

Singapore

#	Project	Location	Status/ Target Completion Date	Tenure	Holding Entity	Effective Stake (%)	GFA (sq ft)	Operational NLA (sq ft)	Valuation as at 31 Dec 2013 (SGD mil)	Valuation as at 30 Jun 2013 (SGD mil)	Estimated Project Development Cost for PUDs (SGD mil)
1	The Atrium@Orchard ^a	Orchard Road	Opened	99 years, expiring in Aug 2107	CapitaMall Trust	27.62%	576,972	389,361	722	721	-
2	Bedok Mall & Bedok Residences ^a	New Upper Changi Road / Bedok North Drive	Opened	99 years, expiring in Nov 2110	Joint Venture	50.00%	1,013,209	220,408	709	599	-
3	Bugis Junction	Victoria Street	Opened	99 years, expiring in Sep 2089	CapitaMall Trust	27.62%	577,719	393,983	901	881	-
4	Bugis+	Victoria Street	Opened	60 years, expiring in Sep 2065	CapitaMall Trust	27.62%	320,044	214,420	330	327	-
5	Bukit Panjang Plaza	Jeleebu Road	Opened	99 years, expiring in Nov 2093	CapitaMall Trust	27.62%	228,982	152,307	274	272	-
6	Clarke Quay	River Valley Road	Opened	99 years, expiring in Jan 2089	CapitaMall Trust	27.62%	366,363	291,111	347	336	-
7	Funan DigitalLife Mall	North Bridge Road	Opened	99 years, expiring in Dec 2078	CapitaMall Trust	27.62%	482,097	298,598	358	357	-
8	IMM Building ^{a, b}	Jurong East	Opened	60 years, expiring in Jan 2049	CapitaMall Trust	27.62%	1,426,504	952,649	632	624	-
9	ION Orchard	Orchard Road	Opened	99 years, expiring in Mar 2105	Joint Venture	50.00%	944,289	622,995	3,012	2,977	-
	ION Orchard Link	Orchard Road	Under development to be completed in 2014	99 years, expiring in Mar 2105	Joint Venture	50.00%	4,844	-	30	29	22
10	3Cube	Jurong East	Opened	99 years, expiring in Feb 2090	CapitaMall Trust	27.62%	316,815	210,237	360	360	-
11	Junction 8	Bishan	Opened	99 years, expiring in Aug 2090	CapitaMall Trust	27.62%	375,679	252,383	636	622	-
12	Lot One Shoppers' Mall	Choa Chu Kang	Opened	99 years, expiring in Nov 2092	CapitaMall Trust	27.62%	326,152	219,837	485	483	-
13	Plaza Singapura	Orchard Road	Opened	Freehold	CapitaMall Trust	27.62%	787,031	482,311	1,168	1,129	-
14	Project Jewel ^{c, d}	Changi Airport	Under development to be completed in 2018	-	Joint Venture	49.00%	1,443,000	-	-	-	1,470
15	Raffles City Singapore ^{a, e}	North Bridge Road	Opened	99 years, expiring in Jul 2078	CapitaMall Trust	11.05%	3,449,727	801,922	3,018	2,942	-
16	Rivervale Mall	Rivervale Crescent	Opened	99 years, expiring in Dec 2096	CapitaMall Trust	27.62%	109,243	81,159	115	111	-
17	Sembawang Shopping Centre	Sembawang Road	Opened	99 years, expiring in Mar 2084	CapitaMall Trust	27.62%	197,676	134,940	96	94	-
18	The Star Vista	One Vista Xchange Green	Opened	60 years, expiring in Oct 2067	Directly Held	100.00%	258,334	163,115	341	341	-
19	Tampines Mall	Tampines Central	Opened	99 years, expiring in Aug 2091	CapitaMall Trust	27.62%	474,035	329,581	852	831	-
20	Westgate	Boon Lay Way	Opened	99 years, expiring in Aug 2110	Joint Venture	58.29%	593,928	410,332	1,054	1,221	-
	Westgate Tower ^a	Boon Lay Way	Under development to be completed in 2014	99 years, expiring in Aug 2110	-	-	383,109	-	-		-

