



CAPITALAND MALL TRUST

(Constituted in the Republic of Singapore pursuant to a trust deed dated 29 October 2001 (as amended))

ANNOUNCEMENT

- (I) **HOLDING STRUCTURE IN RESPECT OF THE REDEVELOPMENT OF FUNAN DIGITALIFE MALL; AND**
 - (II) **DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED**
-

- (I) **HOLDING STRUCTURE IN RESPECT OF THE REDEVELOPMENT OF FUNAN DIGITALIFE MALL**

CapitaLand Mall Trust Management Limited, the manager of CapitaLand Mall Trust ("**CMT**", and the manager of CMT, the "**Manager**"), wishes to announce that it has entered into the following:

- (i) a deed of trust constituting a private trust, named Victory Office 1 Trust ("**Office SPT 1 Trust**") with HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Office SPT 1 Trust (the "**Office SPT 1 Trustee**");
- (ii) a deed of trust constituting a private trust, named Victory Office 2 Trust ("**Office SPT 2 Trust**") with HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Office SPT 2 Trust (the "**Office SPT 2 Trustee**"); and
- (iii) a deed of trust constituting a private trust, named Victory SR Trust ("**SR SPT Trust**") with HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of SR SPT Trust (the "**SR SPT Trustee**"),

(collectively, the "**SPT Trusts**").

Upon constitution of the SPT Trusts, one hundred units in each of the Office SPT 1 Trust, the Office SPT 2 Trust and the SR SPT Trust have been initially issued to HSBC Institutional Trust Services (Singapore) Limited, as trustee of CMT at an issue price of S\$1.00 each and pursuant thereto, the SPT Trusts are wholly owned subsidiaries of CMT.

The Manager also wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, as trustee of CMT (the "**Trustee**") has today entered into a conditional sale and purchase agreement (the "**SPA**") with the Office SPT 1 Trustee, the Office SPT 2 Trustee

and the SR SPT Trustee to sell certain undivided shares in the property located at 109 North Bridge Road Singapore 179097 commonly known as Funan DigitalLife Mall (the “**Property**”) to the Office SPT 1 Trustee, the Office SPT 2 Trustee and the SR SPT Trustee respectively (collectively, the “**Injection**”). The Trustee has entered into the SPA in connection with the proposed redevelopment of the Property with the SPT Trusts.

The proposed redevelopment of the Property is in line with CMT’s ongoing strategy of optimising its portfolio through proactive asset management and asset enhancement initiatives.

(II) DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Manager also wishes to announce that, in connection with the proposed redevelopment of the Property, the Trustee (as borrower, “**Borrower**”) has on 30 August 2016 entered into facility agreements (collectively, the “**Facility Agreements**”), each of which contains a prepayment event (“**Prepayment Event**”) if CMT ceases to be managed by the Manager or by any other wholly owned subsidiary of CapitaLand Mall Asia Limited.

If the Prepayment Event occurs and the Borrower fails to pay the outstanding amounts due and payable under the respective Facility Agreements in accordance therewith, it may trigger cross defaults under other facilities, debt issues and borrowings of CMT and/or its subsidiaries (collectively, “**Borrowings**”).

The aggregate level of Borrowings which are outstanding and that may be affected is approximately S\$3,249.0 million (excluding interest) (“**Outstanding Borrowings**”) as at 30 August 2016. As at the date of this announcement, the Borrower has not drawn down on the Facility Agreements and accordingly, the Outstanding Borrowings exclude the facilities available under the Facility Agreements.

As at the date of this announcement, the Prepayment Event has not occurred.

Save as disclosed in this Announcement and based on information available to the Manager as at the date of this announcement, none of the Directors or the controlling unitholders of CMT has any interest, direct or indirect, in the constitution of the SPT Trusts and the Injection.

BY ORDER OF THE BOARD

CapitaLand Mall Trust Management Limited
(Registration Number: 200106159R)
As manager of CapitaLand Mall Trust

Lee Ju Lin, Audrey
Company Secretary
30 August 2016

IMPORTANT NOTICE

The value of units in CapitaLand Mall Trust (“**Units**”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by CapitaLand Mall Trust Management Limited (the “**Manager**”), as manager of CapitaLand Mall Trust, 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 may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CapitaLand Mall Trust is not necessarily indicative of the future performance of CapitaLand Mall Trust.