Notice of Valuation of Real Assets::CapitaMalls Malaysia Trust - Revaluation of Properties as at 30 June 2014

Issuer & Securities

Issuer/ Manager	CAPITAMALLS ASIA LIMITED
Securities	CAPITAMALLS ASIA LIMITED - SG1Z05950543 - JS8

Announcement Details

Announcement Title	Notice of Valuation of Real Assets
Date & Time of Broadcast	17-Jul-2014 19:00:10
Status	New
Announcement Sub Title	CapitaMalls Malaysia Trust - Revaluation of Properties as at 30 June 2014
Announcement Reference	SG140717OTHREWS9
Submitted By (Co./ Ind. Name)	Tan Lee Nah
Designation	Company Secretary
Description (Please provide a detailed description of the event in the box below)	(1) CapitaMalls Asia Limited's subsidiary, CapitaMalls Malaysia REIT Management Sdn. Bhd., the manager of CapitaMalls Malaysia 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.

Additional Details

Valuation Details

Date of Valuation	Name of the Valuer	Description of Property	Valuation Currency	Valuation Amount
30/06/2014	PPC International Sdn. Bhd.	Please refer to the attached announcement for details of the property.	Malaysian Ringgit	1275000000
30/06/2014	CB Richard Ellis (Malaysia) Sdn. Bhd.	Please refer to the attached announcement for details of properties.	Malaysian Ringgit	1901000000

Valuation of Reports available for inspection at address during office hours	Level 2, Ascott Kuala Lumpur, No. 9, Jalan Pinang, 50450 Kuala Lumpur, Malaysia
Reports available till date	16/10/2014

Attachments	CMMT_Revaluation_of_Properties.pdf Total size =170K

General Announcement

Form Version **8.2 (Enhanced)**
Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **14/07/2014 11:42:02 AM**
Ownership transfer to **CS_TMF GLOBAL SERVICES MALAYSIA/EDMS/KLSE** on **17/07/2014 05:08:21 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **17/07/2014 05:09:39 PM**
Reference No **CG-140714-45422**

Submitted

Company Information	
Main Market Company	
New Announcement	
Submitting Investment Bank/Advisor (if applicable)	
Submitting Secretarial Firm (if applicable)	TMF Global Services (Malaysia) Sdn. Bhd.
* **Company name**	CAPITAMALLS MALAYSIA TRUST
* **Stock name**	CMMT
* **Stock code**	5180
* **Contact person**	Soo Shiow Fang
* **Designation**	Senior Manager
* **Contact number**	03-2382 4340
E-mail address	shiowfang.soo@tmf-group.com

Type *	Announcement
Subject *:	OTHERS **(Note : INFORMATION ENTERED IN THE DESCRIPTION FIELD WILL BE DISPLAYED AS THE TITLE OF THE ANNOUNCEMENT IN BURSA MALAYSIA'S WEBSITE)**

Description *:-
(Note : Please enter the announcement description in this field and the announcement details in the Announcement Details/Table Section or attach the full announcement details as an attachment)
Revaluation of Properties
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

This announcement is dated 17 July 2014.

Attachment(s):- (please attach the attachments here)
CMMT_2Q2014RevaluationofProperties_170714.pdf

For immediate release
17 July 2014

ANNOUNCEMENT

Revaluation of Properties

Pursuant to Clause 10.03 of the Guidelines on Real Estate Investment Trusts ("REITs Guidelines") issued by Securities Commission Malaysia ("SC") and Paragraph 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), CapitaMalls Malaysia REIT Management Sdn. Bhd., the Manager of CapitaMalls Malaysia Trust ("CMMT"), wishes to announce that independent professional valuers appointed by AmTrustee Berhad, the trustee of CMMT, and the Manager, have carried out revaluations for all properties owned by CMMT and the total revaluation surplus of RM68.2 million has been incorporated into the accounts of CMMT as at 30 June 2014.

The asset valuation was conducted in accordance with CMMT's revaluation policy which states that the fair value of the real estate assets will be determined semi-annually based on internal valuation or independent professional valuation. All valuations are in accordance with the valuation requirements as stipulated in the REITs Guidelines, and do not require the SC's approval.

The valuations for Sungei Wang Plaza Property[1], The Mines and East Coast Mall were conducted by CB Richard Ellis (Malaysia) Sdn. Bhd. ("CBRE") while the valuation for Gurney Plaza was conducted by PPC International Sdn. Bhd. ("PPC"). Both CBRE and PPC are independent professional valuers registered with the Board of Valuers, Appraisers & Estate Agents Malaysia. The details of the valuation and revaluation surplus are set out in Table 1.

[1] The 205 strata parcels within Sungei Wang Plaza (which, based on the total share units allocated to the 205 strata parcels, represent approximately 62.8% of the voting rights in Sungei Wang Plaza Management Corporation) consist of retail space with an aggregate floor area of approximately 511,103 sq ft (representing approximately 61.9% of the aggregate retail floor area of Sungei Wang Plaza); and approximately 1,298 car park bays with an aggregate floor area of approximately 435,411 sq ft, which comprise 100.0% of the car park bays in Sungei Wang Plaza.

Table 1

Description of Properties	Date of Last Valuation	Valuation Date	Net Book Value as at 30 Jun 2014 (Prior to Revaluation) RM '000	Revaluation RM '000	Surplus Incorporated Into 2Q 2014 Unaudited Results RM '000
Gurney Plaza Persiaran Gurney, 10250 Penang.	31 Dec 13	30 Jun 14	1,246,336	1,275,000	28,664
Sungei Wang Plaza Jalan Sultan Ismail, 50250 Kuala Lumpur.	31 Dec 13	30 Jun 14	837,832	839,000	1,168
The Mines Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.	31 Dec 13	30 Jun 14	631,908	670,000	38,092
East Coast Mall Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.	31 Dec 13	30 Jun 14	391,718	392,000	282
			3,107,794	**3,176,000**	**68,206**

Based on the unaudited consolidated results of CMMT Group and its subsidiary as at 30 June 2014, the net asset value per unit (after income distribution) will be RM1.2330 upon incorporation of the revaluation surplus of RM68.2 million.

Copies of the valuation reports for the above properties are available for inspection at the Manager’s registered office at Level 2, Ascott Kuala Lumpur, No. 9, Jalan Pinang, 50450, Kuala Lumpur during normal business hours for a period of three (3) months from the date of this announcement. Prior notice is appreciated.