

Notice of Valuation of Real Assets::Asset Valuation				
Issuer & 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>	27-Jul-2016 06:26:59			
<b>Status</b>	New			
<b>Announcement Sub Title</b>	Asset Valuation			
<b>Announcement Reference</b>	SG160727OTHRFZ8S			
<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				
<b>Date of Valuation</b>	<b>Name of the Valuer</b>	<b>Description of Property</b>	<b>Valuation Currency</b>	<b>Valuation Amount</b>
30/06/2016	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	Please refer to the attached announcement for details of the three properties	Yuan Renminbi	5,761,000,000
30/06/2016	Savills Valuation & Professional Services (S) Pte Ltd	Please refer to the attached announcement for details of the four properties	Yuan Renminbi	3,280,000,000
30/06/2016	Knight Frank Petty Limited	Please refer to the attached announcement for details of the two properties	Yuan Renminbi	1,568,000,000
30/06/2016	CBRE Limited	CapitaMall Saihan, No. 26 Ordos Street, Saihan District, Huhhot, Inner Mongolia Autonomous Region	Yuan Renminbi	438,000,000
<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>		26/10/2016		
<b>Additional Information</b>		Please refer to the attached announcement for additional information.		
<b>Attachments</b>		<a href="#">Annc Valuation June 2016 20160727.pdf</a> Total size =131K		



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## CAPITALAND RETAIL CHINA TRUST

(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 Listing Manual of the Singapore Exchange Securities Trading Limited, 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 at 30 June 2016, for the properties owned by CRCT.

<b>Owner</b>	HSBC Institutional Trust Services (Singapore) Limited as trustee of CRCT
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<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.	2,913.0
<b>CapitaMall Wangjing</b> No. 33 Guangshun North Street, Blk 213 & 215, Chaoyang District, Beijing	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	2,228.0
<b>CapitaMall Grand Canyon</b> No. 16 Nansanhuan Xi Road, Fengtai District, Beijing	Savills Valuation & Professional Services (S) Pte Ltd	2,045.0
<b>CapitaMall Anzhen</b> Section 5 No. 4 of Anzhen Xi Li, Chaoyang District, Beijing	Knight Frank Petty Limited	997.0
<b>CapitaMall Erqi</b> No. 3 Minzhu Road, Erqi District, Zhengzhou, Henan Province	DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd.	620.0
<b>CapitaMall Shuangjing</b> No. 31 Guangqu Road, Chaoyang District, Beijing	Knight Frank Petty Limited	571.0
<b>CapitaMall Minzhongleyuan</b> No. 704 Zhongshan Avenue, Jiangnan District, Hankou, Wuhan, Hubei Province	Savills Valuation & Professional Services (S) Pte Ltd	520.0

Description of Property	Valuer	Valuation (RMB' million)
<b>CapitaMall Qibao</b> No. 3655 Qi Xin Road, Minhang District, Shanghai	Savills Valuation & Professional Services (S) Pte Ltd	495.0
<b>CapitaMall Saihan</b> No. 26 Ordos Street, Saihan District, Huhhot, Inner Mongolia Autonomous Region	CBRE Limited	438.0
<b>CapitaMall Wuhu</b> No. 37 Zhongshan North Road, Jinghu District, Wuhu, Anhui Province	Savills Valuation & Professional Services (S) Pte Ltd	220.0

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  
(Registration Number: 200611176D)  
As manager of CapitaLand Retail China Trust

Lee Ju Lin, Audrey  
Company Secretary  
27 July 2016

#### Important Notice

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

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

The past performance of CapitaLand Retail China Trust is not necessarily indicative of the future performance of CapitaLand Retail China Trust.