Raffles City Singapore

23 October 2008

CapitaCommercial Trust

CapitaMall Trust

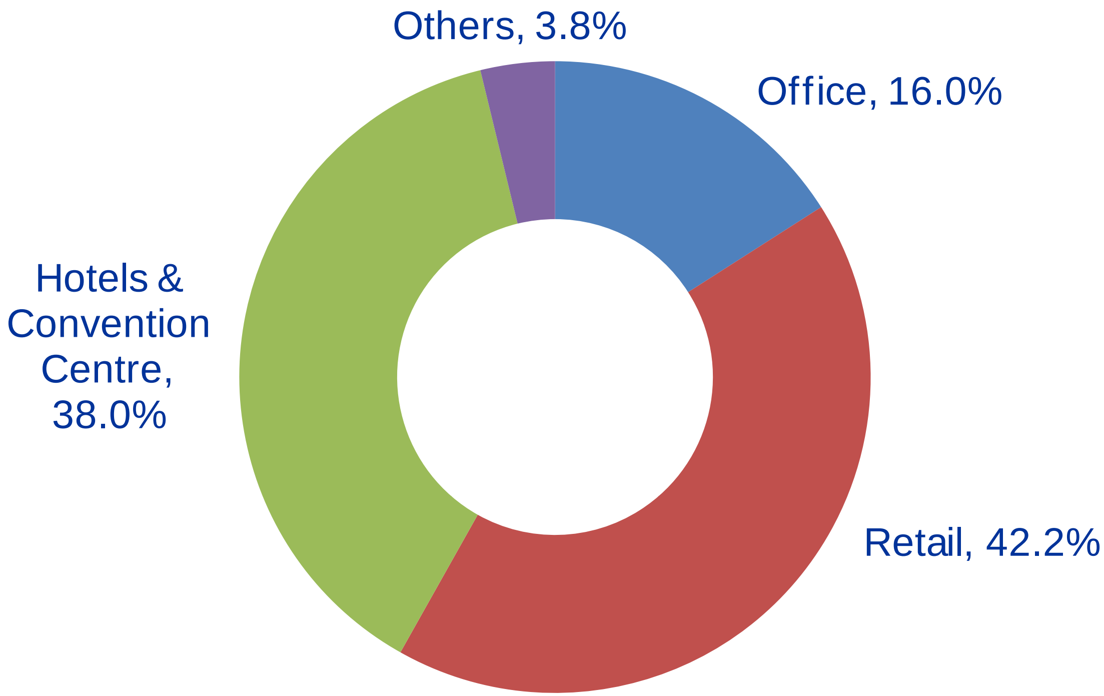
Performance of RCS Trust – YTD 2008

	CCT's 60% Interest				RCS Trust
	Actual			Forecast [1]	Actual
	YTD Sep 08 S$'000	YTD Sep 07 S$'000	Change %	YTD Sep 08 S$'000	YTD Sep 08 S$'000
Gross Revenue	**86,294**	**73,337**	**17.7**	**85,166**	**143,823**
- Office	13,770	11,570	19.0	13,684	22,950
- Retail	36,409	29,025	25.4	36,386	60,681
- Hotel	32,834	30,187	8.8	32,402	54,723
- Others	3,281	2,555	28.4	2,694	5,469
Net Property Income	**61,109**	**52,823**	**15.7**	**60,840**	**101,849**

Note:
1. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CapitaMall Trust ("CMT") on 9 June 2008.

Diverse Sector Mix

Sector Mix for RCS by Gross Rental Income[1]



