General Announcement

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Submitted

Company Information	
Main Market Company	
New Announcement	
Submitting Investment Bank/Advisor (if applicable)	
Submitting Secretarial Firm (if applicable)	EQ CORPORATE SERVICES (MALAYSIA) SDN. BHD.
* **Company name**	CAPITAMALLS MALAYSIA TRUST
* **Stock name**	CMMT
* **Stock code**	5180
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Type *	**Announcement**
Subject *:	Presentation Slides for Daiwa REIT Day, Tokyo, 27 August 2010

Note: If the announcement is a long announcement, please summarize the announcement in the contents and enter the details of the announcement in the Announcement Details or attached the full details of the announcement as attachment.

Contents *:-
(This field is to be used for the summary of the announcement)
The attached presentation slides issued by CapitaMalls Malaysia Trust is for information. These slides will be presented at the Daiwa REIT Day held in Tokyo on 27 August 2010.

This announcement is dated 26 August 2010
Announcement Details :-
(This field is for the details of the announcement, if applicable)

Attachment(s):- (please attach the attachments here)
Presentation Slides – To Be Presented at Daiwa REIT Day in Tokyo, 27 August 2010.pdf

Tables Section - This section is to be used to create and insert tables. Please make the appropriate reference to the table(s) in the Contents of the Announcement:

CAPITAMALLS MALAYSIA TRUST

Malaysia's Largest "Pure-Play" Shopping Mall REIT

Presentation slides for Daiwa REIT Day, Tokyo

27 August 2010

Disclaimer

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of CapitaMalls Malaysia REIT Management Sdn. Bhd. (formerly known as CapitaRetail Malaysia REIT Management Sdn. Bhd. (the "Manager") is not indicative of the future performance of the Manager.

The value of units in CMMT (Units) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, 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 holders of Units may only deal in their Units through trading on Bursa Securities. Listing of the Units on Bursa Securities does not guarantee a liquid market for the Units.

These materials 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. 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.

Content

- Introduction
- Overview of Malaysia
- Investment Highlights
- Financials

Introduction

CMMT

Largest listed "pure-play" shopping mall REIT in Malaysia[1]

Three shopping malls valued at RM2.13 billion[2]