China

#	Project	Location	(Target) Completion Date	Tenure	Holding Entity	Effective Stake (%)	GFA (sq m)	Operational NLA (sq m)	Valuation as at 31 Dec 2013 (RMB mil)	Valuation as at 30 Jun 2013 (RMB mil)	Estimated Project Development Cost for PUDs (RMB mil)
1	CapitaMall 1818	Wuchang District, Wuhan	Under development to be completed in 2015	Expiring in Sep 2052	CapitaMalls China Development Fund III	50.00%	70,683	-	291	-	1,122
2	CapitaMall Aidemengdun	Daoli District, Harbin	2010	Expiring in Sep 2042	CapitaMalls China Income Fund III	45.00%	43,851	28,408	430	410	-
3	CapitaMall Anzhen	Chaoyang District, Beijing	Other (Master Leased)	Expiring in Oct 2034/Mar 2042/Jun 2042	CapitaRetail China Trust	25.55%	43,443	43,443	949	945	-
4	CapitaMall Beiguan	Beiguan District, Amang	2010	Expiring in Mar 2046	CapitaMalls China Income Fund	45.00%	36,922	26,084	259	247	-
5	CapitaMall Chengnanyuan	Qingyunpu District, Nanchang	2006	Expiring in Feb 2045	CapitaMalls China Income Fund	45.00%	45,607	37,246	275	272	-
6	CapitaMall Crystal	Haidian District, Beijing	2011	Commercial: Expiring in Jan 2043 Underground Car Park: Expiring in Jan 2053	CapitaMalls China Income Fund III	45.00%	72,422	38,148	1,990	1,980	-
7	CapitaMall Cuiwei	Haidian District, Beijing	2010	Commercial: Expiring in May 2045 Underground Car Park: Expiring in May 2056	CapitaMalls China Income Fund	45.00%	56,141	36,188	1,190	1,165	-
8	CapitaMall Deyang	Jingyang District, Deyang	2009	Expiring in Nov 2045	CapitaMalls China Income Fund	45.00%	41,400	30,816	292	281	-
9	CapitaMall Dongguan	Nancheng District, Dongguan	2009	Expiring in Jan 2055	CapitaMalls China Income Fund	45.00%	44,489	32,641	431	396	-
10	CapitaMall Erqi	Erqi District, Zhengzhou	Other (Master Leased)	Expiring in May 2042	CapitaRetail China Trust	25.55%	92,356	92,356	590	587	-
11	CapitaMall Fucheng	Fucheng District, Mianyang	2007	Expiring in Sep 2044	CapitaMalls China Income Fund	45.00%	46,803	36,389	339	322	-
	CapitaMall Fucheng (Phase II)	Fucheng District, Mianyang	Under development to be completed in 2015	Expiring in Jun 2047	CapitaMalls China Income Fund	45.00%	42,111	-	245	152	465