Note:
1. For the period of 1 Jan 2008 to 30 Sep 2008

Occupancy and Renewals/New Leases

Renewals and New Leases Committed from 1 Jan 2008 to 30 Sep 2008

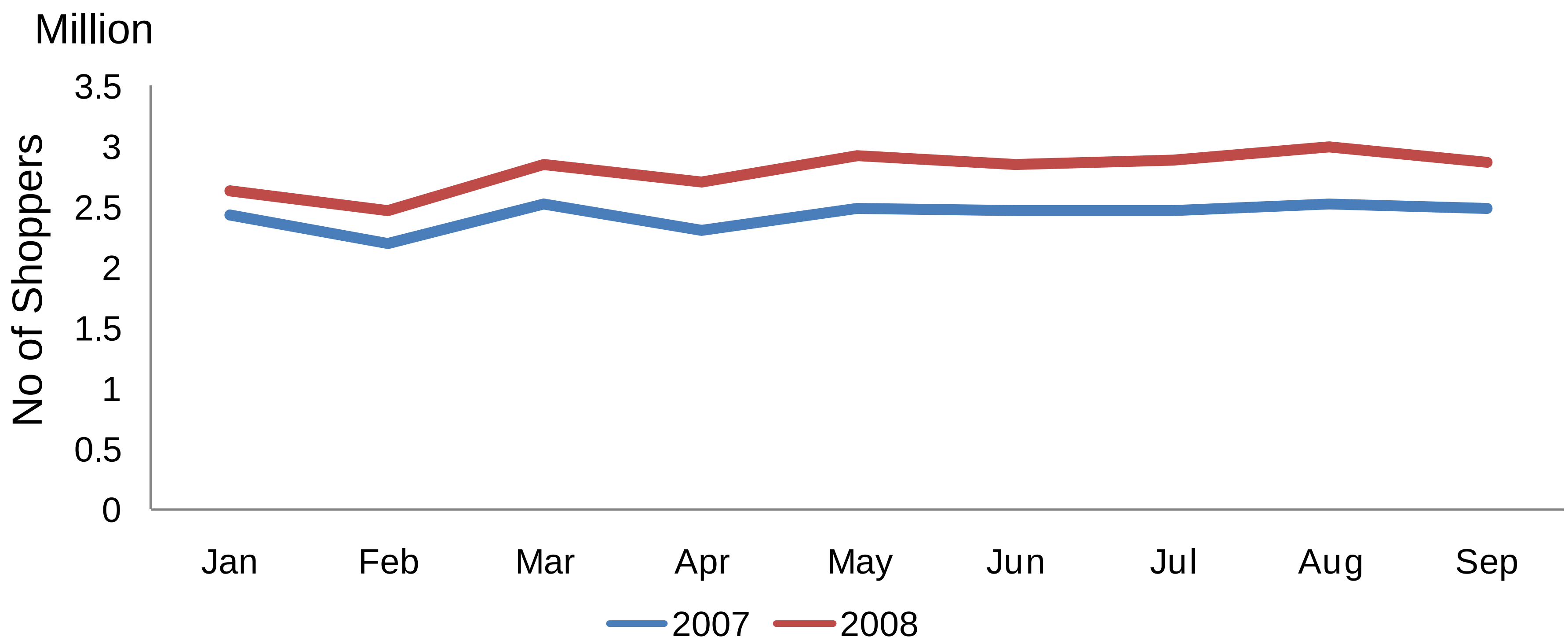
	Renewed/New Leases as at 30 Sep 2008	Increase in Rental vs		Committed Occupancy as at 30 Sep 2008
		Forecast [1] Rent	Preceding Rent	
Raffles City Tower	3,634 sq m (5.0%)	39.3%	289.9%	98.9%
Raffles City Shopping Centre	3,915 sq m (5.4%)	8.1%	13.9%	100.0%

Note:
1. Based on the manager's forecast and assumptions as shown in the joint announcement by CCT and CMT on 9 June 2008

