

Proposed Acquisition of The Atrium@Orchard

22 May 2008





Important Notice

THIS PRESENTATION IS AVAILABLE ONLY TO PERSONS WHO ARE NON-U.S. PERSONS, PERSONS WITH ADDRESSES OUTSIDE THE U.S. AND CANADA, AND TO EXISTING UNITHOLDERS IN JAPAN

The information contained in this presentation is for information purposes only and does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for units in CapitaMall Trust (“CMT”, and units in CMT, “Units”) and/or the Convertible Bonds of five year maturity with an aggregate principal amount of S\$650.0 million (the “Convertible Bonds”) in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in any connection with, any contract or commitment whatsoever.

The Convertible Bonds and the Units to be issued upon conversion of the Convertible Bonds have not been, and will not be registered under the U.S. Securities Act 1933, as amended (the “**Securities Act**”) and may not be offered or sold within the United States, except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act. This presentation is for information purposes only and does not constitute an offer or sale of Convertible Bonds or Units to be issued upon conversion of the Convertible Bonds in the United States or any other jurisdiction. Neither this presentation nor any portion hereof may be sent or transmitted into the United States or any jurisdiction where to do so is unlawful. Any failure to comply with these restrictions may constitute a violation of the United States securities law or the securities laws of any such other jurisdiction.

The past performance of the Units and CapitaMall Trust Management Limited as manager of CMT (the “CMT Manager”) is not indicative of the future performance of CMT and the CMT Manager. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of CMT.

The value of the Units and the Convertible Bonds and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the CMT Manager. An investment in Units and the Convertible Bonds is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the CMT Manager redeem or purchase their Units while the Units are listed. 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.

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the CMT Manager's current view of future events.

This presentation has been prepared by the CMT Manager. The information in this presentation has not been independently verified. No representation, warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information and opinions in this presentation. None of the CMT Manager or any of its agents or advisers, or any of their respective affiliates, advisers or representatives, shall have any liability (in negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation.



Agenda

- 1. Overview of The Atrium@Orchard Acquisition**
- 2. Rationale for the Acquisition**
- 3. Further Potential Upside Opportunities**
- 4. Proposed Financing Plans**

Overview of The Atrium@Orchard Acquisition



The Atrium@Orchard (The Property)



- ▣ Strategically located along Orchard Road, Singapore's most famous shopping street
- ▣ Sited above and fully integrated with Dhoby Ghaut MRT interchange station which will serve 3 MRT lines by 2010
- ▣ Adjacent to Plaza Singapura, one of CMT's existing properties

Key Details	
Purchase Consideration	S\$839.8 million S\$2,249 per sq ft of Net Lettable Area (NLA)
Valuation ¹	S\$850.0 million S\$2,276 per sq ft NLA

Note:

1

Based on the valuation by Knight Frank Pte Ltd as at 1 May 2008



Property Details

Description	Two Grade-A office towers of seven and ten storeys with ground floor retail space
Site Area	9,575 sq m (103,065 sq ft)
Tenure	State lease of 99 years commencing from the date of scheduled completion
Total Net Lettable Area (NLA) ¹	373,446 sq ft
NLA – Office ¹	357,354 sq ft
NLA – Retail (including ORA ²) ¹	16,092 sq ft
Committed Occupancy Rate ³	98.0%
Car Park Lots	106 over basements 1 and 2

Notes:

1 As at 30 April 2008

2 Outdoor Refreshment Area

3 As at 2 May 2008

Rationale for the Acquisition



Rationale for The Acquisition

1. Reasonable Purchase Consideration
2. Strategic Location with Excellent Connectivity
3. Strengthens Retail Foothold in the Downtown Core of Singapore
4. Grade A Office with Potential For Rental Growth
5. Opportunities for Value Creation
6. Asset Size Growth
7. Income Diversification



