

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

## Issuer &amp; Securities

|                         |   |
|-------------------------|---|
| <b>Issuer/ Manager</b>  | CAPITALAND COMMERCIAL TRUST MANAGEMENT LIMITED    |
| <b>Securities</b>       | CAPITALAND COMMERCIAL TRUST - SG1P32918333 - C61U |
| <b>Stapled Security</b> | No  |

## Announcement Details

|  |   |
|--|---|
| <b>Announcement Title</b>  | Notice of Valuation of Real Assets  |
| <b>Date &amp; Time of Broadcast</b>  | 20-Jul-2016 07:02:59  |
| <b>Status</b>  | New   |
| <b>Announcement Sub Title</b>  | Asset Valuation   |
| <b>Announcement Reference</b>  | SG1607200THR0AAP  |
| <b>Submitted By (Co./ Ind. Name)</b>   | Toh Su Jin Jason  |
| <b>Designation</b>   | Company Secretary, CapitaLand Commercial Trust Management Limited   |
| <b>Description (Please provide a detailed description of the event in the box below)</b> | The attached announcement issued by CapitaLand Commercial Trust Management Limited for CapitaLand Commercial Trust ("CCT") 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 |
| 30/06/2016  | Knight Frank Pte Ltd & Jones Lang LaSalle Property Consultants Pte Ltd | Please refer to the attached announcement for details of the eight propoerties  | Singapore Dollar   | 4,972,000,000    |
| 30/06/2016  | Knight Frank Pte Ltd & Jones Lang LaSalle Property Consultants Pte Ltd | Raffles City Singapore (RCS) 250 & 252 North Bridge Road,2 Stamford Road&80 Bras Basah Road.CCT's 60% interest in RCS amounts to S\$1,897.2 million | Singapore Dollar   | 3,162,000,000    |
| 06/04/2016  | CBRE Pte. Ltd. & Knight Frank Pte Ltd                                  | CapitaGreen, 138 Market Street. Average of the 2 valuations. CCT's 40% interest in CapitaGreen held through MSO Trust amounts to S\$640.2 million   | Singapore Dollar   | 1,600,500,000    |
| <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>  |  | 19/10/2016  |                    |                  |
| <b>Additional Information</b>   |  | Please refer to the attached announcement for additional information.   |                    |                  |
| <b>Attachments</b>  |  | <a href="#">Asset Valuation 20July2016.pdf</a><br>Total size =95K   |                    |                  |



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## **CAPITALAND COMMERCIAL TRUST**

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 6 February 2004 (as amended))

### **ANNOUNCEMENT**

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#### **ASSET VALUATION**

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Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual, CapitaLand Commercial Trust Management Limited (the “**Manager**”), as manager of CapitaLand Commercial Trust (“**CCT**”), wishes to announce that new independent valuations, as at 30 June 2016, have been obtained for the Singapore properties owned by CCT.

The value of CCT’s Singapore properties, excluding its 60% interest in Raffles City Singapore held through RCS Trust and 40% interest in CapitaGreen held through MSO Trust, is S\$4,972.0 million in aggregate as at 30 June 2016. This represents an upward valuation of S\$10.3 million or approximately 0.2% from the aggregate value of S\$4,961.7 million as at 31 December 2015 for the same properties.

The value of Raffles City Singapore as at 30 June 2016 is S\$3,162.0 million, an increase of S\$26 million or 0.8% from the previous valuation as at 31 December 2015. CCT’s 60% interest in Raffles City Singapore held through RCS Trust is S\$1,897.2 million.

CapitaGreen was valued as at 6 April 2016 by two independent valuers in relation to the proposed acquisition by CCT for the remaining 60% interest in CapitaGreen not owned by CCT. Based on the average of the valuations, the value of CapitaGreen is S\$1,600.5 million, an increase of S\$13.5 million or 0.9% from the previous valuation as at 31 December 2015. CCT’s 40% interest in CapitaGreen held through MSO Trust is S\$640.2 million. This valuation is adopted for the consolidated portfolio valuation as at 30 June 2016.

Hence, the overall value of CCT's investment properties, including CCT's 60% interest in Raffles City Singapore (valued as at 30 June 2016) and CCT's 40% interest in CapitaGreen (valued as at 6 April 2016) is S\$7,509.4 million.

