



For immediate release  
29 July 2012

## NEWS RELEASE

### **CapitaMalls Asia to develop its first shopping mall in Qingdao**

- ***Located in the heart of the New Urban Center – a new commercial, administrative, residential, cultural and ecological zone***
- ***Directly linked to Qingdao’s first subway line and well-served by several main trunk roads***

**Singapore, Hong Kong and Beijing, 29 July 2012** - CapitaMalls Asia Limited (SGX: JS8 and HKEx: 6813) is pleased to announce today that it is developing its first shopping mall in Qingdao, China.

CapitaMalls Asia has signed a conditional agreement to acquire the site for the shopping mall at the junction of Heilongjiang Road and Hefei Road in Sifang District in Qingdao. It is acquiring the site from Qingdao Vanke City Real Estate Co. Ltd and Qingdao Shuangshan Gongmao Co. Ltd.

Qingdao Vanke is a majority-owned subsidiary of Vanke Real Estate Group Co. Ltd, the largest professional housing developer in China with sales revenue of RMB121.5 billion (S\$24.6 billion / HK\$149.2 billion) in 2011, and is listed on the Shenzhen Stock Exchange. Qingdao Shuangshan is a local enterprise primarily engaged in the businesses of commodity trading, small-scale warehousing and agri-mart management.

The proposed mall will be the retail component of Vanke City, a mixed development strategically located in the New Urban Center (“NUC”, 新都心) in the centre of Qingdao. The NUC is a new commercial, administrative, residential and cultural zone. It will comprise the district government administrative centre, mid- to high-end residences, an industrial park and commercial facilities including retail, office and hotel.

The proposed shopping mall will be the first mall in NUC, with a population catchment within a 5 kilometre (“km”) radius that is expected to reach 550,000 residents by 2015. Qingdao’s first subway Line M3, which will be operational in 2014, will run through NUC and be directly linked to the basement of the shopping mall.

Subject to planning approval, CapitaMalls Asia plans to develop a six-storey shopping mall with a total gross floor area (“GFA”), excluding car park, of about 89,700 square metres (“sq m”). When completed in 2015, the proposed mall will house popular international and local fashion brands, a supermarket, good quality restaurants, thematic food concepts, children-related specialties and a modern lifestyle cineplex to cater to the needs of young families and the middle- to high-income working class. The mall will also have about 900 car park spaces.

Including land cost, the total development cost of the shopping mall is expected to be about RMB1,457.0 million (S\$294.9 million / HK\$1,788.9 million), or about RMB16,235 (S\$3,286 / HK\$19,933) per sq m of GFA.

Mr Lim Beng Chee, CEO of CapitaMalls Asia, said: “Qingdao is one of the largest seaports of the Bohai Economic Rim and Northeast Asia Economic Zone. It is also the biggest container port in North China and the economic centre of Shandong Province. This provides a huge economic hinterland to support the continued strong growth of Qingdao. Qingdao’s GDP has grown steadily at an average annual rate of 13.2% over the past five years. Its per capita urban disposable income grew 14.3% while total retail sales posted an increase of 17.4% year-on-year last year, slightly above the national average growth rate of 17.1%. With Qingdao’s strong economic fundamentals, we are confident about the retail growth prospects in the city.”

“Currently, there is a lack of well-managed and organised retail in Qingdao, especially in and around the NUC. With our expertise in mall management and strong leasing network, we will develop a landmark one-stop shopping destination that meets the lifestyle needs and aspirations of the community and offers quality space for retailers keen to expand in this growing city.”

“Including this mall, we now have seven malls<sup>1</sup> in North-east China. This acquisition is in line with our strategy to expand our footprint in China and strengthen our presence in the cities and regions we are already in.”

With its bustling port and close proximity to Japan and South Korea, Qingdao attracts strong international trade and foreign direct investment. More than 40 multinational corporations such as ExxonMobil, LG, Panasonic, Samsung and Shell have established operations in Qingdao. In addition, Qingdao also has local companies which are well-known around the world, including Haier, Hisense and Tsingtao Beer.

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<sup>1</sup> The other six malls are CapitaMall Aidemengdun, CapitaMall Peace Plaza, CapitaMall Weifang and CapitaMall Zibo, all of which are already operational, as well as CapitaMall Rizhao and CapitaMall Xuefu, both of which will open later this year.