CapitaCommercial Trust

CapitaMall Trust

Shopper Traffic Grew 15% in 2008 vs 2007 Over The Same Period



CapitaCommercial Trust

CapitaMall Trust

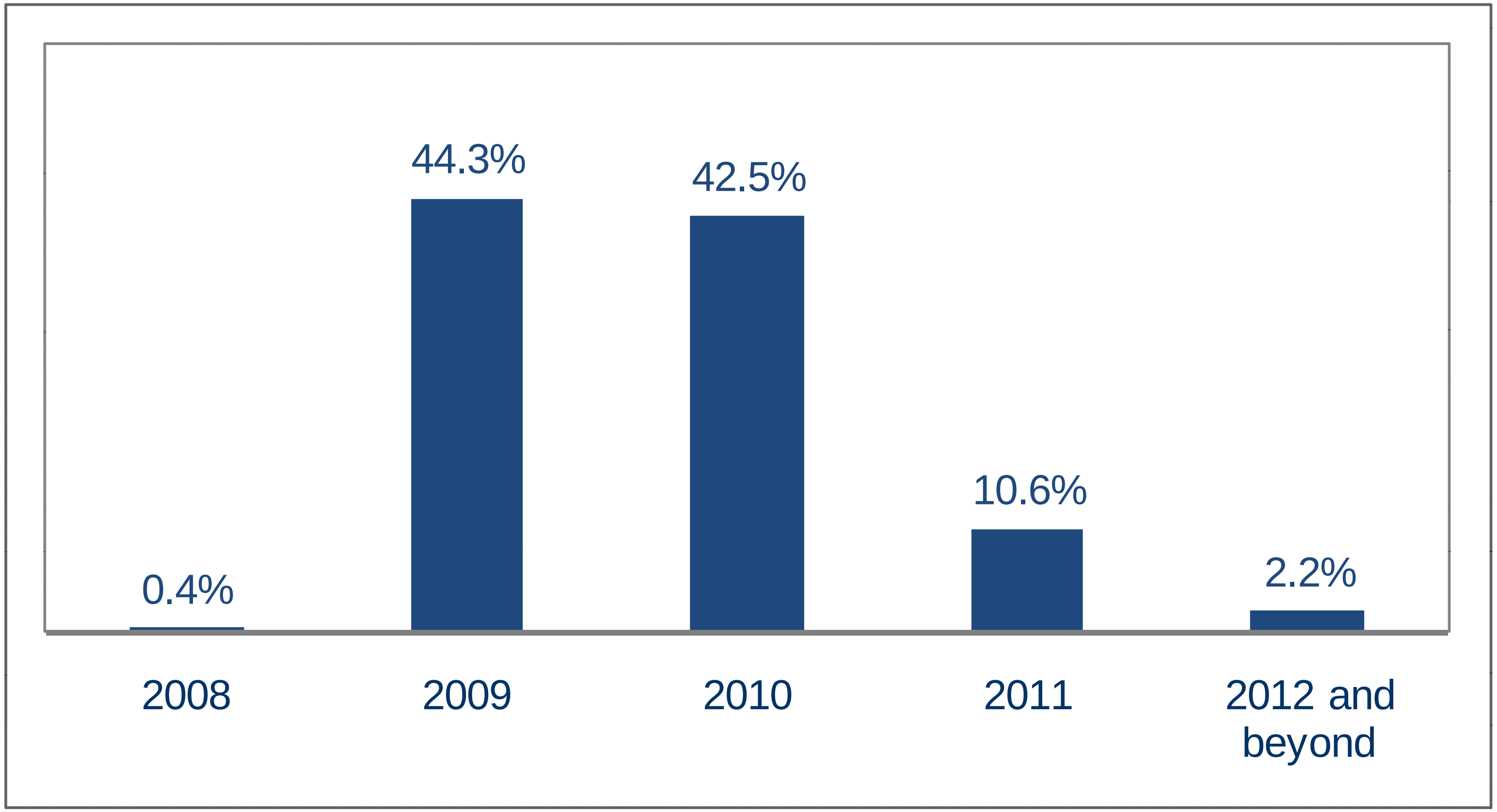
Tenants' Retail Sales[1] Grew 7.6% in 2008 vs 2007 Over The Same Period

Period	Sales ($/psf/month)	% Increase
Jan 2007 to Aug 2007	79	7.6% y-o-y
Jan 2008 to Aug 2008	85	

Note:
1 Includes 75 tenants with complete GTO information available for the period 1 January 2007 to 31 August 2007 and 1 January 2008 to 31 August 2008.

