CAPITAMALLS ASIA LIMITED

Regn. No.: 200413169H
(Incorporated in the Republic of Singapore)

CAPITAMALLS ASIA TREASURY LIMITED PRICES S$350,000,000 3.95% FIXED RATE NOTES DUE 2017 TO BE ISSUED PURSUANT TO THE S$2,000,000,000 EURO-MEDIUM TERM NOTE PROGRAMME UNCONDITIONALLY AND IRREVOCABLY GUARANTEED BY CAPITAMALLS ASIA LIMITED

CapitaMalls Asia Limited (the "**Company**") wishes to announce that CapitaMalls Asia Treasury Limited (the "**Issuer**"), a wholly-owned subsidiary of the Company, intends to issue unrated S$350,000,000 3.95% Fixed Rate Notes (the "**Notes**"). The Notes will be issued under the S$2,000,000,000 Euro-Medium Term Note Programme established by the Issuer on 12 April 2010 (the "**EMTN Programme**"), which will be unconditionally and irrevocably guaranteed by the Company. DBS Bank Ltd. and Standard Chartered Bank have been appointed as dealers of the Notes.

The Company is pleased to announce that the Issuer has priced the offering of the Notes and the principal terms of the Notes are as follows:

Issue Size:	**S$350,000,000**
Issue Price:	**100% of the principal amount of the Notes**
Interest:	**3.95% per annum**
Maturity Date:	**7 years from the date of issue**

The issue date of the Notes is currently expected to be on 24 August 2010.

The net proceeds arising from the issue of Notes (after deducting issue expenses) will be used for the purpose of financing the investments and general corporate purposes of the Issuer, the Company and the subsidiaries and associated companies of the Company.

Application will be made to the Singapore Exchange Securities Trading Limited ("**SGX-ST**") for the listing and quotation of the Notes on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission to the Official List of the SGX-ST and quotation of any Notes on the SGX-ST is not to be taken as an indication of the merits of the Company, its subsidiaries, its associated companies, the EMTN Programme or such Notes.

BY ORDER OF THE BOARD

Kannan Malini
Company Secretary
12 August 2010

The initial public offering of CapitaMalls Asia Limited's shares was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.