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NOTICE OF VALUATION OF REAL ASSETS

** Asterisks denote mandatory information*

Name of Announcer *	CAPITAMALLS ASIA LIMITED
Company Registration No.	200413169H
Announcement submitted on behalf of	CAPITAMALLS ASIA LIMITED
Announcement is submitted with respect to *	CAPITAMALLS ASIA LIMITED
Announcement is submitted by *	Kannan Malini
Designation *	Company Secretary
Date & Time of Broadcast	22-Jul-2010 07:33:18
Announcement No.	00008

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Date of valuation	Name of valuer	Description of property	Valuation
30/06/2010	Knight Frank Pte Ltd	Please refer to the attached announcement for details of the properties.	S\$3,436,000,000
30/06/2010	CB Richard Ellis (Pte) Ltd	Please refer to the attached announcement for details of the properties.	S\$2,363,000,000

Additional Information	(1) CapitaMalls Asia Limited's subsidiary, CapitaMall Trust Management Limited, the manager of CapitaMall Trust, has today issued an announcement on the above matter, as attached for information. (2) Please refer to the attached announcement for further details of the valuation. (3) The initial public offering of CapitaMalls Asia Limited's shares was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.
The valuation reports for the above are available for inspection at this address during office hours	39 Robinson Road, #18-01 Robinson Point, Singapore 068911
Reports are available till this date	21-10-2010

Attachments

 [CMA.CMT_Valuation_Jun10_SGX.pdf](#)
Total size = **84K**
(2048K size limit recommended)

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Notice of Valuation of Real Assets

* Asterisks denote mandatory information

Name of Announcer *	CAPITAMALL TRUST
Company Registration No.	N.A.
Announcement submitted on behalf of	CAPITAMALL TRUST ("CMT")
Announcement is submitted with respect to *	CAPITAMALL TRUST
Announcement is submitted by *	Kannan Malini
Designation *	Company Secretary, CapitaMall Trust Management Limited (as manager of CMT)
Date & Time of Broadcast	22-Jul-2010 07:21:46
Announcement No.	00005

>> Announcement Details

The details of the announcement start here ...

Date of valuation	Name of valuer	Description of property	Valuation
30/06/2010	Knight Frank Pte Ltd	Please refer to the attached announcement for details of the properties.	S\$3,436,000,000
30/06/2010	CB Richard Ellis (Pte) Ltd	Please refer to the attached announcement for details of the properties.	S\$2,363,000,000

Additional Information	Please refer to the attached announcement for additional information.
The valuation reports for the above are available for inspection at this address during office hours	39 Robinson Road, #18-01 Robinson Point, Singapore 068911
Reports are available till this date	21-10-2010

Attachments

 [Valuation_Jun10_SGX_CMT.pdf](#)
Total size = **63K**
(2048K size limit recommended)

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

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, CapitaMall Trust Management Limited (the “**Company**”), as manager of CapitaMall Trust (“**CMT**”, and manager of CMT, the “**Manager**”), wishes to announce that the Manager has obtained new independent valuations, as at 30 June 2010, for all properties (“**Properties**”) owned by CMT.

The valuations for Funan DigitaLife Mall, Junction 8 Shopping Centre, Tampines Mall, IMM Building, Bugis Junction, Sembawang Shopping Centre, JCube (formerly known as Jurong Entertainment Centre) and Hougang Plaza, were conducted by Knight Frank Pte Ltd while valuations for the other properties were done by CB Richard Ellis (Pte) Ltd and are shown with their previous valuations as at 31 December 2009 as follows:

Owner	HSBC Institutional Trust Services (Singapore) Limited as trustee of CMT
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	S\$ million		
Description of Property	Valuation as at 30 June 2010	Valuation as at 31 December 2009	Valuation Surplus / (Deficit)
Funan DigitaLife Mall 109 North Bridge Road	327.0	326.0	1.0
Junction 8 Shopping Centre 9 Bishan Place	572.0	570.0	2.0
Tampines Mall 4 Tampines Central 5	779.0	777.0	2.0
IMM Building 2 Jurong East Street 21	651.0	650.0	1.0
Plaza Singapura 68 Orchard Road	1,002.0	1,000.0	2.0
Bugis Junction 200 Victoria Street	802.0	798.0	4.0
Sembawang Shopping Centre 604 Sembawang Road	138.0	136.5	1.5
JCube (formerly known as Jurong Entertainment Centre) 2 Jurong East Central 1	128.0	122.0	6.0
Hougang Plaza 1189 Upper Serangoon Road	39.0	39.0	-

Owner	HSBC Institutional Trust Services (Singapore) Limited as trustee of CMT		
	S\$ million		
Description of Property	Valuation as at 30 June 2010	Valuation as at 31 December 2009	Valuation Surplus / (Deficit)
The Atrium@Orchard 60A and 60B Orchard Road	587.0	714.0	(127.0)
Lot One Shoppers' Mall 21 Choa Chu Kang Ave 4	433.0	428.0	5.0
Bukit Panjang Plaza (90 out of 91 strata lots) 1 Jelebu Road	249.0	248.0	1.0
Rivervale Mall 11 Rivervale Crescent	92.0	92.0	-

As at 30 June 2010, the cumulative revaluation reserve surplus is S\$1,079.5 million. This includes a revaluation deficit of S\$112.5 million, arising from the lower valuations of the office component of The Atrium@Orchard, as of 30 June 2010 (as compared to their previous valuations as of 31 December 2009 and taking into account adjustments for additions in respect of the period from 1 January to 30 June 2010).

Copies of the valuation report for the above properties are available for inspection at the Manager's registered office at 39 Robinson Road, #18-01 Robinson Point, Singapore 068911 during normal business hours for three months from the date of this Announcement. Prior appointment would be appreciated.

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

Kannan Malini
Company Secretary
Singapore

22 July 2010

Important Notice

The value of 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 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 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.