Purchase Consideration Well Within Market Prices of Recent Office Transactions

Building / Location	NLA (sq ft)	Price		Date	Remaining Years of Tenure
		Million	per NLA		
The Atrium@Orchard	373,446	\$839.8	\$2,249	May 08	99 years
1 George Street	447,999	\$1,165.0	\$2,600	Mar 08	94 years
78 Shenton Way (Former Lippo Centre)	350,000	\$214.9	\$1,937	Dec 07	74 years
Prudential Tower (6 floors)	67,000	\$141.0	\$2,104	Oct 07	87 years
Dapenso Building (A 9-Storey Office Block)	59,321	\$120.0	\$2,020	Oct 07	73 years
Springleaf Tower 12 floors	106,519	\$225.0	\$2,088	Oct 07	87 years
Chevron House (Share Sale)	262,545	\$730.0	\$2,780	Aug 07	80 years

Sources:

- CB Richard Ellis Singapore Real Estate Research Report 4th Quarter 2007
- CapitaCommercial Trust Announcement dated 27 March 2008



Strategic Location With Excellent Connectivity



- The Atrium@Orchard is sited along Singapore's main shopping street, Orchard Road, and enjoys direct connectivity to Dhoby Ghaut MRT interchange station
- Dhoby Ghaut MRT interchange station is a major transportation node in the city centre, as it is one of only two key interchange stations in the downtown core which currently serves two train lines and will serve an additional train line by 2010

Strengthens Retail Foothold in the Downtown Core of Singapore



- CMT currently owns four prime retail assets in the downtown core, namely Plaza Singapura, Bugis Junction, Raffles City (40% interest) and Funan DigitaLife Mall, the former three of which are strategically located with direct connectivity to MRT stations



Grade A Office with Potential For Rental Growth

The Property is acquired at an initial property yield of approximately 2.1%¹ with potential for rental growth

- ▣ The Property is currently under-rented at an committed average rent of S\$5.87² per square feet per month (psfpm)
- ▣ A major lease of approximately 130,000 sq ft currently has a rental cap of 25% for one renewal term in 2009
- ▣ A recent office lease at the Property has been committed at S\$13.00 psfpm
- ▣ The Manager therefore believes that there is significant rental growth potential for the next 3 years given the majority of the leases will be up for renewal in 2009 and 2010.

Notes:

- 1 Based on the revenue derived from tenancy schedule as at 30 April 2008 and the Manager's estimate of the operating expenses divided by the Purchase Consideration of S\$839.8 million
- 2 As at 30 April 2008



Expiry Profile of The Grade A Office

Year of Expiry ¹	As a % of Total Committed NLA ¹
2008	7.9%
2009	37.4%
2010	51.1%
2011	3.6%

- ▣ Assuming that all the office leases are being renewed at S\$10.00² psfpm today, the estimated Property yield today is approximately 4.5%

Note:

1 As at 30 April 2008

2 Assuming removal of the rental cap from the major lease with 25% rental cap and the lease is renewed at S\$10.00 psfpm



Value Creation Opportunities

- ▣ The Manager proposes to expand the retail footprint of the Property by integrating with Plaza Singapura via the change of use of the Gross Floor Area (GFA)¹
- ▣ Unproductive and lower yielding areas within the Property have been identified for potential conversion and decanting¹

Impact on the Property's Retail GFA and NLA After the Proposed Asset Enhancement Works (AEI)

	Before AEI	After AEI	Variance
Retail GFA of L1 and L2	24,757 sq ft	164,000 sq ft	+ 139,243 sq ft
Retail NLA of L1 and L2	16,092 sq ft	100,590 sq ft	+ 84,498 sq ft

Note:

1 Subject to obtaining approvals from the relevant authorities



Value Creation Opportunities

- ▣ After completion of the proposed AEI¹, the property yield is expected to be further enhanced
- ▣ After integration of the Property and Plaza Singapura, the integrated development will enjoy more than 900,000 sq ft of NLA (post AEI¹) with a combined frontage of approximately 170 meters, becoming one of the largest integrated developments along Orchard Road
- ▣ The Manager intends to capitalise on the long frontage along Orchard Road to create highly visible duplex flagship stores