12	CapitaMall Grand Canyon	Fengtai District, Beijing	2010	Expiring in Aug 2044	CapitaRetail China Trust	25.55%	96,821	44,273	1,882	1,830	-
13	CapitaMall Guicheng	Nanhai District, Foshan	2006	Expiring in Aug 2044	Directly held jointly with CapitaMalls China Income Fund	73.05%	49,115	36,799	555	540	-
14	Mall in Gutian *	Gutian District, Wuhan	Under development with mall to be completed in 2016	Expiring in 2052	Directly Held	100.00%	245,000	-	718	693	2,781
15	CapitaMall Hongqi	Hongqi District, Xinxiang	2010	Expiring in Nov 2045	CapitaMalls China Income Fund	45.00%	38,345	26,097	255	253	-
16	CapitaMall Jinniu	Jinniu District, Chengdu	2006	Expiring in Oct 2044	CapitaMalls China Income Fund	45.00%	57,884	47,704	606	553	-
	CapitaMall Jinniu (Phase II)	Jinniu District, Chengdu	2013	Expiring in Oct 2044	CapitaMalls China Income Fund	45.00%	94,085	55,902	1,076	790	-
17	CapitaMall Jinshui	Jinshui District, Zhengzhou	2010	Expiring in Jul 2045	CapitaMalls China Income Fund (I)	30.00%	55,451	36,484	574	566	-
18	CapitaMall Jiulongpo	Jiulongpo District, Chongqing	2005 & Earlier	Expiring in Oct 2042	Directly held jointly with CapitaMalls China Income Fund	73.05%	43,167	39,096	299	288	-
19	CapitaMall Kunshan	Yushan Town, Kunshan	2010	Expiring in May 2045	CapitaMalls China Income Fund	45.00%	39,595	27,550	256	263	-
20	CapitaMall Maoming	Maonan District, Maoming	2006	Expiring in Nov 2044	Directly held jointly with CapitaMalls China Income Fund	73.05%	37,882	28,371	288	264	-
21	CapitaMall Meilicheng	Chenghua District, Chengdu	2013	Expiring in Aug 2044	CapitaMalls China Development Fund III	50.00%	61,182	38,989	743	715	-
22	CapitaMall Minzhongleyuan	Jiangnan District, Wuhan	Other	Annex Building: Expiring in Sep 2045 Conserved Building: Master lease expires in Jun 2044	CapitaRetail China Trust	25.55%	38,631	-	504	455	-
23	CapitaMall Nanan	Cuiqing District, Yibin	2009	Expiring in May 2045	CapitaMalls China Income Fund	45.00%	37,524	28,099	251	243	-
24	CapitaMall Peace Plaza	Shahekou District, Dalian	2008	Expiring in Nov 2035	CapitaMalls China Income Fund (I)	30.00%	157,576	105,874	2,113	2,016	-