Including this development, CapitaMalls Asia now has 58 shopping malls in 36 cities in China, of which 43 are operational while the other 15 are under development.

### Summary of proposed shopping mall in Qingdao

Overall	A prime development comprising a six-storey shopping mall (from Basement 1 to Level 5)
Location	The proposed mall is located at the junction of Heilongjiang Road and Heifei Road in Sifang District, Qingdao. It is part of Vanke City, a mixed development strategically located in the New Urban Center in the heart of Qingdao. The mall will be directly linked to Qingdao's first subway line M3, which will be operational in 2014. It will have a catchment of 550,000 residents within a 5 km radius by 2015.
Site area	23,700 sq m (approximate)
GFA (excluding car park)	89,700 sq m (approximate)
No. of car park spaces	About 900 (Basement 2 and 3)
Land use tenure	40 years, expiring in 2052

### About CapitaMalls Asia ([www.capitamallsasia.com](http://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 100 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$30.7 billion (HK\$186.3 billion) and a total GFA of approximately 91.6 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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**Issued by: CapitaMalls Asia Limited (Co. Regn.: 200413169H)**  
**Date: 29 July 2012**

**For more information, please contact:**

Analyst

Brenda Ng  
Senior Executive, Investor Relations  
Tel: +65 6826 5569  
Email: [brenda.ng@capitaland.com](mailto:brenda.ng@capitaland.com)

Media

Lim Seng Jin  
Head, Corporate Communications and Marketing  
Tel: +65 6826 5778  
Email: [lim.sengjin@capitaland.com](mailto:lim.sengjin@capitaland.com)



请即发送  
2012年7月29日

新闻稿

## 凯德商用将开发其在青岛的首家购物中心

- 位于青岛新都心——一个商业、行政、住宅、文化及生态新区域
- 直接连通青岛首条地铁线，贯穿多条城市主干道

新加坡、香港和北京，2012年7月29日 - 凯德商用产业有限公司（以下简称“凯德商用”）（新交所代码：JS8，港交所代码：6813）今天宣布，公司将开发其在中国青岛市的首家购物中心。

凯德商用已签署有条件协议购买位于青岛市四方区黑龙江路和合肥路交岔口的购物中心项目。凯德商用是从青岛万科城地产有限公司和青岛双山工贸总公司购买该项目。

青岛万科城地产有限公司是万科企业股份有限公司的旗下成员。该集团是中国最大的专业住宅开发商，并于深圳证券交易所上市。万科去年的总销售收入达 1,215 亿人民币（246 亿新元/1,492 亿港元）。青岛双山则是当地一家主要从事商品交易、小型仓储及农业超市管理的公司。

新购物中心将成为青岛万科城的零售组成部分，青岛万科城是位于青岛市中心新都心的综合房产项目。新都心是一个集商业、行政、住宅、文化及生态功能为一体的新区域。区政府行政中心、中高端住宅、工业园和包括零售、办公及酒店在内的商业设施都将落子其中。

此购物中心将成为新都心的首家购物中心，预计到了 2015 年周围 5 公里半径内覆盖的人口将达 55 万。即将于 2014 年开通运行的青岛首条地铁线 M3 号线将贯通新都心并直接连通购物中心地下层。

凯德商用计划建造一座六层的购物中心，总建筑面积（不包括停车场）为约 89,700 平方米。购物中心于 2015 年竣工后，业态将包括众多国际及国内知名时装品牌、超市、高品质餐饮、主题餐饮、儿童设施和现代时尚影城，以满足年轻家庭及中高收入上班族的消费需求。购物中心还将提供约 900 个停车位。此开发计划有待政府审批。

包括土地价格在内，此购物中心的开发成本共约 14.57 亿人民币（2.949 亿新元/17.889 亿港元），按照总建筑面积计算，该购物中心的每平米价格约 16,235 人民币（3,286 新元/19,933 港元）。

