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NEWS RELEASE

CapitaLand's REITs clinch top three Best Annual Report awards at the Singapore Corporate Awards 2014

CapitaCommercial Trust also scores gold with Best Investor Relations award

Singapore, 15 July 2014 – CapitaLand Group clinched the top three Best Annual Report awards in the REITs & Business Trusts category at the Singapore Corporate Awards 2014.

CapitaLand's real estate investment trusts (REITs) - CapitaCommercial Trust (CCT), Ascott Residence Trust and CapitaRetail China Trust - were accorded the gold, silver and bronze awards, respectively. Aside from the Best Annual Report award, CCT also scored gold with the Best Investor Relations award.

As one of Asia's largest real estate companies and the pioneer of the REIT product in Singapore, CapitaLand's REITs have a recognised track record of adding value through portfolio reconstitution, acquisition, development, asset enhancements, proactive leasing and capital management.

Mr Arthur Lang, Group CFO, CapitaLand Limited, said: "We are delighted with our clean sweep of the top three Best Annual Report awards in the REITs & Business Trusts category, and my heartiest congratulations to each and everyone involved. I would like to dedicate this win to the team. The REIT platform is an integral part of CapitaLand's growth strategy and hence very important to us."

He added: "For the 2013 annual reports, we wanted a consistent look and feel to reflect a simpler "One CapitaLand" and our unwavering sponsorship of our REITs."

Ms Lynette Leong, CEO, CapitaCommercial Trust Management Limited, the manager of CCT, said, "We are honoured to be conferred two gold awards at this year's Singapore Corporate Awards and are truly encouraged by the recognition. As the first and largest listed commercial REIT on the Singapore Exchange by market capitalisation, CapitaCommercial Trust is committed to engaging our retail and institutional unitholders effectively through various communication channels with emphasis on timely, unbiased and transparent communications. We continually make efforts to raise the bar in the quality of content and disclosures so that they are relevant and useful to the investing community and our stakeholders, and to present information in a clear, comprehensive and refreshing manner. These two awards are timely as we are also celebrating the 10th anniversary of CCT's listing this year, making it 'a triple joy' for my team and me."

The Singapore Corporate Awards recognises and honours Singapore-listed companies and individuals who helped to raise corporate disclosure standards and corporate

governance. The Awards are co-organised by the Institute of Singapore Chartered Accountants, Singapore Institute of Directors and The Business Times, and supported by the Accounting and Corporate Regulatory Authority and the Singapore Exchange.

About CapitaLand Limited
CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the company's businesses in real estate and real estate fund management are focused on its core markets of Singapore and China.

The company's diversified real estate portfolio primarily includes integrated developments, shopping malls, serviced residences, offices and homes. The company also has one of the largest real estate fund management businesses with assets located in Asia. CapitaLand leverages its significant asset base, real estate domain knowledge, product design and development capabilities, active capital management strategies and extensive market network to develop real estate products and services.

CapitaLand's listed real estate investment trusts are Ascott Residence Trust, CapitaCommercial Trust, CapitaMall Trust, CapitaMalls Malaysia Trust and CapitaRetail China Trust.

About CapitaCommercial Trust
CapitaCommercial Trust is Singapore's first and largest listed commercial REIT with a market capitalisation of S$4.8 billion. CCT aims to own and invest in real estate and real estate-related assets which are income producing and predominantly used, for commercial purposes. The total asset size of CCT is S$7.2 billion as at 31 March 2014, comprising a portfolio of 10 prime commercial properties in Singapore, as well as investments in Malaysia. The properties in Singapore are Capital Tower, Six Battery Road, One George Street, HSBC Building, Raffles City (60.0% interest through RCS Trust), Twenty Anson, Bugis Village, Wilkie Edge, Golden Shoe Car Park and CapitaGreen (40.0% interest through the joint venture, MSO Trust).

In addition, CCT is a substantial unitholder of Quill Capita Trust with 30.0% unitholdings. Quill Capita Trust is a commercial REIT listed on Bursa Malaysia Securities Berhad, with a portfolio of 10 commercial properties in Kuala Lumpur, Cyberjaya and Penang. Since 18 September 2009, CCT has been a constituent of FTSE4Good Index Series (FTSE4Good), a series of benchmark and tradable indices derived from the globally recognized FTSE Global Equity Index Series. FTSE4Good is designed to track the performance of companies meeting international corporate responsibility standards and forms the basis for over 70 different funds and investment products.

CCT is managed by an external manager, CapitaCommercial Trust Management Limited, which is an indirect wholly-owned subsidiary of CapitaLand Limited, one of the largest real estate companies in Southeast Asia by market capitalisation.

About Ascott Residence Trust
Ascott Reit was established with the objective of investing primarily in real estate and real estate-related assets which are income-producing and which are used or predominantly used, as serviced residences, rental housing properties and other hospitality assets.

Ascott Reit's asset size has more than quadrupled to about S$3.8 billion since it was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in March 2006. Ascott Reit's international portfolio comprises 83 properties with 9,278 units in 33 cities across 12 countries in Asia Pacific and Europe.

Ascott Reit's serviced residences are operated under the Ascott, Citadines and Somerset brands, and are mainly located in key gateway cities such as Beijing, Shanghai, Guangzhou, Singapore, Tokyo, London, Paris, Berlin, Brussels, Barcelona, Munich, Hanoi, Ho Chi Minh City, Jakarta, Manila and Perth.

Ascott Reit is managed by Ascott Residence Trust Management Limited, a wholly-owned subsidiary of The Ascott Limited and an indirect wholly-owned subsidiary of CapitaLand Limited, one of Asia's largest real estate companies. ARTML is the winner of World Finance Magazine's "Best Real Estate Investment Fund Manager 2011" in South Eastern Asia in their inaugural Real Estate Awards.

About CapitaRetail China Trust
CRCT is the first and only China shopping mall Real Estate Investment Trust (REIT) in Singapore, with a portfolio of 10 income-producing shopping malls. Listed on the Singapore Exchange Securities Trading Limited on 8 December 2006, it is established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate used primarily for retail purposes and located primarily in China, Hong Kong and Macau.

The geographically diversified portfolio of quality shopping malls is located in six of China's cities. The properties are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Grand Canyon, CapitaMall Shuangjing and CapitaMall Anzhen in Beijing; CapitaMall Qibao in Shanghai; CapitaMall Erqi in Zhengzhou, Henan Province; CapitaMall Saihan in Huhhot, Inner Mongolia; CapitaMall Wuhu in Wuhu, Anhui Province; and CapitaMall Minzhongleyuan in Wuhan, Hubei Province. As at 31 March 2014, the total asset size of CRCT is approximately S$2.2 billion.

All the malls in the portfolio are positioned as one-stop family-oriented shopping, dining and entertainment destinations for the sizeable population catchment areas in which they are located, and are accessible via major transportation routes or access points. A significant portion of the properties' tenancies consists of major international and domestic retailers such as Beijing Hualian Group and Carrefour under master leases or long-term leases, which provide unitholders with stable and sustainable returns. The anchor tenants are complemented by popular specialty brands such as BreadTalk, KFC, Paris Baguette, Pizza Hut, Sephora, UNIQLO, Vero Moda, Watsons and ZARA.

CRCT is managed by an external manager, CRCTML, which is an indirect wholly-owned subsidiary of CapitaMalls Asia Limited, one of Asia's largest shopping mall developers, owners and managers.

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