This announcement is for information purpose only and does not constitute an offer or an invitation by any person to acquire, purchase or subscribe for any securities of CapitaMalls Asia Limited (the "Company"). Potential investors should read the listing document dated September 30, 2011 (the "Listing Document") issued by the Company for detailed information about the Company.

Unless otherwise defined, capitalised terms in this announcement shall have the same meanings as those defined in the Listing Document.

CAPITAMALLS ASIA LIMITED
凱德商用產業有限公司*

(Singapore Company Registration Number: 200413169H)
(Incorporated in the Republic of Singapore with limited liability)
(Stock Code: 6813)

SECONDARY LISTING BY WAY OF INTRODUCTION ON THE MAIN BOARD OF THE STOCK EXCHANGE OF HONG KONG LIMITED

Number of Shares transferred and to be transferred from Singapore to Hong Kong prior to the Listing

Joint Sponsors

The Board issues this announcement to provide details of the number of Shares transferred and to be transferred from Singapore to Hong Kong prior to the Listing.

Prospective investors should refer to the Listing Document (including the risk factors contained in the section headed "Risk Factors" of the Listing Document) and the formal notice dated September 30, 2011 issued by the Company, the announcement dated October 13, 2011 regarding designated dealer identity numbers of the bridging dealers of the Company, the announcement dated October 13, 2011 regarding recent trading information in respect of the Shares on the SGX-ST and the announcement dated October 14, 2011 regarding previous business day trading information in respect of the Shares on the SGX-ST before deciding to invest in the Shares.

The Company's initial public offering in connection with its listing on the SGX-ST in November 2009 was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.

INTRODUCTION

Reference is made to the Listing Document and the formal notice issued by the Company dated September 30, 2011, the announcement dated October 13, 2011 regarding designated dealer identity numbers of the bridging dealers of the Company, the announcement dated October 13, 2011 regarding recent trading information in respect of the Shares on the SGX-ST and the announcement dated October 14, 2011 regarding previous business day trading information in respect of the Shares on the SGX-ST. As at the date of this announcement, the total number of issued Shares is 3,885,081,827 Shares. Based on the net assets attributable to Shareholders as at June 30, 2011 (i.e. S$5,891,199,000 (approximately HK$35,905,090,545.3)), and calculated on the basis of 3,885,081,827 Shares in issue, the net asset value per Share would be approximately S$1.516 (approximately HK$9.242).

The Company's initial public offering in connection with its listing on the SGX-ST in November 2009 was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.

INFORMATION ON SHARES TRANSFERRED AND TO BE TRANSFERRED FROM SINGAPORE TO HONG KONG PRIOR TO THE LISTING

As disclosed in section headed "Listings, Registration, Dealings and Settlement — Special arrangements to facilitate transfers prior to the Listing" of the Listing Document, special arrangements have been made to facilitate transfers of Shares prior to the Listing. In connection with the Listing, the Singapore share transfer agent and the Hong Kong Share Register are providing two batch-transfers of Singapore-listed Shares (one batch prior to the Listing and one batch after the Listing for Shareholders seeking to transfer their Shares to the Hong Kong Share Register.

The Board has been informed that as at 6:00 p.m. on October 13, 2011, being the latest practicable time for the purpose of ascertaining the relevant information before the issue of this announcement:

The Singapore share transfer agent has received instructions from Shareholders for the transfer of an aggregate of 96,913,000 Shares (representing approximately 2.50% of the Shares in issue) to the Hong Kong Share Register under the first batch-transfer which will be available for listing on the Hong Kong Stock Exchange on October 18, 2011, with such number of Shares, including 96,000,000 Shares, that CapitaLand has instructed (or procured the giving of instructions to) the Singapore share transfer agent to transfer, as contemplated under the section headed "Listings, Registration, Dealings and Settlement — Bridging Arrangements — Spread of shareholdings" of the Listing Document.

The Board will release further announcement on the number of Shares registered on the Hong Kong Share Register in respect of the second batch-transfer which will be completed as soon as practicable after the Listing, once such numbers have been confirmed.

By order of the Board
CapitaMalls Asia Limited
Kannan Malini
Company Secretary

Hong Kong, October 14, 2011

As at the date of this announcement, the board of directors of the Company comprises Mr Liew Mun Leong (Chairman and non-executive director), Mr Lim Beng Chee as the executive director; Ms Chua Kheng Yeng Jennie and Mr Lim Tse Ghow Olivier as non-executive directors; and Mr Sunil Tissa Amarasuriya, Tan Sri Amirsham A Aziz, Dr Loo Choon Yong, Mrs Arfat Pannir Selvam, Professor Tan Kong Yam and Mr Yap Chee Keong as independent non-executive directors.

For the purpose of illustration only, S$ is translated into HK$ at the rate of S$1.00=HK$6.0947. No representation is made that any amount in S$ has been or could be converted at the above rate or at any rates or at all.

* *For identification purpose only*