

This news release is for information only and is not an offer for sale of the securities in the United States. Neither this news release nor any copy or portion hereof may be taken into or distributed in the United States. The securities have not been and will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and management, as well as financial statements. There will be no public offering of the securities in the United States.



For immediate release  
10 February 2014

**NEWS RELEASE**

**CapitaMall Trust launches retail bond offering,  
paying 3.08% per year**

- **Public offer period: 9 a.m. 11 February 2014 to 12 noon 18 February 2014**
- **Minimum investment sum of S\$2,000**
- **Caters to investors looking for fixed income returns**

**Singapore, 10 February 2014** – CapitaMall Trust Management Limited ("CMTML"), in its capacity as manager of CapitaMall Trust ("CMT"), is pleased to announce the offering for subscription of up to S\$200 million in aggregate principal amount of 7-year retail bonds to the public in Singapore, and institutional and other investors under CMT's S\$2.5 billion retail bond programme. The issuer is HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CMT.

The retail bonds carry a fixed interest of 3.08% per annum, to be paid half-yearly on 20 February<sup>1</sup> and 20 August<sup>1</sup> each year from 2014 to 2021, commencing on 20 August 2014.

Up to S\$150 million of the retail bonds will be offered to the public (the "public offer"), while up to S\$50 million will be offered to institutional and other investors (the "placement"). In the event the public offer and/or placement is oversubscribed, the manager may increase the total issue size to up to S\$350 million and determine the final allocation between the public offer and placement. Subscriptions under the public offer will be subject to balloting if the total subscriptions exceed the amount available. The joint lead managers and bookrunners for this offer are DBS Bank Ltd. ("DBS Bank"), Oversea-Chinese Banking Corporation Limited ("OCBC Bank") and United Overseas Bank Limited ("UOB").

<sup>1</sup> If the date for payment in respect of the retail bonds is not a business day in Singapore, then such date shall be postponed to the next business day in Singapore, and the holders shall not be entitled to any further interest or other payment in respect of any such delay.

NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, CANADA OR JAPAN

The public offer will open for subscription at 9 a.m. on 11 February 2014 and close at 12 noon on 18 February 2014<sup>2</sup>. Applications can be made via ATMs of DBS Bank (including POSB), OCBC Bank and UOB and its subsidiary, Far Eastern Bank Limited (“participating banks”), the internet banking websites of the participating banks, and the mobile banking interface of DBS Bank. The minimum investment amount is S\$2,000 for subscriptions under the public offer, with incremental multiples of S\$1,000.

Mr Wilson Tan, CEO of CMTML, said, “Our first series of 2-year retail bonds issued in 2011 under our S\$2.5 billion retail bond programme received strong interest from retail investors and was about 1.9 times subscribed. It has since been fully repaid last year. Following the strong reception in 2011, we are pleased to offer our second series of retail bonds, which members of the public in Singapore can subscribe to for a minimum investment sum of S\$2,000. With an attractive fixed interest payment of 3.08% per annum, the bonds will cater to investors looking for fixed income returns and provide them with another avenue to participate in the strong and recurring income streams of our malls.”

“CapitaMall Trust was assigned an ‘A2’ issuer rating on 19 March 2013 by Moody’s Investor Service, which is the highest rating given to a Singapore real estate investment trust. Our portfolio comprises 16 income-producing assets, which are predominantly well-located necessity shopping malls whose businesses have proven to be resilient through economic cycles. This bond offering will enable CapitaMall Trust to diversify sources of funding.”

The Offer Information Statement (“OIS”) in relation to the 7-year retail bonds is to be lodged with the Monetary Authority of Singapore (“MAS”) today and will be made available at selected branches of DBS Bank (including POSB), OCBC Bank and UOB Group (subject to availability) and will be made available for download from the MAS’s OPERA website at <http://masnet.mas.gov.sg/opera/sdrprosp.nsf>. Applications for the public offer must be made in accordance with the terms and conditions set out in the OIS.

**Note:** Approval in-principle from the Singapore Exchange Securities Trading Limited (“SGX-ST”) has been obtained for the listing and quotation of the 7-year retail bonds on the Main Board of the SGX-ST, subject to certain conditions. Approval in-principle granted by SGX-ST and the listing of and quotation of the retail bonds are not to be taken as an indication of the merits of the retail bonds.

---

<sup>2</sup> Or such other time(s) and/or date(s) as may be announced from time to time by the manager subsequent to the date of the OIS.

**About CapitaMall Trust ([www.capitamall.com](http://www.capitamall.com))**

CMT is the first Real Estate Investment Trust (REIT) listed on Singapore Exchange Securities Trading Limited (SGX-ST) in July 2002. CMT is also the largest REIT by asset size, approximately S\$10.0 billion and by market capitalisation, S\$6.6 billion (as at 31 December 2013) in Singapore. CMT has been assigned an "A2" issuer rating by Moody's Investors Service on 19 March 2013. The "A2" issuer rating is the highest rating assigned to a Singapore REIT.

CMT owns and invests in quality income-producing assets which are used, or predominantly used, for retail purposes primarily in Singapore. As at 31 December 2013, CMT's portfolio comprised a diverse list of over 2,900 leases with local and international retailers and achieved a committed occupancy of 98.5%. CMT's 16 quality shopping malls, which are strategically located in the suburban areas and downtown core of Singapore, comprise Tampines Mall, Junction 8, Funan DigitalLife Mall, IMM Building, Plaza Singapura, Bugis Junction, Sembawang Shopping Centre, JCube, Raffles City Singapore (40.0% interest), Lot One Shoppers' Mall, 90 out of 91 strata lots in Bukit Panjang Plaza, Rivervale Mall, The Atrium@Orchard, Clarke Quay, Bugis+ and Westgate (30.0% interest). CMT also owns 122.7 million units in CapitaRetail China Trust, the first China shopping mall REIT listed on SGX-ST in December 2006.

CMT is managed by an external manager, CapitaMall Trust Management Limited, which is a wholly-owned subsidiary of CapitaMalls Asia Limited, one of Asia's largest listed shopping mall developers, owners and managers.

---

**Issued by: CapitaMall Trust Management Limited (Company Registration No. 200106159R)**

**Date: 10 February 2014**

**For more information, please contact:**

Analyst/Investor

Audrey Tan

DID: (65) 6826 5307

Email: [audrey.tan@capitaland.com](mailto:audrey.tan@capitaland.com)

Media

Lim Seng Jin

DID: (65) 6826 5778

Email: [lim.sengjin@capitaland.com](mailto:lim.sengjin@capitaland.com)

**IMPORTANT NOTICE**

This news release is for information purposes only and does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to subscribe for or acquire, the 7-year retail bonds in any jurisdiction in which such an offer or solicitation is unlawful. The information contained in this news release is qualified in its entirety by, and should be read in conjunction with, the full text of the OIS. No person should subscribe for or acquire any of the retail bonds except on the basis of the information contained in the OIS.

The value of the units in CMT (the "Units") and the income derived from them, if any, 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 should note that they will have no right to request the manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that holders of the Units 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.