

## Notice of Valuation of Real Assets::Asset Valuation

### Issuer & Securities

|                         |                                                     |
|-------------------------|-----------------------------------------------------|
| <b>Issuer/ Manager</b>  | CAPITALAND RETAIL CHINA TRUST MANAGEMENT LIMITED    |
| <b>Securities</b>       | CAPITALAND RETAIL CHINA TRUST - SG1U25933169 - AU8U |
| <b>Stapled Security</b> | No                                                  |

### Announcement Details

|                                                                                          |                                                                                                                                                                  |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Announcement Title</b>                                                                | Notice of Valuation of Real Assets                                                                                                                               |
| <b>Date &amp; Time of Broadcast</b>                                                      | 27-Jul-2016 06:26:59                                                                                                                                             |
| <b>Status</b>                                                                            | New                                                                                                                                                              |
| <b>Announcement Sub Title</b>                                                            | Asset Valuation                                                                                                                                                  |
| <b>Announcement Reference</b>                                                            | SG160727OTHRFZ8S                                                                                                                                                 |
| <b>Submitted By (Co./ Ind. Name)</b>                                                     | Lee Ju Lin, Audrey                                                                                                                                               |
| <b>Designation</b>                                                                       | Company Secretary, CapitaLand Retail China Trust Management Limited                                                                                              |
| <b>Description (Please provide a detailed description of the event in the box below)</b> | The attached announcement issued by CapitaLand Retail China Trust Management Limited, for CapitaLand Retail China Trust, on the above matter is for information. |

### Additional Details

| Valuation Details                                                                   |                                                                             |                                                                                                   |                    |                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------|------------------|
| Date of Valuation                                                                   | Name of the Valuer                                                          | Description of Property                                                                           | Valuation Currency | Valuation Amount |
| 30/06/2016                                                                          | DTZ Debenham Tie Leung International Property Advisers (Shanghai) Co., Ltd. | Please refer to the attached announcement for details of the three properties                     | Yuan Renminbi      | 5,761,000,000    |
| 30/06/2016                                                                          | Savills Valuation & Professional Services (S) Pte Ltd                       | Please refer to the attached announcement for details of the four properties                      | Yuan Renminbi      | 3,280,000,000    |
| 30/06/2016                                                                          | Knight Frank Petty Limited                                                  | Please refer to the attached announcement for details of the two properties                       | Yuan Renminbi      | 1,568,000,000    |
| 30/06/2016                                                                          | CBRE Limited                                                                | CapitaMall Saihan, No. 26 Ordos Street, Saihan District, Huhhot, Inner Mongolia Autonomous Region | Yuan Renminbi      | 438,000,000      |
| <b>Valuation of Reports available for inspection at address during office hours</b> |                                                                             | 168 Robinson Road, #30-01 Capital Tower, Singapore 068912                                         |                    |                  |
| <b>Reports available till date</b>                                                  |                                                                             | 26/10/2016                                                                                        |                    |                  |
| <b>Additional Information</b>                                                       |                                                                             | Please refer to the attached announcement for additional information.                             |                    |                  |
| <b>Attachments</b>                                                                  |                                                                             | <a href="#">Annc Valuation June 2016 20160727.pdf</a><br>Total size =131K                         |                    |                  |