

Notice of Valuation of Real Assets::Asset Valuation

Issuer & Securities

Issuer/ Manager	CAPITALAND MALL TRUST MANAGEMENT LIMITED
Securities	CAPITALAND MALL TRUST - SG1M51904654 - C38U
Stapled Security	No

Announcement Details

Announcement Title	Notice of Valuation of Real Assets
Date & Time of Broadcast	22-Jan-2016 07:08:35
Status	New
Announcement Sub Title	Asset Valuation
Announcement Reference	SG160122OTHR0JUH
Submitted By (Co./ Ind. Name)	Lee Ju Lin, Audrey
Designation	Company Secretary, CapitaLand Mall Trust Management Limited ("CMTML")
Description (Please provide a detailed description of the event in the box below)	The attached announcement issued by CMTML for CapitaLand Mall Trust ("CMT") 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	Knight Frank Pte Ltd	Please refer to the attached announcement for details of the five properties.	Singapore Dollar	2,706,000,000
31/12/2015	CBRE Pte. Ltd.	Please refer to the attached announcement for details of the eight properties.	Singapore Dollar	4,880,000,000
31/12/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	Bedok Mall, 311 New Upper Changi Road	Singapore Dollar	780,000,000
31/12/2015	Knight Frank Pte Ltd	Westgate, 3 Gateway Drive. CMT's 30% interest in Westgate held through Infinity Mall Trust - S\$319.2 million	Singapore Dollar	1,064,000,000
Valuation of Reports available for inspection at address during office hours		168 Robinson Road, #30-01 Capital Tower, Singapore 068912		
Reports available till date		21/04/2016		
Additional Information		Please refer to the attached announcement for additional information.		
Attachments		20160122_CMT_Annc_Asset_Valuation.pdf Total size =147K		





(Constituted in the Republic of Singapore pursuant to a trust deed dated 29 October 2001 (as amended))

ANNOUNCEMENT

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, CapitaLand Mall Trust Management Limited (the "**Company**"), as manager of CapitaLand Mall Trust ("**CMT**"), and manager of CMT, the "**Manager**"), wishes to announce that the Manager has obtained independent valuations as at 31 December 2015 for all properties owned by CMT.

The valuations for Junction 8 Shopping Centre, Funan DigitaLife Mall, Plaza Singapura, Bugis Junction, Sembawang Shopping Centre, The Atrium@Orchard, Clarke Quay and Bugis+ were conducted by CBRE Pte. Ltd. The valuations for Tampines Mall, IMM Building, JCube, Lot One Shoppers' Mall, Bukit Panjang Plaza, and Westgate (which CMT has a 30.0% interest through its holdings in Infinity Mall Trust) were conducted by Knight Frank Pte Ltd. The valuation for Bedok Mall (which is wholly-owned by CMT through its holdings in Brilliance Mall Trust) was conducted by DTZ Debenham Tie Leung (SEA) Pte Ltd. The valuations are shown with their preceding valuations as follows:

Owner	HSBC Institutional Trust Services (Singapore) Limited as trustee of CMT
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Description of Property	S\$ million		
	Valuation as at 31 December 2015	Valuation as at 30 June 2015	Variance
Tampines Mall 4 Tampines Central 5	983.0	953.0	30.0
Junction 8 Shopping Centre 9 Bishan Place	696.0	691.0	5.0
Funan DigitaLife Mall 109 North Bridge Road	367.0	367.0	-
IMM Building 2 Jurong East Street 21	622.0	606.0	16.0
Plaza Singapura 68 Orchard Road	1,244.0	1,235.0	9.0
Bugis Junction 200 Victoria Street	995.0	990.0	5.0
Sembawang Shopping Centre 604 Sembawang Road	114.0	109.0	5.0
JCube 2 Jurong East Central 1	288.0	288.0	-

Owner	HSBC Institutional Trust Services (Singapore) Limited as trustee of CMT
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	S\$ million		
Description of Property	Valuation as at 31 December 2015	Valuation as at 30 June 2015	Variance
Lot One Shoppers' Mall 21 Choa Chu Kang Avenue 4	510.0	505.0	5.0
Bukit Panjang Plaza (90 out of 91 strata lots) 1 Jelebu Road	303.0	298.0	5.0
The Atrium@Orchard 60A and 60B Orchard Road	735.0	733.0	2.0
Clarke Quay 3A/B/C/D/E River Valley Road	389.0	373.0	16.0
Bugis+ 201 Victoria Street	340.0	340.0	-

Owner	Brilliance Trustee Pte. Ltd. as trustee of Brilliance Mall Trust
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	S\$ million		
Description of Property	Valuation as at 31 December 2015	Valuation as at 30 June 2015	Variance
Bedok Mall 311 New Upper Changi Road	780.0	N.A. ¹	N.A.

Note:

(1) Bedok Mall was acquired on 1 October 2015 through the acquisition of all the units in Brilliance Mall Trust.

Owner	JG Trustee Pte. Ltd. as trustee of Infinity Mall Trust
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	S\$ million		
Description of Property	Valuation as at 31 December 2015	Valuation as at 30 June 2015	Variance
Westgate 3 Gateway Drive	1,064.0 ¹	1,064.0	-

Note:

(1) The value reflected in this announcement is the valuation for the retail component of the integrated development and CMT's 30.0% interest amounts to S\$319.2 million.

Copies of the valuation certificates 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. Prior appointment would be appreciated.

BY ORDER OF THE BOARD
CapitaLand Mall Trust Management Limited
(Company registration no. 200106159R)
As manager of CapitaLand Mall Trust

Lee Ju Lin, Audrey
Company Secretary
22 January 2016

Important Notice

The value of units in CMT (**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 as 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.