Note:

1 Subject to obtaining approvals from the relevant authorities



Impact on Net Lettable Area Post-Integration

After integration, the combined Net Lettable Area (NLA) of the Property and Plaza Singapura would be as follows:

	The Property		Plaza Singapura ¹	Combined	
	In sq ft	In %	In sq ft	In sq ft	In %
<u>On Acquisition</u>					
Office NLA	357,354	95.7	-	357,354	41.0
Retail NLA	16,092	4.3	497,464	513,556	59.0
Total NLA	373,446	100.0	497,464	870,910	100.0
<u>After Proposed AEI²</u>					
Office NLA	302,410	75.0	-	302,410	33.6
Retail NLA	100,590	25.0	497,464	598,054	66.4
Total NLA	403,000	100.0	497,464	900,464	100.0

The Manager will explore further opportunities in relation to the office component of the Property to maximise the returns of the Property.

Note:

1 As at 31 March 2008

2 Subject to obtaining approvals from the relevant authorities



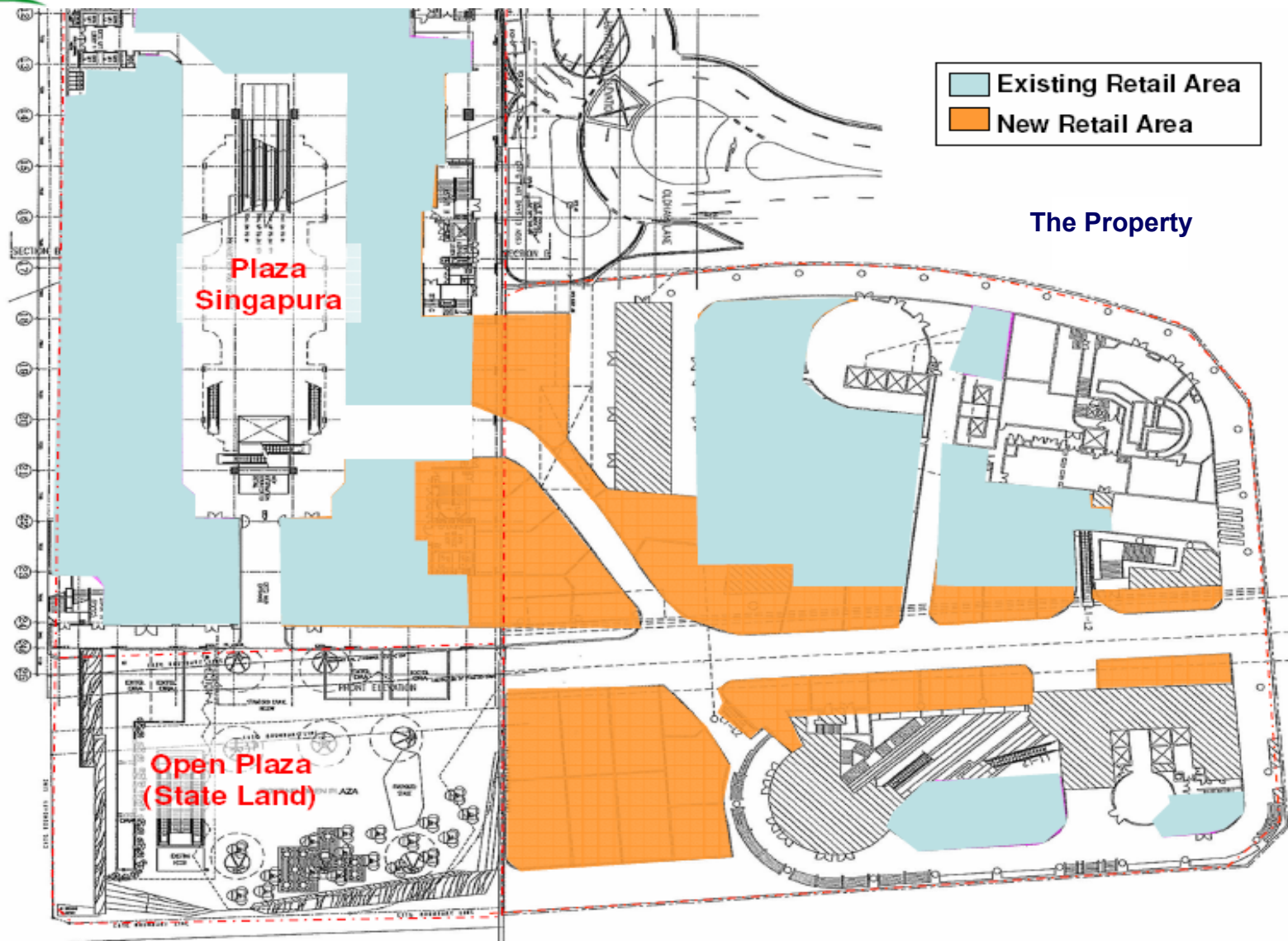
Artist's Impression Following The Proposed Integration of The Property and Plaza Singapura¹



