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NEWS RELEASE

New brands set to make Singapore debut at JCube

***Brands include popular Japanese lifestyle store Franc Franc and eateries
Capricciosa, Eat at Taipei and Nana's Green Tea Café***

Singapore, 21 February 2012 – JCube is set to inject new excitement into the retail, dining and entertainment scene in Singapore's West.

With shops from Basement 1 to Level 4, JCube has a net lettable area of 210,000 square feet, and more than 90% of the mall has been pre-leased. JCube will also be home to Singapore's first Olympic-size ice rink, offering the only rink-side dining experience in Singapore, and the first IMAX cinema in the suburbs. It is owned by CapitaMall Trust and managed by CapitaMalls Asia.

Numerous brands have chosen to open their first stores in Singapore at the Jurong East mall, which will welcome shoppers on 2 April 2012. New-to-Singapore brands making their debut at JCube include Japanese lifestyle store Franc Franc, Italian F&B concept Capricciosa, Eat at Taipei and Nana's Green Tea Café.

Franc Franc, a popular Japanese home and living store retailing modern and funky furniture, accessories and lifestyle products, is opening its first outlet in South-east Asia in JCube. One of JCube's anchor tenants, Franc Franc will occupy 9,300 square feet on Level 2.

Originating from Japan with more than 30 years' history, **Capricciosa** serves authentic Italian food. Pastas are the highlight, handmade everyday and always served *al-dente*.

Eat at Taipei transports diners to Taiwan's famous night markets, with Taiwanese street food such as oyster vermicelli and coffin toast. The restaurant also features Taiwanese favourites such as bubble tea and flavoured shaved ice.

Matcha (green tea) lovers will be spoilt for choice at **Nana's Green Tea Café** from Japan, which offers a wide selection of *matcha* drinks, desserts and savoury bites.

As its name suggests, **What The Fries!** serves up fries, but with gourmet dipping sauces that cater to local taste buds, such as chilli crab, Thai sweet chilli and wasabi mayonnaise. This is the first What The Fries! outlet in Singapore.

Popular Korean restaurant **ManNa** is opening its second outlet in Singapore at JCube, serving up traditional Korean cuisine. Diners will enjoy complimentary side dishes, buffet-style.

Pique Nique will introduce its new contemporary menu at JCube, offering all-day breakfast, wholesome burgers and pastas.

Shaw Theatres will operate a seven-screen cineplex at JCube, including the first IMAX cinema in the suburbs.

Other highlights include skincare brand **Laneige's** first stand alone concept store, **Payless Shoesource** and **Misulo Children Arts Adventure**. Restaurants opening their first outlets in the suburbs include **Ginza Bairin**, **Chili's** and **Itacho** (with a new concept focusing on *udon*). Foodies will also get to enjoy **Nando's**, **Yamazaki Boulangerie** and **Kung Fu Paradise** and **Canton Paradise** by the Paradise Group at JCube.

Ms Callie Yah, General Manager of JCube, said, "Shoppers can look forward to a whole new shopping, dining and entertainment experience at JCube, with the numerous brands making their Singapore debut with us. Other than Singapore's first Olympic-size ice rink which will host international events and competitions, JCube will be home to the first IMAX cinema in the suburbs. Mall-goers will also enjoy extended-hours dining and Singapore's only rink-side dining experience at JCube. We look forward to welcoming shoppers with exciting activities and events in April."

About JCube

Nestled in the heart of the up and coming Jurong Lake District, JCube is an ultra-hip mall with Singapore's only Olympic-size ice rink and IMAX cinema in Singapore's suburbs. The mall boasts a unique faceted façade inspired by an ice cube, reflecting natural light by day and sparkling by night. JCube has been awarded the Building and Construction Authority's highest green accolade – Green Mark Platinum – for its environmentally friendly features.

Located close to Jurong East MRT interchange and bus interchange, JCube, which replaces the former Jurong Entertainment Centre, has a net lettable area of 210,000 sq ft in its five levels of retail, dining and entertainment options. There are two levels of basement parking and a rooftop terrace-cum-event space on Level 5, called JStage. With its new-to-market brands and extended dining options, JCube is set to be the preferred leisure and entertainment destination for youth, PMEBS and residents who live and work in Singapore's West.

About CapitaMall Trust (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\$9.2 billion and by market capitalisation, S\$5.7 billion (as at 30 December 2011) in Singapore. CMT has been assigned an "A2" rating by Moody's Investors Service. The "A2" 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 2011, CMT's portfolio comprised a diverse list of approximately 2,500 leases with local and international retailers and achieved a committed occupancy of 94.8%. CMT's 16 quality retail properties, which are strategically located in the suburban areas and Downtown Core of Singapore, include Tampines Mall, Junction 8, Funan DigitalLife Mall, IMM Building, Plaza Singapura, Bugis Junction, Sembawang Shopping Centre, JCube, Hougang Plaza, Raffles City Singapore (40.0% interest), Lot One Shoppers' Mall, Bukit Panjang Plaza, Rivervale Mall, The Atrium@Orchard, Clarke Quay and Iluma. CMT also owns 122.7 million units in CapitaRetail China Trust, the first China shopping mall REIT listed on SGX-ST in December 2006.

In May 2011, CMT took a 30.0% stake in a joint venture to develop a prime land parcel at Jurong Gateway, marking its first foray into greenfield developments.

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.

About CapitaMalls Asia (www.capitamallsasia.com)

CapitaMalls Asia Limited is one of the largest listed shopping mall developers, owners and managers in Asia by total property value of assets and geographic reach. CapitaMalls Asia has an integrated shopping mall business model encompassing retail real estate investment, development, mall operations, asset management and fund management capabilities. It has interests in and manages a pan-Asian portfolio of 97 shopping malls across 51 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$29.4 billion (HK\$178.5 billion) and a total GFA of approximately 87.4 million sq ft.

Shopping malls in the portfolio include ION Orchard and Plaza Singapura – which are located in one of the world’s most famous shopping streets, Orchard Road – Raffles City Singapore and Clarke Quay in Singapore. Our landmark shopping malls in China are CapitaMall Crystal in Beijing; Hongkou Plaza in Shanghai and Raffles City Shanghai; and CapitaMall Jinniu in Chengdu. The portfolio also includes Gurney Plaza in Penang, Malaysia; Vivit Square in Tokyo, Japan; as well as Forum Value Mall in Bangalore, India.

CapitaMalls Asia’s principal business strategy is to invest in, develop and manage a diversified portfolio of real estate used primarily for retail purposes in Asia, and to strengthen its market position as a leading developer, owner and manager of shopping malls in Asia.

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