凯德商用总裁林明志先生表示：“青岛是环渤海经济圈和东北亚经济圈内最大的港口之一，也是中国北部地区最大的集装箱码头和山东省的经济中心，这为青岛提供了经济持续强劲增长的动力。在过去五年中，青岛市 GDP 稳步增长，年均增长率达 13.2%。去年，青岛市城镇居民人均可支配收入增长了 14.3%，零售销售总额上扬了 17.4%，略高于 17.1% 的全国平均增长率。鉴于青岛市强劲的经济基础，我们对其零售销售增长前景充满信心。”

“目前，青岛市尤其是新都心及其周边，缺乏高品质的有组织零售物业。凯德商用拥有丰富的购物中心运营管理经验及广阔的租户网络，我们将在此打造一座地标性一站式购物中心，满足青岛居民的生活消费需求，并为有意在这座迅速发展的城市扩张的零售商提供优质的购物中心。”

“包括此购物中心在内，我们在中国东北区拥有 7 家购物中心<sup>1</sup>。此次收购与凯德商用拓展中国业务的战略相吻合，将有助于我们深化在已有物业的城市及区域的发展。”

青岛繁忙的港口以及邻近日本和韩国的优越地理位置，让该市能够吸引大量外资并成为国际贸易的重心。至今，超过 40 家跨国企业如埃克森美孚、LG、松下、三星和壳牌已在青岛运营。此外，青岛也有好几家扬名海外的土生土长企业如海尔、海信和青岛啤酒。

包括这个项目在内，凯德商用目前在中国的 36 个城市拥有 58 家购物中心，其中 43 家已投入运营，15 家正在开发中。

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<sup>1</sup>其余 6 家分别是已经开业运营的凯德广场·埃德蒙顿、凯德和平广场、凯德广场·潍坊、凯德广场·淄博以及即将于今年开业的凯德广场·日照和凯德广场·学府。

## 项目概况

总体概况	一座六层的黄金地段购物中心（地下一层，地上五层）
地理位置	位于青岛市四方区黑龙江路和合肥路的交岔口，是青岛万科城的零售组成部分。万科城是位于青岛市中心新都心的综合房产项目。该购物中心将直接连通即将于 2014 年开通的青岛首条地铁线 M3 号线。预计到了 2015 年购物中心周围 5 公里半径内覆盖的人口将达 55 万。
项目占地面积	23,700 平方米（约值）
总建筑面积（不包括停车场）	89,700 平方米（约值）
停车位总数	约 900 个（地下 2 层和 3 层）
土地使用年限	40 年，将于 2052 年到期

## 凯德商用产业有限公司简介 ([www.capitamallsasia.com](http://www.capitamallsasia.com))

凯德商用产业有限公司（以下简称“凯德商用”）是以物业资产总值及地理覆盖范围计算，亚洲上市的最大购物中心开发商、拥有者及管理者之一。凯德商用一体化的商场经营模式涉及商用地产投资、开发、商场运营、资产管理及基金管理等范畴。凯德商用在亚太地区中拥有及管理新加坡、中国、马来西亚、日本及印度五国内 52 个城市共 100 个商业地产项目，物业总值约 307 亿新元（1,863 亿港元），总面积约 9,160 万平方尺。

凯德商用的商场项目包括位于世界著名购物街道之一的新加坡乌节路的 ION Orchard 及狮城大厦、新加坡来福士城及克拉码头。在中国的标志性项目包括北京的凯德晶品购物中心、上海的凯德龙之梦虹口和上海来福士广场、及成都的凯德广场·金牛等。其资产组合也包括位于马来西亚槟城的合您广场、日本东京的 Vivit Square 及印度班加罗尔的 Forum Value Mall。

凯德商用的主要经营策略是在于投资、开发及管理处于亚洲，以零售商用为主的多元化地产组合，并致力于强化本身在亚洲作为顶尖的购物中心开发商、拥有者及管理者的地位。

信息发布自：凯德商用产业有限公司（公司注册号：200413169H）

日期： 2012年7月29日

**咨询联系：**

分析师

黄雪玲 Brenda Ng

凯德商用

投资者关系高级主任

电话：+65 6826 5569

电邮：[brenda.ng@capitaland.com](mailto:brenda.ng@capitaland.com)

媒体成员

林成仁 Lim Seng Jin

凯德商用

企业传播与品牌策略总监

电话：+65 6826 5778

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