704 Zhongshan Avenue, Jiangnan District, Hankou, Wuhan, Hubei Province	Yuan Renminbi	535,000,000
<b>Valuation of Reports available for inspection at address during office hours</b>		168 Robinson Road, #30-01 Capital Tower, Singapore 068912		
<b>Reports available till date</b>		03/05/2016		
<b>Additional Information</b>		Please refer to the attached announcement for additional information.		
<b>Attachments</b>		<a href="#">Annc_AssetValuation_20160204.pdf</a> Total size =130K		

 Like 0
 Tweet
  G+ 0



(Constituted in the Republic of Singapore pursuant to a trust deed dated 23 October 2006 (as amended))

## ANNOUNCEMENT

### ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, CapitaLand Retail China Trust Management Limited (the “**Manager**”), as manager of CapitaLand Retail China Trust (“**CRCT**”), wishes to announce that the Manager has obtained new independent valuations, as of 31 December 2015, for the properties owned by CRCT.

<b>Owner</b>	HSBC Institutional Trust Services (Singapore) Limited as trustee of CRCT
--------------	-----------------------------------------------------------------------------

<b>Description of Property</b>	<b>Valuer</b>	<b>Valuation (RMB' million)</b>
<b>CapitaMall Xizhimen</b> No. 1 Xizhimenwai Avenue, Xicheng District, Beijing	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	2,882.0
<b>CapitaMall Wangjing</b> No. 33 Guangshun North Street, Blk 213 & 215, Chaoyang District, Beijing	Knight Frank Petty Limited	2,156.0
<b>CapitaMall Grand Canyon</b> No. 16 Nansanhuan Xi Road, Fengtai District, Beijing	CBRE Limited	2,020.0
<b>CapitaMall Anzhen</b> Section 5 No. 4 of Anzhen Xi Li, Chaoyang District, Beijing	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	995.0
<b>CapitaMall Erqi</b> No. 3 Minzhu Road, Erqi District, Zhengzhou, Henan Province	Knight Frank Petty Limited	615.0
<b>CapitaMall Shuangjing</b> No. 31 Guangqu Road, Chaoyang District, Beijing	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	568.0
<b>CapitaMall Minzhongleyuan</b> No. 704 Zhongshan Avenue, Jiangnan District, Hankou, Wuhan, Hubei Province	Savills Valuations & Professional Services (S) Pte Ltd	535.0

<b>Description of Property</b>	<b>Valuer</b>	<b>Valuation (RMB' million)</b>
<b>CapitaMall Qibao</b> No. 3655 Qi Xin Road, Minhang District, Shanghai	Knight Frank Petty Limited	495.0
<b>CapitaMall Saihan</b> No. 26 Ordos Street, Saihan District, Huhhot, Inner Mongolia Autonomous Region	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	425.0
<b>CapitaMall Wuhu</b> No. 37 Zhongshan North Road, Jinghu District, Wuhu, Anhui Province	Knight Frank Petty Limited	221.0

Copies of the valuation reports for the above properties are available for inspection at the Manager's registered office at 168 Robinson Road, #30-01 Capital Tower, Singapore 068912 during normal business hours for three months from the date of this Announcement.

**BY ORDER OF THE BOARD**

CapitaLand Retail China Trust Management Limited  
(Company Registration no. 200611176D)  
As manager of CapitaLand Retail China Trust

Lee Ju Lin, Audrey  
Company Secretary  
4 February 2016

**Important Notice**

The value of Units and the income derived from them 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 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 CRCT is not necessarily indicative of the future performance of CRCT.