Note:

1 Subject to obtaining approvals from the relevant authorities

Proposed Value Creation Opportunities – L1



Note:

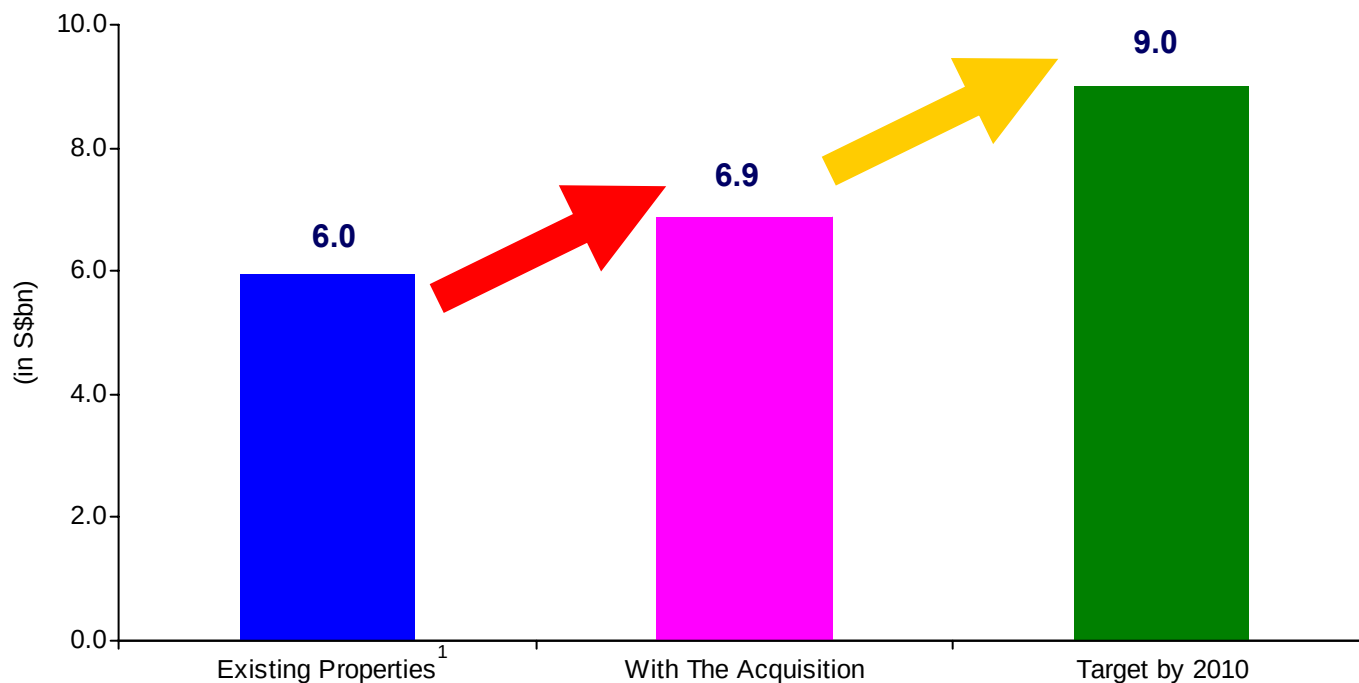
- 1 Subject to obtaining approvals from the relevant authorities



