



## NEWS RELEASE

20 July 2004

For Immediate Release

### **CapitaMall Trust new units to be issued at S\$1.62 per unit Attractive forecast yield of 5.69% for 2004 (annualised) and 5.77% for 2005\***

**Singapore, 20 July 2004** – CapitaMall Trust Management Limited (CMTML), the manager of CapitaMall Trust (CMT), is pleased to announce that it proposes to issue 147 million new units in CMT, to be placed by Lead Manager and Underwriter, DBS Bank, at a price of S\$1.62 per unit. This follows the mandate from unitholders at an Extraordinary General Meeting held on 8 July 2004 to proceed with the equity fund raising exercise and with the acquisition of Plaza Singapura.

The issue price of S\$1.62 per unit, which represents a discount of 3.6% to the last traded price on 19 July 2004 of S\$1.68, is to provide for the estimated cumulative distribution of not less than 5.36¢ (in respect of the period from 1 January 2004 to 1 August 2004) to existing unitholders (the "Cumulative Distribution"). Only existing unitholders as at 5.00 pm on 30 July 2004 will be entitled to the Cumulative Distribution. The distribution is expected to be paid by end-August 2004. The expected completion date for the equity fund raising exercise and the expected listing date of the new units is 2 August 2004.

At the issue price of S\$1.62 per unit, the forecast yield is an attractive 5.69% (annualised) in 2004 and 5.77% in 2005\*. Unitholders can also expect a higher annualised distribution per unit\* of 9.21¢ in 2004, and 9.34¢ in 2005 due to the yield-accretive nature of the acquisition. This is an increase of more than 7% over the latest annualised forecast distribution per unit of 8.59¢ currently generated by CMT's four existing malls — Tampines Mall, Junction 8, Funan The IT Mall and IMM Building.

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\*Based on the issue price of S\$1.62 per new unit and on the assumptions set out in the CMT circular dated 20 July 2004 (the "Circular").

The placement, which is fully underwritten<sup>#</sup> by DBS Bank, comprises a preferential offering of 90.6 million units to Singapore Registered Unitholders (“Preferential Offering”), an ATM offering of 31.0 million units to retail investors on a “first-come, first-served” basis (“ATM Offering”) and a private placement of 25.4 million units to retail and institutional investors (“Private Placement”).

#### **A) Preferential Offering**

The Preferential “1-for-10” Offering to Singapore Registered Unitholders (as at the Books Closure Date of 16 July 2004) will open on 21 July 2004 at noon. For acceptance using forms, the close of the offer is on 27 July 2004 at 4.45pm. For acceptance at ATMs of DBS/POSB, OCBC Bank and UOB Group, the close is on 27 July 2004 at 9.30pm.

The relevant entities within the CapitalLand Group have undertaken to take up all their preferential entitlements of 29.3 million units.

#### **B) ATM Offering**

The ATM Offering, which is only available at DBS and POSB ATMs, will open on 21 July 2004 at noon and close upon full subscription but no later than noon of 27 July 2004. It is on a “first-come, first-served” basis. The ATM Offering is subject to a maximum of 500,000 units per applicant.

Minimum board lot size traded on the SGX-ST is 1,000 units. For the convenience of investors, they can apply for new units in multiples of 10 (minimum 10 new units) in order to “make whole” any odd lots. In addition, approval has been obtained from the SGX-ST for the setting up of a temporary counter to allow unitholders and investors to trade in board lots of 100 units for a period of one month from 2 August 2004 to 1 September 2004, both dates inclusive.

#### **C) Private Placement**

Retail and institutional investors can subscribe for the Private Placement through the designated placement agents of DBS Bank (the placement agent and sole bookrunner for the private placement) and UBS (the co-placement agent and sub-underwriter for the private placement).

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<sup>#</sup>Excluding those units offered to and to be subscribed by the relevant entities within the CapitalLand Group under the Preferential Offering.

Said Mr Eric Ang, Managing Director & Joint Head, Investment Banking, DBS Bank, "The yield is very attractive. At the issue price of S\$1.62, CMT is offering investors a yield of 5.69% which compares very favourably with other yield instruments. We expect strong demand from all classes of investors especially individual investors who enjoy tax free distributions. It is for this reason that we are setting aside a bigger allocation for the ATM Offering."

Said Mr Pua Seck Guan, Chief Executive Officer, CapitaMall Trust Management Limited, "We are confident that this equity fund raising exercise will receive strong support from investors. It will increase CMT's weighting in the MSCI Standard Index Series and improve its liquidity among a larger pool of retail and institutional investors. CMT, with its strong focus on suburban malls, has so far provided a stable income stream for unitholders. We will continue to maximise returns for unitholders through our pro-active asset management and enhancement strategies."

Visit CMT's website at [www.capitmall.com](http://www.capitmall.com) or call DBS Hotline at 1800-2227333 for more details of the placement. An electronic copy of the Circular will be available on CMT's website from 5.00 pm on 20 July 2004. Copies of the Circular will also be available and may be obtained on request from any DBS/POSB branch from 21 July 2004. Investors should read the whole of the Circular.

### **About CapitaMall Trust**

CMT is the first listed real estate investment trust (REIT) in Singapore. Launched in 2002, it invests in quality income-producing retail properties in Singapore. Income is mainly derived from rental payments received from a diverse range of over 900 local and international tenants. It currently has a portfolio of four major shopping malls in both the suburban and city areas - Tampines Mall, Junction 8, Funan The IT Mall and IMM Building. Plans are underway for the acquisition of Plaza Singapura, a shopping mall catering to basic shopping needs, located along the prime Orchard Road shopping belt.

CMT is managed by an external manager, CMTML, which is an indirect wholly-owned subsidiary of Capitaland Limited, one of the largest listed real estate companies in Southeast Asia. Visit CMT's website at [www.capitmall.com](http://www.capitmall.com) for more details.

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**Important Notice**

The value of units in CMT ("Units") and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, CapitaMall Trust Management Limited (as manager of CMT) (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 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 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.

This press release contains forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in these forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events. All forecasts and return projections are based on the issue price of S\$1.62 per new Unit ("Issue Price") and on the Manager's assumptions as explained in the Circular. Such yields will vary accordingly for investors who purchase Units in the secondary market at a market price higher or lower than the Issue Price. The major assumptions are certain expected levels of property rental income and property expenses over the relevant periods, which are considered by the Manager to be appropriate and reasonable as at the date of the Circular. The forecast and projected financial performance of CMT is not guaranteed and there is no certainty that any of it can be achieved. Investors should read the whole of the Circular for details of the forecasts and projections and consider the assumptions used and make their own assessment of the future performance of CMT before deciding whether to subscribe for or purchase new units in CMT.