The valuations for the respective properties are set out below.

|   |  |  |
|---|--|--|
| <b>Owner</b>  | CCT (held through HSBC Institutional Trust Services (Singapore) Limited as trustee of CCT) |  |
| <b>Date of Valuation</b>  | 30 June 2016   |  |
| <b>Valuer</b>   | Knight Frank Pte Ltd and Jones Lang LaSalle Property Consultants Pte Ltd <sup>1</sup>      |  |
| <b>Description of Property</b>  | <b>Valuation<br/>S\$ million</b>   |  |
| <b>Capital Tower</b><br>168 Robinson Road   | 1,319.0  |  |
| <b>Six Battery Road</b><br>6 Battery Road   | 1,365.0  |  |
| <b>One George Street</b><br>1 George Street   | 1,012.0  |  |
| <b>HSBC Building</b><br>21 Collyer Quay   | 455.0  |  |
| <b>Wilkie Edge</b><br>8 Wilkie Road   | 199.0  |  |
| <b>Bugis Village</b> <sup>2</sup><br>62 to 67 Queen Street<br>151 to 166 Rochor Road<br>229 to 253 (odd numbers only) Victoria Street | 50.0   |  |
| <b>Golden Shoe Car Park</b><br>50 Market Street   | 141.0  |  |
| <b>Twenty Anson</b><br>20 Anson Road  | 431.0  |  |

Notes:

- (1) Knight Frank Pte Ltd valued Capital Tower, Six Battery Road, One George Street, HSBC Building and Twenty Anson. Jones Lang LaSalle Property Consultants Pte Ltd valued Wilkie Edge, Bugis Village and Golden Shoe Car Park.
- (2) The valuation of Bugis Village took into account the right of the President of the Republic of Singapore, as Lessor under the State Lease, to terminate the said Lease on 1 April 2019.

|  |  |  |
|--|--|--|
| <b>Owner</b>   | RCS Trust (held through HSBC Institutional Trust Services (Singapore) Limited as trustee-manager of RCS Trust) |  |
| <b>Date of Valuation</b>   | 30 June 2016   |  |
| <b>Valuer</b>  | Knight Frank Pte Ltd and Jones Lang LaSalle Property Consultants Pte Ltd <sup>3</sup>                          |  |
| <b>Description of Property</b>   | <b>Valuation<br/>S\$ million</b>   |  |
| <b>Raffles City Singapore</b> <sup>4</sup><br>250 & 252 North Bridge Road, 2 Stamford Road and<br>80 Bras Basah Road | 3,162.0  |  |

Note:

- (3) Knight Frank Pte Ltd valued the retail and office components while Jones Lang LaSalle Property Consultants Ptd Ltd valued the hotel component in Raffles City Singapore
- (4) As Raffles City Singapore is an integrated development, the value reflected in this announcement is the total value of the integrated development. CCT's 60.0% interest in Raffles City Singapore held through RCS Trust amounts to S\$1,897.2 million.

|   |   |  |
|---|---|--|
| <b>Owner</b>                                    | MSO Trust (held through Market Street Office Trustee Pte Ltd in its capacity as trustee-manager of MSO Trust) |  |
| <b>Property</b>                                 | <b>CapitaGreen</b><br>138 Market Street   |  |
| <b>Date of Valuation</b>                        | 6 April 2016 <sup>5</sup>   |  |
| <b>Valuer</b>                                   | <b>Valuation<br/>S\$ million</b>  |  |
| CBRE Pte. Ltd.                                  | 1,599.0   |  |
| Knight Frank Pte Ltd                            | 1,602.0   |  |
| <b>Average of the 2 valuations</b> <sup>6</sup> | 1,600.5   |  |

Note:

- (5) CapitaGreen was valued as at 6 April 2016 by two independent valuers in relation to the proposed acquisition by CCT for the remaining 60% interest in CapitaGreen not owned by CCT.
- (6) CCT's 40.0% interest in CapitaGreen held through MSO Trust amounts to S\$640.2 million.

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 a period of three months from the date hereof. Prior appointment would be appreciated.

BY ORDER OF THE BOARD  
CapitaLand Commercial Trust Management Limited  
(Registration number: 200309059W)  
As manager of CapitaLand Commercial Trust

Toh Su Jin Jason  
Company Secretary  
Singapore  
20 July 2016

**IMPORTANT NOTICE**

The value of units in CapitaLand Commercial 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 Commercial Trust Management Limited (the "**Manager**"), as manager of CapitaLand Commercial 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 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 Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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