Asset Size Growth

Strengthens CMT's Position as the Largest REIT by Asset Size and Market Capitalisation in Singapore

- With the inclusion of the Property, CMT's total deposited property will increase from S\$6.0bn¹ to S\$6.9bn
- The Acquisition is in line with the CMT Manager's vision to grow CMT's asset size in Singapore to S\$9.0bn by 2010



Note:

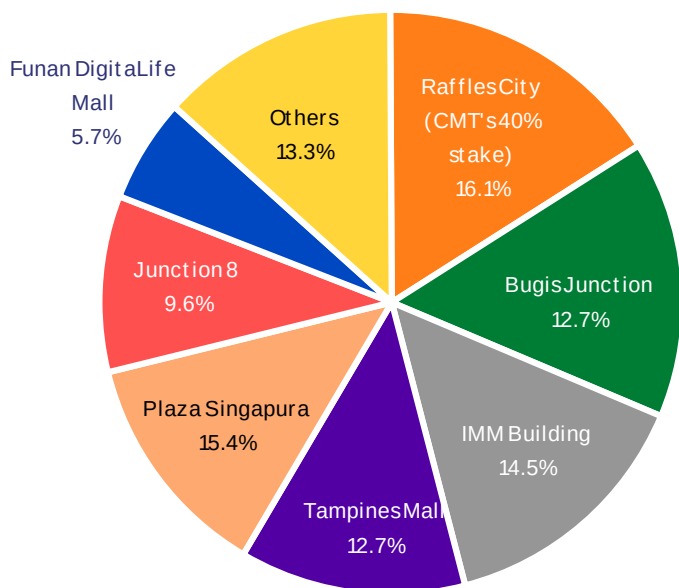
1 As at 31 March 2008



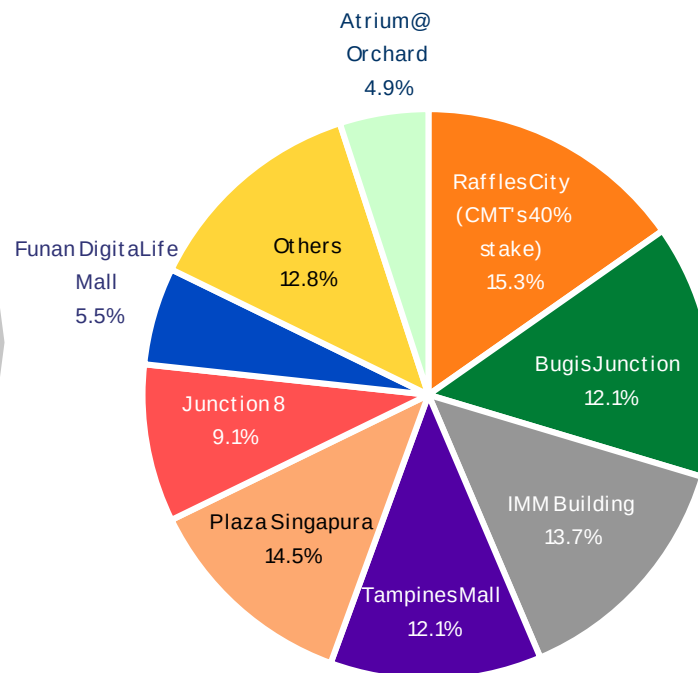
Income Diversification

Total Net Property Income contribution from any single property decreases from 16.1% to no more than 15.3%

Existing Properties ¹



Existing Properties ¹ and The Acquisition ²



Notes:

- 1 Based on annualised Net Property Income of all the existing CMT Properties for the period 1 January 2008 to 31 March 2008
- 2 The Property's Net Property Income is based on the revenue derived from tenancy schedule as at 30 April 2008 and the Manager's estimate of the operating expenses.