Lease Expiry Profile
– Raffles City Tower

Leases up for Renewal as a % of Gross Rental Income as at 30 Sep 2008



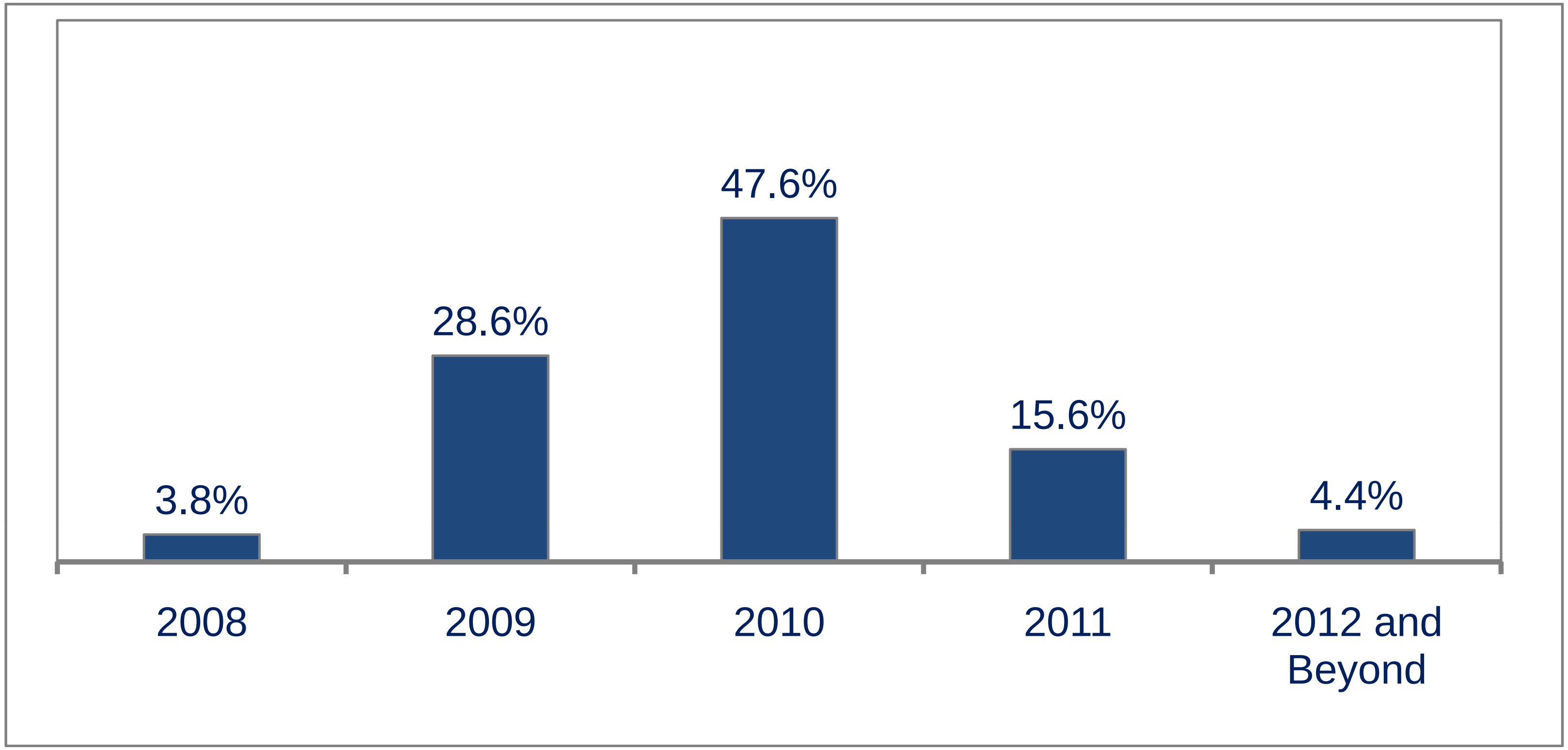
Weighted Average Expiry by Gross Rental Income	**1.3 Years**

