



CAPITALAND MALL TRUST

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

ANNOUNCEMENT

SALE OF SEMBAWANG SHOPPING CENTRE

1. INTRODUCTION

1.1 Sale

CapitaLand Mall Trust Management Limited, in its capacity as manager of CapitaLand Mall Trust ("**CMT**", and the manager of CMT, the "**Manager**"), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CMT (the "**Trustee**"), has on 18 April 2018 entered into a sale and purchase agreement (the "**SPA**") with Lian Beng – Apricot (Sembawang) Pte. Ltd. (the "**Purchaser**") to divest the whole of Lot 669M, Lot 989A and Lot 991T, all of Mukim 19 comprising the premises known as Sembawang Shopping Centre at 604 Sembawang Road, Singapore 758459 ("**Sembawang Shopping Centre**", and the sale of Sembawang Shopping Centre, the "**Sale**").

1.2 Information on Sembawang Shopping Centre

Sembawang Shopping Centre is a suburban mall consisting of four (4) retail levels (including a basement level) and three (3) car park levels. Sembawang Shopping Centre has a total net lettable area of 143,631 square feet.

2. PRINCIPAL TERMS OF THE SALE

2.1 Consideration and Valuation

The consideration for the Sale (including plant and equipment) is S\$248.0 million (the "**Consideration**"), and was arrived at through a bidding process conducted by an appointed property consultant.

A deposit of S\$24.8 million, being the sum equivalent to 10% of the Consideration, has been paid by the Purchaser to the Trustee upon signing of the SPA. The balance of the Consideration shall be paid upon the completion of the Sale.

The latest independent valuation of Sembawang Shopping Centre commissioned by the Manager and the Trustee is S\$126.0 million as at 31 December 2017. The valuation was

commissioned as part of CMT's half-yearly valuation of its portfolio of properties and was carried out by Knight Frank Pte Ltd using the capitalisation method and the discounted cashflow method.

2.2 Salient Terms of the Sale

The salient terms of the SPA include, amongst others, the following:

- (i) Sembawang Shopping Centre is sold subject to existing tenancies and licences;
- (ii) there being no material damage or compulsory acquisition relating to Sembawang Shopping Centre prior to completion of the Sale; and
- (iii) the Purchaser not receiving a reply to legal requisitions from the relevant authorities which materially and adversely affects Sembawang Shopping Centre prior to completion of the Sale.

The Sale is expected to be completed on or about 18 June 2018 or such other date as may be agreed by the parties in writing.

3. NET PROCEEDS AND FINANCIAL EFFECTS

3.1 Net Proceeds

After taking into account the divestment fee of S\$1.2 million to be paid to the Manager and other divestment related expenses, the net proceeds from the Sale would be approximately S\$245.6 million. This will provide CMT with greater financial flexibility to repay debt, to finance any capital expenditure and asset enhancement works, and/or to finance general corporate and working capital requirements.

3.2 Financial Effects

The Sale is not expected to have any material impact on the net asset value per unit and the distribution per unit of CMT for the financial year ending 31 December 2018.

4. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS

As at the date of this announcement and based on information available to the Manager, save for the unitholding interests in CMT held by certain directors of the Manager and the controlling unitholders of CMT, none of the Directors of the Manager or controlling unitholders of CMT has any interest, direct or indirect, in the Sale.

BY ORDER OF THE BOARD

CapitaLand Mall Trust Management Limited
(Registration Number: 200106159R)
As manager of CapitaLand Mall Trust

Lee Ju Lin, Audrey
Company Secretary
19 April 2018

IMPORTANT NOTICE

The past performance of CapitaLand Mall Trust ("**CMT**") and CapitaLand Mall Trust Management Limited (the "**Manager**"), as manager of CMT, is not necessarily indicative of their respective future performances.

The value of units in CMT ("**Units**") and the income from them may fall as well as rise. Units are not obligations of, deposits, 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 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.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.