China (cont'd.)

#	Project	Location	(Target) Completion Date	Tenure	Holding Entity	Effective Stake (%)	GFA (sq m)	Operational NLA (sq m)	Valuation as at 31 Dec 2013 (RMB mil)	Valuation as at 30 Jun 2013 (RMB mil)	Estimated Project Development Cost for PUDs (RMB mil)
25	CapitaMall Qibao	Minhang District, Shanghai	2006	Master lease expiring in Jan 2024	CapitaRetail China Trust	25.55%	72,729	50,852	472	460	-
26	CapitaMall Quanzhou	Licheng District, Quanzhou	2006	Expiring in Feb 2045	CapitaMalls China Income Fund	45.00%	43,096	30,740	256	247	-
27	CapitaMall Rizhao	Donggang District, Rizhao	2012	Expiring in Nov 2043	CapitaMalls China Income Fund II	30.00%	70,898	42,069	547	547	-
28	CapitaMall Saihan	Saihan District, Huibei	2008	Expiring in Mar 2041	CapitaRetail China Trust	25.55%	41,938	30,808	362	350	-
29	CapitaMall Shapingba	Shapingba District, Chongqing	2008	Master lease expiring in Dec 2023	CapitaMalls China Income Fund II	30.00%	41,877	27,523	111	111	-
30	CapitaMall Shawan	Jinniu District, Chengdu	2009	Commercial Expiring in Jan 2046 Underground Car Park: Expiring in Jan 2076	CapitaMalls China Income Fund II	30.00%	38,612	26,817	341	341	-
31	CapitaMall Shuangjing	Chaoyang District, Beijing	Other (Master Leased)	Expiring in Jul 2042	CapitaRetail China Trust	25.55%	49,463	49,463	543	538	-
32	CapitaMall SKY+	Baiyun District, Guangzhou	Under development to be completed in 2014	Expiring in Mar 2051	Directly Held	100.00%	85,905	-	219	-	-
33	CapitaMall Taiyanggong	Chaoyang District, Beijing	2012	Expiring in Aug 2044	CapitaMalls China Income Fund III	45.00%	83,693	43,462	1,847	1,820	-
34	CapitaMall Taohualun	Heshan District, Yunnan	2009	Expiring in Jun 2045	CapitaMalls China Income Fund	45.00%	34,895	23,438	221	210	-
35	CapitaMall Tianfu ^{a, b}	Gaomi District, Chengdu	Under development with mall to be completed in 2014	Expiring in Feb 2048	CapitaMalls China Development Fund III	50.00%	197,064	-	1,840	1,740	2,818
36	CapitaMall Tiangongyuan	Daxing District, Beijing	Under development to be completed in 2015	Expiring in Jan 2051	Directly Held	100.00%	140,708	-	483	-	2,328
37	CapitaMall TianjinOne	Hexi District, Tianjin	2008	Expiring in Sep 2054	CapitaMalls China Income Fund II	30.00%	59,305	40,379	690	680	-
38	CapitaMall Wangjing	Chaoyang District, Beijing	2006	Commercial Expiring in May 2043 Underground Car Park: Expiring in May 2053	CapitaRetail China Trust	25.55%	68,010	55,585	1,900	1,850	-
39	CapitaMall Weifang	Gaomi District, Weifang	2005 & Earlier	Expiring in Oct 2044	CapitaMalls China Income Fund	45.00%	43,446	37,296	287	283	-
40	CapitaMall Wuhu	Jinghu District, Wuhu	2005 & Earlier	Expiring in May 2044	Joint venture between CapitaRetail China Trust and CapitaMalls China Income Fund	35.08%	45,634	37,317	251	240	-
41	CapitaMall Wusheng ^c	Qiaokou District, Wuhan	2012	Expiring in Jun 2044	CapitaMalls China Income Fund III	45.00%	112,769	45,823	1,646	1,335	-
42	CapitaMall Xindicheng ^{a, d}	Yanta District, Xian	2012	Expiring in Dec 2043	CapitaMalls China Income Fund III	45.00%	152,745	92,576	1,624	1,380	-
43	CapitaMall Xinduxin	Shibei District, Qingdao	Under development to be completed in 2016	Expiring in Nov 2051/Sep 2052	CapitaMalls China Development Fund III	50.00%	104,034	-	182	-	1,705
44	CapitaMall Xizhimen	Xicheng District, Beijing	2007	Underground commercial and retail use: Expiring in Aug 2044 Integrated use: Expiring in Aug 2054	CapitaRetail China Trust	25.55%	83,075	51,801	2,600	2,527	-
45	CapitaMall Xuefu	Nangang District, Harbin	2012	Expiring in Dec 2045	CapitaMalls China Income Fund III	45.00%	95,000	57,911	1,070	1,053	-
46	CapitaMall Yangzhou	Weyang District, Yangzhou	2009	Expiring in Jul 2039/Apr 2045	CapitaMalls China Income Fund	45.00%	52,536	36,745	343	342	-
47	CapitaMall Yuhuating	Yuhua District, Changsha	2005 & Earlier	Expiring in Mar 2044	Directly held jointly with CapitaMalls China Income Fund	73.05%	62,080	47,452	498	478	-
48	CapitaMall Zhangzhou	Xiangcheng District, Zhangzhou	2006	Expiring in Dec 2043	Directly held jointly with CapitaMalls China Income Fund	73.05%	42,725	31,102	308	303	-
49	CapitaMall Zhanjiang	Chikan District, Zhanjiang	2008	Expiring in Dec 2044	CapitaMalls China Income Fund	45.00%	47,266	33,399	342	326	-

China (cont'd.)

