ACQUISITIONS AND DISPOSALS :: NON-MANDATORY DISCLOSURE :: CAPITAMALL TRUST - "SALE OF HOUGANG PLAZA"



** Asterisks denote mandatory information*

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| **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** | 03-May-2012 18:22:12 |
| **Announcement No.** | 00119 |

>> ANNOUNCEMENT DETAILS

*The details of the announcement start here ...*

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| **Announcement Title *** | CapitaMall Trust - "Sale of Hougang Plaza" |
| **Description** | 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. |

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| **Attachments** | ProjectRegal_TenderAnnouncement_3May2012.pdf<br>Total size = **142K**<br>(2048K size limit recommended) |

(Constituted in the Republic of Singapore pursuant to
a trust deed dated 20 October 2001 (as amended))

**ANNOUNCEMENT**

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**SALE OF HOUGANG PLAZA (THE "PROPERTY")**

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## 1. INTRODUCTION

The **Manager** wishes to announce that **CMT** has on 2 May 2012 awarded a tender to the **Purchaser** for the sale of the **Property** located at 1189 Upper Serangoon Road, Singapore 534785. **CMT** continually evaluates its portfolio of assets and explores opportunities to enhance value for its **Unitholders**. The **Sale** is in line with these objectives.

## 2. THE PROPERTY

The **Property** is a three-storey neighbourhood shopping mall located in Hougang Central that caters to the basic shopping and entertainment needs of residents in the vicinity, with a net lettable area of 75,353 square feet and a land area of approximately 57,047 square feet. The **Property** is wholly owned by **CMT** and has a leasehold tenure of 99 years with effect from 1 March 1991.

## 3. PRINCIPAL TERMS OF THE SALE

The **Consideration** is S$119,111,119 in cash and was arrived at through a formal tender process conducted by an appointed property consultant.

A tender fee of S$500,000 has been paid by the **Purchaser** on submission of its offer for the **Property**, and a sum equivalent to 10% of the **Consideration** less the tender fee is payable on the date falling seven (7) days from the acceptance by **CMT** of the **Purchaser**'s offer. The balance 90% of the **Consideration** is to be paid on completion of the **Sale**.

The sale and purchase of the **Property** shall be subject to The Law Society of Singapore's Conditions of Sale 1999, in so far as the same are applicable to a sale by private treaty and are not varied by or inconsistent with the conditions of the tender. The **Property** is to be sold with existing tenancies and licenses, and the **Sale** is expected to be completed on or about 13 June 2012 or such later date as the parties may agree in writing.

The market valuation of the **Property** is S$34.0 million as at 31 December 2011, and such valuation was carried out by Knight Frank Pte Ltd using the discounted cashflow analysis and investment approach. This valuation was commissioned by **CMT** as part of **CMT**'s annual valuation exercise of its portfolio of properties.

As at 31 December 2011, the book value of the **Property** is S$34.0 million. After taking into account the divestment fee and other divestment related expenses, the estimated gain from the **Sale** is approximately S$83.8 million. The net sale proceeds of approximately S$117.8 million will provide **CMT** with greater financial flexibility to pursue possible acquisition opportunities and/or to repay debt.

Based on the relative figures as computed on the bases set out in Rule 1006 of the **Listing Manual**, the **Sale** is a “Non-Discloseable Transaction” within the meaning of Rule 1008 of the **Listing Manual**.

## 4. FINANCIAL EFFECTS

The **Sale** is not expected to have any material effect on the **NAV** and distribution per **Unit** for **FY2011**.

## 5. INTEREST OF DIRECTORS AND CONTROLLING UNITHOLDERS

Save as disclosed and based on information available to the **Manager** as at the date of this announcement, none of the **Directors** of the **Manager** or controlling **Unitholders** of **CMT** has any interest, direct or indirect, in the **Sale**.

## 6. DOCUMENTS FOR INSPECTION

Copies of the **Sale Documents** are available for inspection during normal business hours at the registered office of the **Manager** at 39 Robinson Road, #18-01 Robinson Point, Singapore 068911, for a period of three (3) months commencing from the date of this announcement.

***Definitions:***

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| **CDP** | The Central Depository (Pte) Limited |
| **CMT** | CapitaMall Trust, acting through the Trustee |
| **Consideration** | The purchase price of S$119,111,119 payable by the Purchaser for the Property |
| **Directors** | The directors of the Manager, and "**Director**" shall refer to any one of them |
| **FY2011** | Financial year ended 31 December 2011 |
| **Listing Manual** | The listing manual of the SGX-ST |
| **Manager** | CapitaMall Trust Management Limited, acting in its capacity as manager of CMT |
| **NAV** | Net asset value |
| **Purchaser** | Oxley Bloom Pte. Ltd. |
| **Sale** | The sale of the Property to the Purchaser pursuant to the Sale Documents |
| **Sale Documents** | The documents constituting the agreement for the sale and purchase of the Property, comprising the Purchaser's form of tender dated 2 May 2012 and the letter of acceptance dated 2 May 2012 issued by CMT to the Purchaser |
| **SGX-ST** | Singapore Exchange Securities Trading Limited |
| **Trustee** | HSBC Institutional Trust Services (Singapore) Limited, acting in its capacity as trustee of CMT |
| **Unit** | A unit representing an undivided interest in CMT |
| **Unitholder** | A registered holder for the time being of a Unit, including a person so registered as a joint holder, except where the registered holder is CDP, the term "**Unitholder**" shall, in relation to Units registered in the name of CDP, mean, where the context requires, the depositor whose securities account with |

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| | CDP is credited with Units |
| **S$** | Singapore dollars |

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

Kannan Malini
Company Secretary

3 May 2012

**Important Notice**

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for **Units** in **CMT**.

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** 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**.

This announcement may contain forward-looking statements that involve 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes. 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.