Further Potential Upside Opportunities



Further Value Creation Opportunities

- ▣ Upside potential in rental rate and value for Plaza Singapura

Plaza Singapura is expected to benefit from the direct traffic flow and enhanced connectivity from the Dhoby Ghaut MRT interchange station after the integration of the Property and Plaza Singapura¹

- ▣ Further integration of the Property and Plaza Singapura on Level 3 and Basement Levels will be explored for additional value creation opportunities

Note:

1 Subject to obtaining approvals of relevant authorities

Proposed Financing Plans



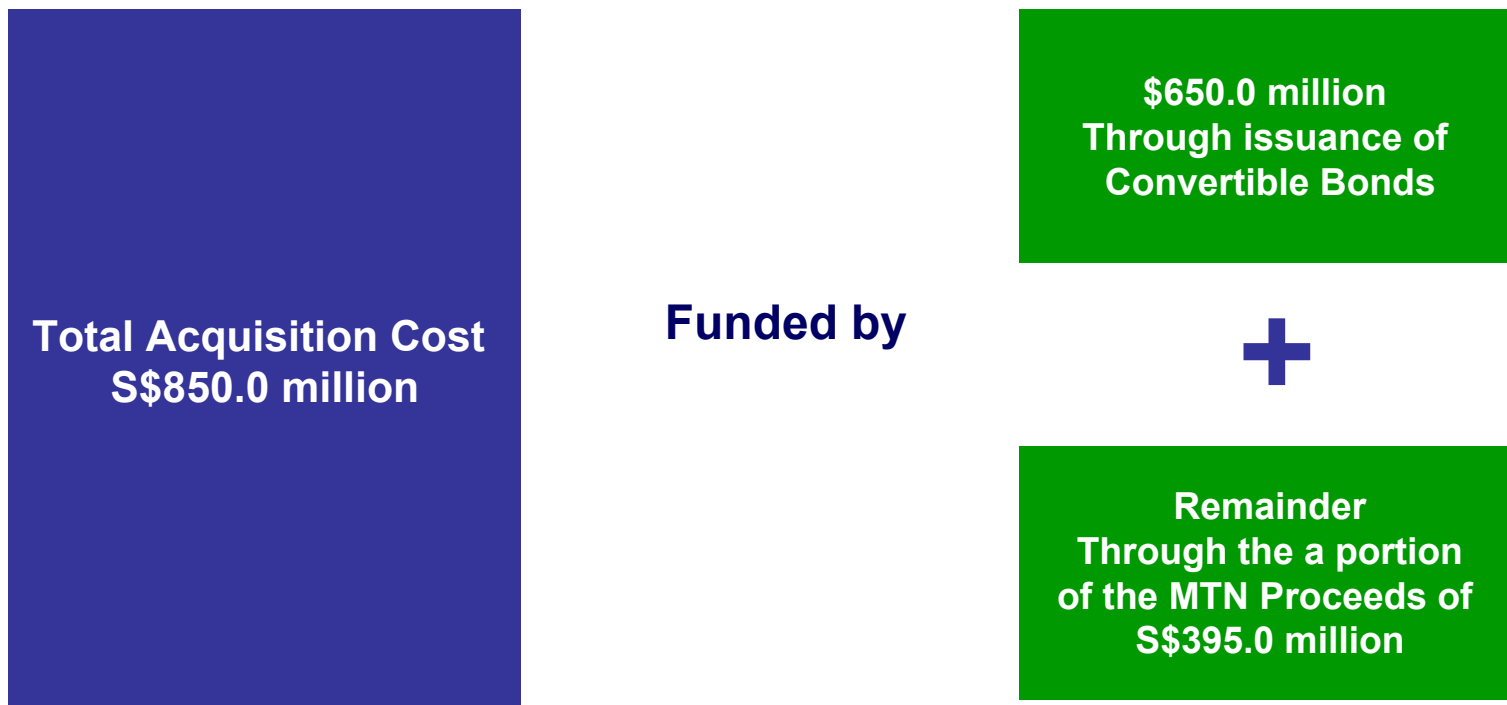
Total Acquisition Cost

S\$ million	
Purchase Consideration	S\$839.8
Acquisition Fee	S\$ 8.4
Legal and Other Due Diligence Expenses	S\$ 1.8
Total Acquisition Cost	S\$850.0