CapitaCommercial Trust

CapitaMall Trust

Lease Expiry Profile
– Raffles City Shopping Centre

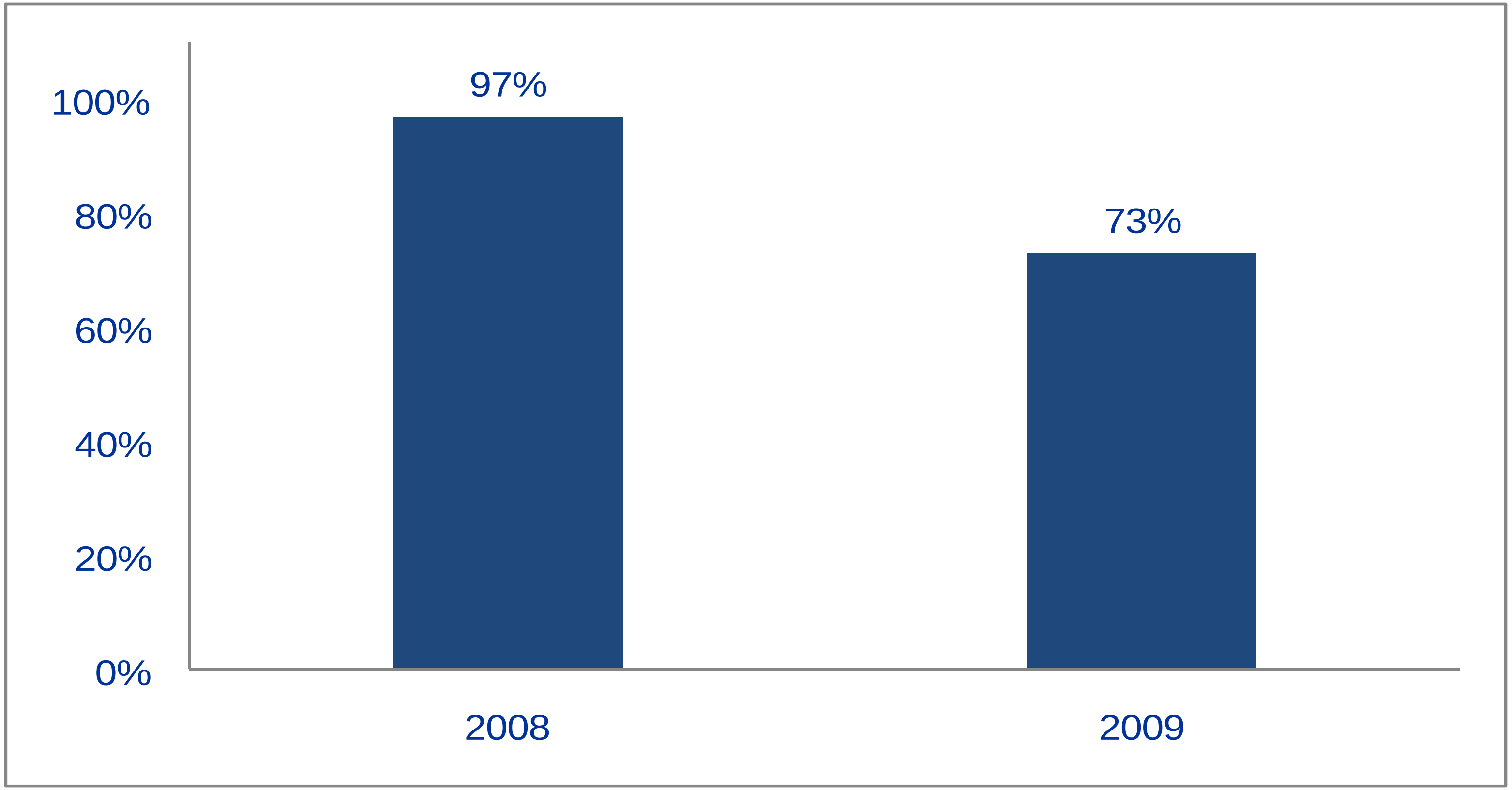
Leases up for Renewal as a % of Gross Rental Income[1] as at 30 Sep 2008



Weighted Average Expiry by Gross Rental Income	1.65 Years

Note:
1. Excludes retail turnover rent

Above 70% of 2009's Forecast Gross Rental[1] Has Been Committed



Note:
1. Excluding variable components that have not been realised , such as turnover rent and hotel service charge. Based on the manager's forecast and assumptions as shown in the joint announcement by CCT and CMT on 9 June 2008

Top 10 Tenants[1] – Raffles City Tower

Tenant	% of Gross Rental Income
Economic Development Board	19.9%
Accenture Pte Ltd	10.8%
Phillip Securities Pte Ltd	9.2%
AAPC Hotels Management Pte. Ltd.	3.5%
Raffles International Limited	3.3%
Chinaoil (Singapore) Int'l Pte Ltd	3.2%
Lyondell South Asia Pte Ltd	3.0%
Total Trading Asia Pte. Ltd.	2.7%
Orix Investment & Management Private Limited	2.6%
LVMH Watch & Jewellery Singapore Pte Ltd	2.2%
Top 10 Tenants	**60.4%**
Other Tenants	39.6%
Total	**100.0%**