#	Project	Location	(Target) Completion Date	Tenure	Holding Entity	Effective Stake (%)	GFA (sq m)	Operational NLA (sq m)	Valuation as at 31 Dec 2013 (RMB mil)	Valuation as at 30 Jun 2013 (RMB mil)	Estimated Project Development Cost for PUDs (RMB mil)
50	CapitaMall Zhaoqing	Duanzhou District, Zhaoqing	2009	Expiring in May 2055	CapitaMalls China Income Fund	45.00%	44,840	32,949	342	306	-
51	CapitaMall Zibo	Zhangdian District, Zibo	2008	Expiring in March 2045	CapitaMalls China Income Fund	45.00%	41,994	31,332	265	261	-
52	Hongkou Plaza *	Hongkou District, Shanghai	2011	Expiring in Sep 2057	Joint venture with CapitaMalls China Income Fund	72.50%	205,119	145,056	7,080	6,950	-
53	Luwan integrated development *	Luwan District, Shanghai	Under development with mall to be completed in 2016	Expiring in Jul 2056	CapitaMalls China Development Fund III	33.00%	131,303	-	2,945	2,883	4,661
54	Minhang Plaza *	Minhang District, Shanghai	2011	Expiring in Dec 2053	Joint Venture with CapitaMalls China Income Fund II	65.00%	146,843	111,473	3,550	3,520	-
55	Raffles City Beijing ^{a, d}	Dongcheng District, Beijing	2009	Retail: Expiring in Apr 2046 Integrated use and car park: Expiring in Apr 2056	Raffles City China Fund	15.00%	110,996	93,052	3,650	3,556	-
56	Raffles City Changning *	Changning District, Shanghai	Under development with mall to be completed in 2016	Expiring in Nov 2055	Joint Venture	17.10%	268,081	-	4,807	6,102	8,678
57	Raffles City Chengdu ^{a, d, f}	Wuhou District, Chengdu	2012	Expiring in Dec 2046	Raffles City China Fund	15.00%	240,930	115,238	4,478	4,115	-
58	Raffles City Chongqing ^{a, b, c, d}	Yuzhong District, Chongqing	Under development with mall to be completed in 2017	Commercial: Expiring in Aug 2052 Residential: Expiring in Aug 2082	Joint Venture	25.00%	817,000	-	1,811	-	19,031
59	Raffles City Hangzhou ^{a, c, d, e, f}	Qianjiang New City, Hangzhou	Under development with mall to be completed in 2015	Expiring in Mar 2049	Raffles City China Fund	15.00%	300,574	-	3,076	3,710	5,002
60	Raffles City Ningbo ^{a, f}	Jiangbei District, Ningbo	2012	Expiring in Aug 2047	Raffles City China Fund	15.00%	98,780	61,918	2,068	2,041	-
61	Raffles City Shanghai *	Huangpu District, Shanghai	2005 & Earlier	Expiring in Apr 2045	Raffles City China Fund	8.38%	139,593	110,172	6,760	6,570	-
62	Suzhou integrated development *	Suzhou Industrial Park, Suzhou	Under development with mall to be completed in 2017	Commercial: Expiring in Dec 2051 Underground Car Park: Expires in Dec 2051	Joint Venture	50.00%	343,079	-	2,120	1,820	6,925

Malaysia

#	Project	Location	Status/ Targeted Completion Date	Tenure	Holding Entity	Effective Stake (%)	GFA (sq ft)	Operational NLA (sq ft)	Valuation as at 31 Dec 2013 (MYR mil)	Valuation as at 30 Jun 2013 (MYR mil)	Estimated Project Development Cost for PUDs (MYR mil)
1	East Coast Mall	Putra Square, Kuantan	Opened	99 years, expiring in Dec 2106	CapitaMalls Malaysia Trust	36.10%	653,997	471,371	373	360	-
2	Gurney Plaza	Persiaran Gurney, Penang	Opened	Freehold	CapitaMalls Malaysia Trust	36.10%	1,229,239	866,984	1,240	1,230	-
3	Melawati Mall ²	Bandar Ulu Kelang, Daerah Gombak, Selangor	Under development to be completed in 2016	Freehold	Joint Venture	50.00%	945,000	-	65	-	670
4	The Mines	Jalan Dulang, Selangor	Opened	99 years, expiring in Mar 2091	CapitaMalls Malaysia Trust	36.10%	1,257,086	716,890	629	624	-
5	Queensbay Mall (approximately 81.8% of aggregate retail floor area and 100% of car park bays)	Bayan Lepas, Penang	Opened	Freehold	Held through subsidiaries and an asset-backed securitisation structure	100.00%	926,933	882,308	795	750	-
6	Sungei Wang Plaza (approximately 61.9% of aggregate retail floor area and 100% of car park bays)	Jalan Sultan Ismail, Kuala Lumpur	Opened	Freehold	CapitaMalls Malaysia Trust	36.10%	511,103	448,404	837	825	-