Proposed Financing Plans

Proposed to fund the Total Acquisition Cost through a combination of the proceeds from the issuance of secured Convertible Bonds and portion of the proceeds from the issuance of an aggregate of S\$395.0 million Notes in the last two months (the “MTN proceeds”) pursuant to the CMT S\$1.0 billion MTN programme.





Convertible Bonds (CBs)

- Goldman Sachs (Singapore) Pte. has been appointed as Sole Lead Manager and Underwriter for the proposed issuance of the CBs with an aggregate principal amount of no less than S\$650 million
- Proposed terms are as follows:

Issue Size	S\$650.0 million
Maturity	2 July 2013 (5 years)
Investor Put Date	2 July 2011 (3 years)
Security	To be secured by The Property
Issue Price	100%
Coupon	1.0% payable on a semi-annual basis in arrear
Yield to Put/Maturity	2.0% - 3.0% p.a.
Redemption Price	105.23 – 110.70% of Principal Amount
Put Price	103.08 – 106.23% of Principal Amount
Conversion Premium	20% – 35% over VWAP price on date of pricing



Rationale for the Issuance of CBs

- Fits the profile of the Property's potential growth in rental revenue
- Low cash coupon rate of 1.0% would help to prevent any near-term distribution per Unit ("DPU") dilution¹
- Upon full conversion of the CBs into new CMT Units by 2013², the potential growth of the Property's rental revenue can help to provide DPU accretion
- Assuming that all the office leases are being renewed at S\$10.00³ psfpm today, the estimated Property yield today is approximately 4.5% which is higher than the 2.0% to 3.0% yield to maturity of the CBs
- New CMT Units of the CBs issued upon conversion will be at 20.0% to 35.0% premium to the current unit price

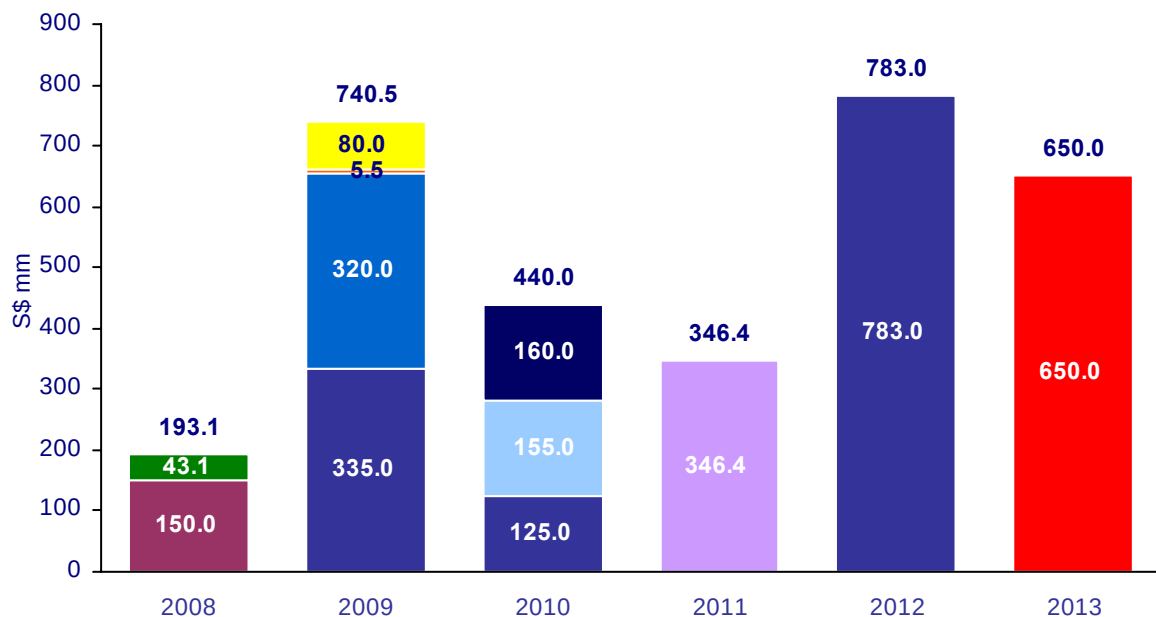
Notes:

- 1 With reference to paragraph 7.4 of the CMT Announcement on the Acquisition of The Atrium @ Orchard dated 22 May 2008
- 2 Based on the maturity date of 27 June 2013
- 3 Assuming removal of the rental cap from the major lease with 25% rental cap and the lease is renewed at S\$10.00 psfpm



CMT Debt Profile Post Acquisition¹

Pro Forma Debt Maturity Profile Post Issuance of CBs



- UNSECURED: Fixed Rate Notes Due 2009
- SECURED: Convertible Bond Due 2013
- UNSECURED: RCF of CRS
- SECURED: Term Loan due August 2009
- UNSECURED: Floating Rate Notes Due 2010
- UNSECURED: Fixed Rate Notes Due 2010
- SECURED: CMBS under Silver Oak to part finance the 40% share of the Raffles City acquisition
- UNSECURED: Short Term Borrowings
- UNSECURED: Fixed Rate Notes due December 2008 issued under CMT MTN Pte. Ltd.
- SECURED: Commercial Mortgage Back Security ("CMBS") under Silver Maple

Key Statistics

CMT Pre-Acquisition

Interest Cover	6.4x
Average Cost of Debt	3.3%
Average Cash Cost of Debt	3.3%
Debt Rating	"AAA"
CMT's Corporate Rating ²	"A2"
Gearing	39.3% ³

CMT Post-Acquisition

Gearing	45.0%
Average Cost of Debt ⁴	3.0%–3.2%
Average Cash Cost of Debt ⁵	2.82%

- Debt maturity profile is extended to 2013 with issuance of a 5 yr CB
- Average cash cost of debt for CMT falls with 1% cash coupon
- CB allows for diversification of debt sources

Notes:

1. Adjusted for total acquisition cost to be funded with S\$650m CB and the remaining to be funded with the portion of the S\$395.0 million MTN proceeds
2. Moody's has confirmed a corporate family rating of "A2" to CMT and revised the outlook to negative on 22 May 2008.
3. After adjusting for additional debt issued under the MTN programme post 31 March 08
4. Average cost of debt adjusted for additional S\$650m CBs with Yield to Maturity of 2.0% to 3.0%
5. Average cost of debt adjusted for additional S\$650m CBs with cash coupon of 1.0%



Moody's Confirms CMT's "A2" Rating

- Moody's has confirmed CMT's A2¹ corporate rating, the highest corporate rating assigned to a Real Estate Investment Trust (REIT) in Singapore. The "A2" corporate rating also makes CMT one of the four highest rated REITs in Asia Pacific (ex-Japan).
- Moody's has revised the outlook from stable to negative
- Moody's deems that the acquisition of the Property presents a good long-term strategic opportunity to integrate the Property and Plaza Singapura
- Rating could return to stable if CMT shows significant improvements in liquidity and financial flexibility

Note:

1 Based on Moody's announcement issued on 22 May 2008



Contact Information



For enquiries, please contact:

TONG Ka-Pin (Ms)

Investor Relations & Corporate Communications

Tel : (65) 6536 1188

Fax : (65) 6536 3884

Email: tong.ka-pin@capitaland.com

<http://www.capitamall.com>