Note:
1. Based on committed gross rental income for the month of Sep 2008

CapitaCommercial Trust

CapitaMall Trust

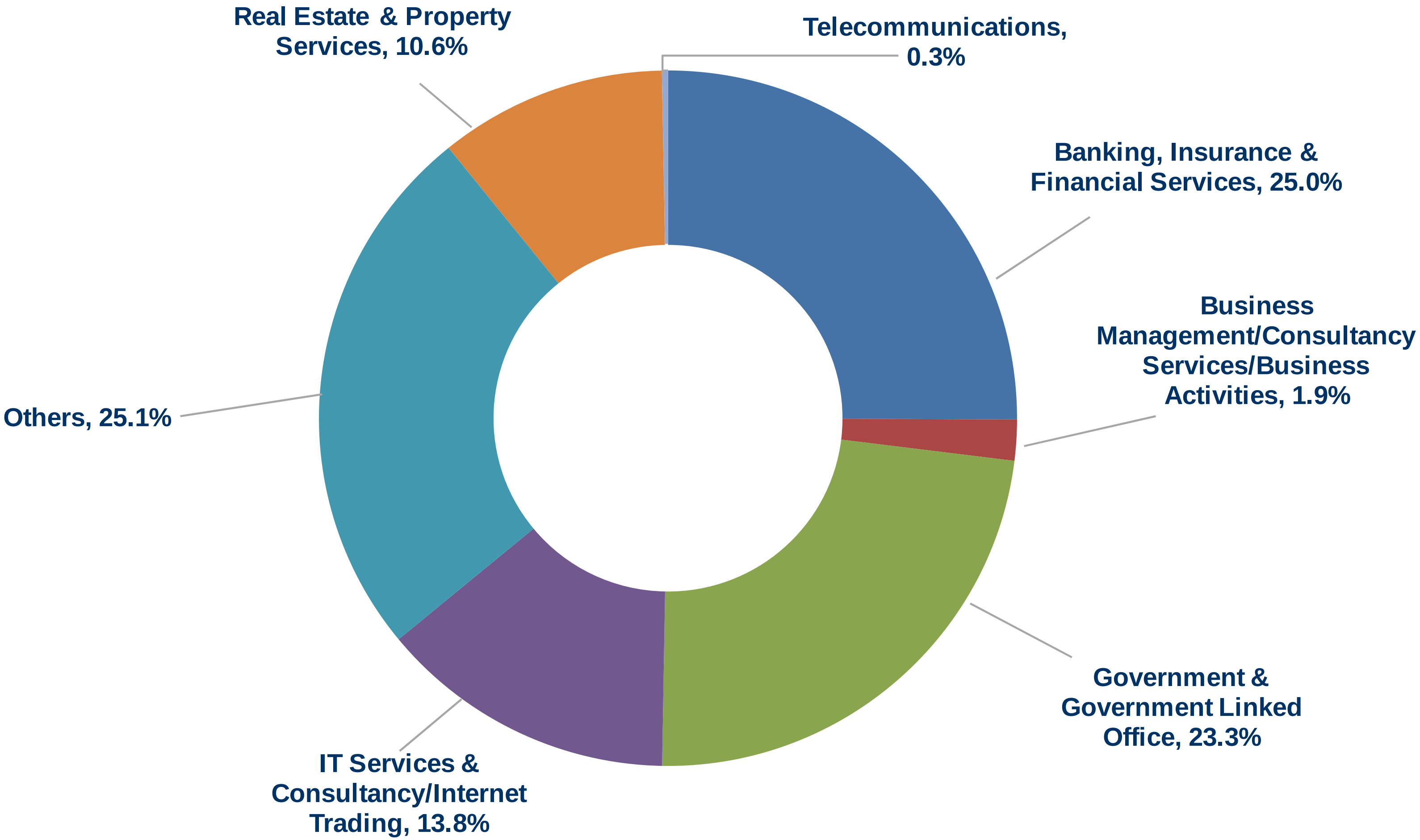
Top 10 Tenants[1] – Raffles City Shopping Centre

Tenant	% of Gross Rental Income
Robinson & Company (Singapore) Private Limited	13.9%
Wing Tai Retail Pte. Ltd.	4.9%
Ossia International Limited	3.2%
Jay Gee Enterprises (Pte) Ltd	2.8%
Cold Storage Singapore (1983) Pte Ltd	2.5%
Esprit Retail Pte Ltd	2.4%
DBS Bank Ltd.	2.0%
Food Junction Management Pte Ltd	2.0%
ThaiExpress Concepts Pte. Ltd.	2.0%
The Looking Glass Pte. Limited	1.9%
Top 10 Tenants	**37.6%**
Other Tenants	62.4%
TOTAL	**100.0%**

Note:
1. Based on committed gross rental income (excluding retail turnover rent) for the month of Sep 2008