Japan

#	Project	Location	Status/ Targeted Completion Date	Tenure	Holding Entity	Effective Stake (%)	GFA (sq ft)	Operational NLA (sq ft)	Valuation as at 31 Dec 2013 (JPY mil)	Valuation as at 30 Jun 2013 (JPY mil)	Estimated Project Development Cost for PUDs (JPY mil)
1	Chitose Mall	Chitose-shi, Hokkaido	Opened	Freehold	CapitaMalls Japan Fund Pte. Ltd.	26.29%	283,478	161,239	792	1,270	-
2	Coop Kobe Nishinomiya-Higashi	Nishinomiya-shi, Hyogo	Opened	Freehold	Directly Held	100.00%	85,788	85,788	3,039	3,020	-
3	Ito Yokado Eniwa	Eniwa-shi, Hokkaido	Opened	Freehold	CapitaMalls Japan Fund Pte. Ltd.	26.29%	159,769	159,769	1,780	1,930	-
4	Izumiya Hirakata	Hirakata-shi, Osaka	Opened	Freehold	Directly Held	100.00%	215,752	215,752	6,440	6,380	-
5	La Park Mizue	Mizue, Edogawa-ku, Tokyo	Opened	Freehold	Directly Held	100.00%	203,588	203,588	6,630	6,610	-
6	Narashino Shopping Centre	Funabashi-shi, Chiba	Opened	Freehold	CapitaMalls Japan Fund Pte. Ltd.	26.29%	137,595	115,574	2,660	3,220	-
7	Olinas Mall	Tahei Sumidaku, Tokyo	Opened	Freehold	Directly Held	100.00%	582,822	381,045	24,500	23,500	-
8	Vivit Minami-Funabashi	Funabashi-shi, Chiba	Opened	Freehold	CapitaMalls Japan Fund Pte. Ltd.	26.29%	747,488	531,790	10,500	18,000	-

India

#	Project	Location	Status/ Target Completion Date	Tenure	Holding Entity	Effective Stake (%)	GFA (sq ft)	Operational NLA (sq ft)	Valuation as at 31 Dec 2013 (INR mil)	Valuation as at 30 Jun 2013 (INR mil)	Estimated Project Development Cost for PUDs (INR mil)
1	The Celebration Mall Udaipur	Bhuwana Phase-II Scheme, National Highway 8, Udaipur	Opened	99 years, expiring in May 2103	CapitaMalls India Development Fund	45.45%	391,783	352,268	1,834	1,840	-
2	Forum Value Mall ^a	Whitefield, Bangalore	Opened	Freehold	CapitaMalls India Development Fund	15.91%	505,715	505,715	3,708	3,668	-
3	Graphite India ^a	Whitefield, Bangalore	Under development to be completed in 2015	Freehold	CapitaMalls India Development Fund	22.27%	1,051,974	-	1,264	2,600	4,633
4	Mall in Hyderabad	Kukatpally, Hyderabad	Under development to be completed in 2014	Freehold	CapitaMalls India Development Fund	11.14%	865,283	-	4,560	4,118	4,955
5	Mall in Jalandhar	Paragpur Village, Jalandhar	Under development to be completed in 2015	Freehold	CapitaMalls India Development Fund	29.55%	614,000	-	844	1,293	5,442
6	Mall in Kochi ^{a,c,2}	Ernakulam District, Kochi	Under development to be completed in 2017	Freehold	CapitaMalls India Development Fund	11.36%	1,069,994	-	2,330	2,232	6,584
7	Mall in Mangalore	Pandeshwar Road, Mangalore	Under development to be completed in 2014	Freehold	CapitaMalls India Development Fund	15.14%	686,892	-	3,223	3,026	4,015
8	Mall in Mysore	Ahuba Road / Hyder Ali Road, Mysore	Under development to be completed in 2015	Freehold	CapitaMalls India Development Fund	22.27%	359,697	-	938	875	2,263
9	Mall in Nagpur ^{a,c}	Umrer Road, Nagpur	Under development to be completed in 2016	Freehold	CapitaMalls India Development Fund	29.55%	1,020,000	-	956	1,826	6,291

Notes on Property Uses

All properties are for retail purposes and some include the following uses:

- (a) office
- (b) residential
- (c) hotel
- (d) serviced apartment
- (e) SOHO
- (f) commercial apartment
- (g) warehouse
- (h) others

Other Notes:

Excludes our interest in Horizon Realty Fund, which we do not manage.

Our effective interests in properties are based on our direct interests and our interests in the private real estate funds, CMT, CRCT and CMMT as at 31 Dec 2013.

Generally, GFA includes underground areas but excludes car park and M&E areas.

Valuation & Book Value excludes Development Property For Sale components.

(1) GFA of Melawati site is according to estimates.

(2) Kochi mall is held through a combination of equity and debentures.