Trade Mix
– Raffles City Tower

Tenant Business Sector Analysis by Gross Rental Income as at 30 Sep 2008

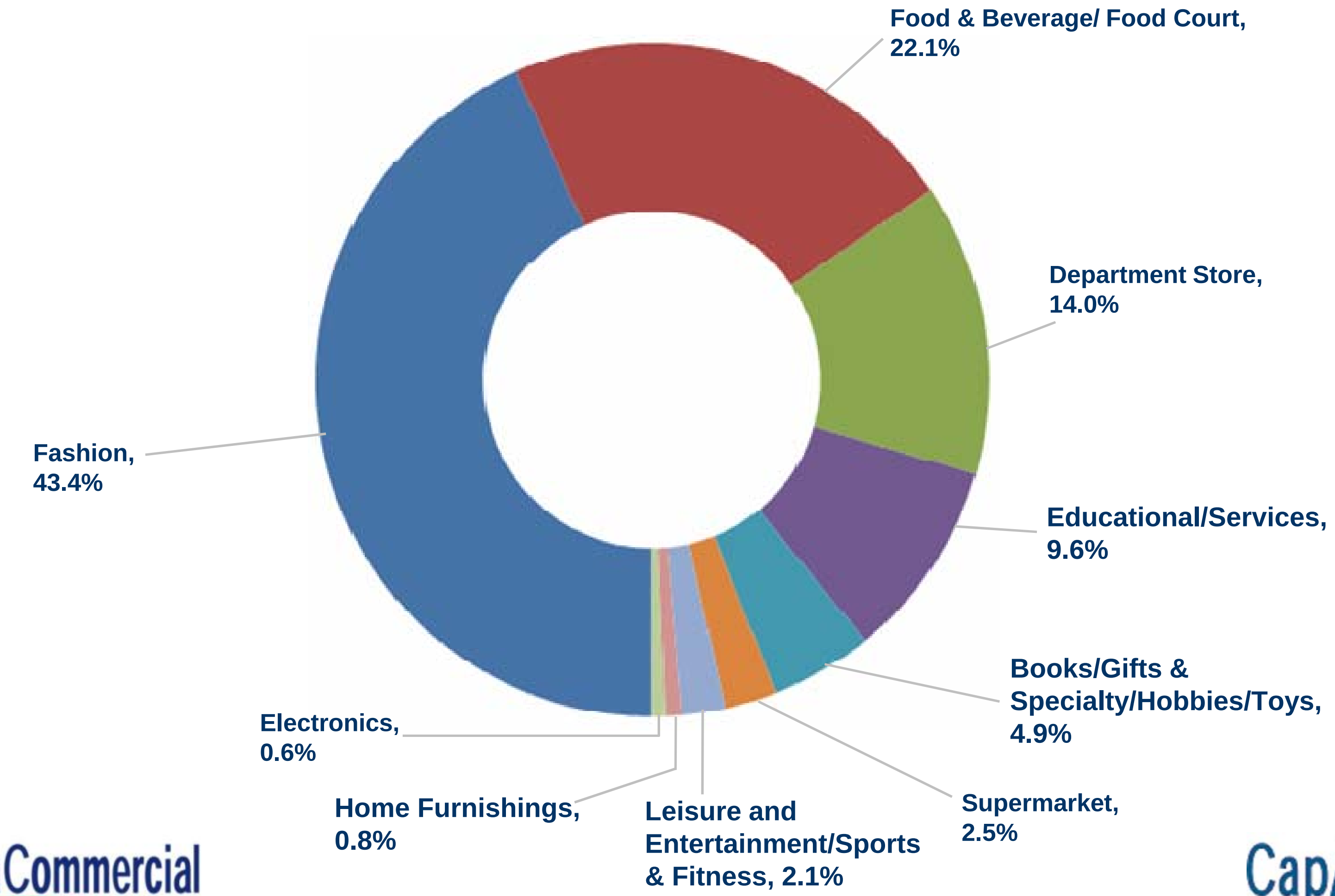


CapitaCommercial Trust

CapitaMall Trust

Trade Mix – Raffles City Shopping Centre

Tenant Business Sector Analysis by Gross Rental Income as at 30 Sep 2008



CapitaCommercial Trust

CapitaMall Trust

Thank You

For enquiries, please contact:
HO Mei Peng
Head, Investor Relations & Communications
Tel : (65)-6826 5586
Fax : (65)-6533 6133
Email: ho.meipeng@capitaland.com
http://www.cct.com.sg