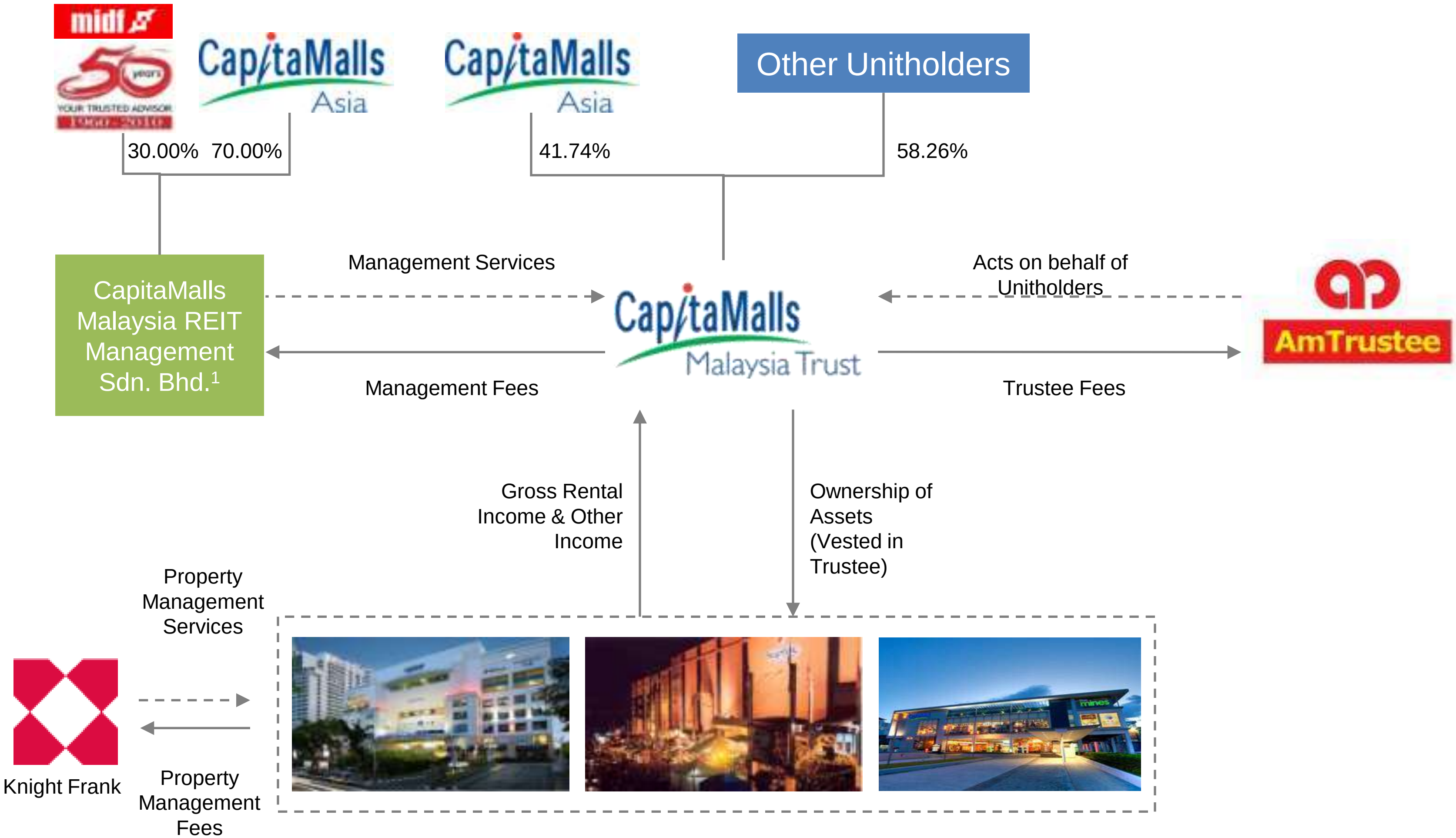
Total retail space of approximately 1.88 million square feet of net lettable area

Geographically diversified portfolio within Malaysia

Access to Sponsor's
unique integrated retail and capital management platform

[1] Based on information on Listed Malaysian REITs as at 30 April 2010.
[2] Based on valuations of Gurney Plaza, Sungei Wang Plaza Property and The Mines as at 28 February 2010, 31 March 2010 and 31 March 2010 respectively, commissioned by AmTrustee Berhad, trustee of CMMT.

Structure of CMMT



[1] The REIT Manager is 30.00% owned by Malaysian Industrial Development Finance Berhad, a wholly-owned subsidiary of Permodalan Nasional Berhad providing services in its three core businesses namely, investment banking, asset management and development finance.

Strategically Located Portfolio of Shopping Malls in Malaysia

Gurney Plaza, Penang[1]

- Penang's premier lifestyle mall
- Located at Gurney Drive
- Large middle/upper income catchment population

NLA (sq ft)[2]	:	707,503
Valuation (RM)[3]	:	850 million
	:	1,201 psf
Occupancy (%)[4]	:	100.0

Sungei Wang Plaza Property[5], Kuala Lumpur

- Unique shopping mall with wide range of products & services
- Strategically located within KL's CBD
- Easily accessible via SMART tunnel and monorail

NLA (sq ft)[2]	:	450,470
Valuation (RM)[3]	:	740 million
	:	1,643 psf
Occupancy (%)[4]	:	98.6

The Mines, Selangor

- Suburban shopping mall with Venetian-like canal
- Part of Mines Resort City, an integrated retail, entertainment & business destination
- Accessible via highways and public transport

NLA (sq ft)[2]	:	719,563
Valuation (RM)[3]	:	540 million
	:	750 psf
Occupancy (%)[4]	:	97.8

Portfolio details

- NLA: 1,877,536 sq ft[2]
- Occupancy: 98.8%[4]
- Valuation: RM2,130 million[3]

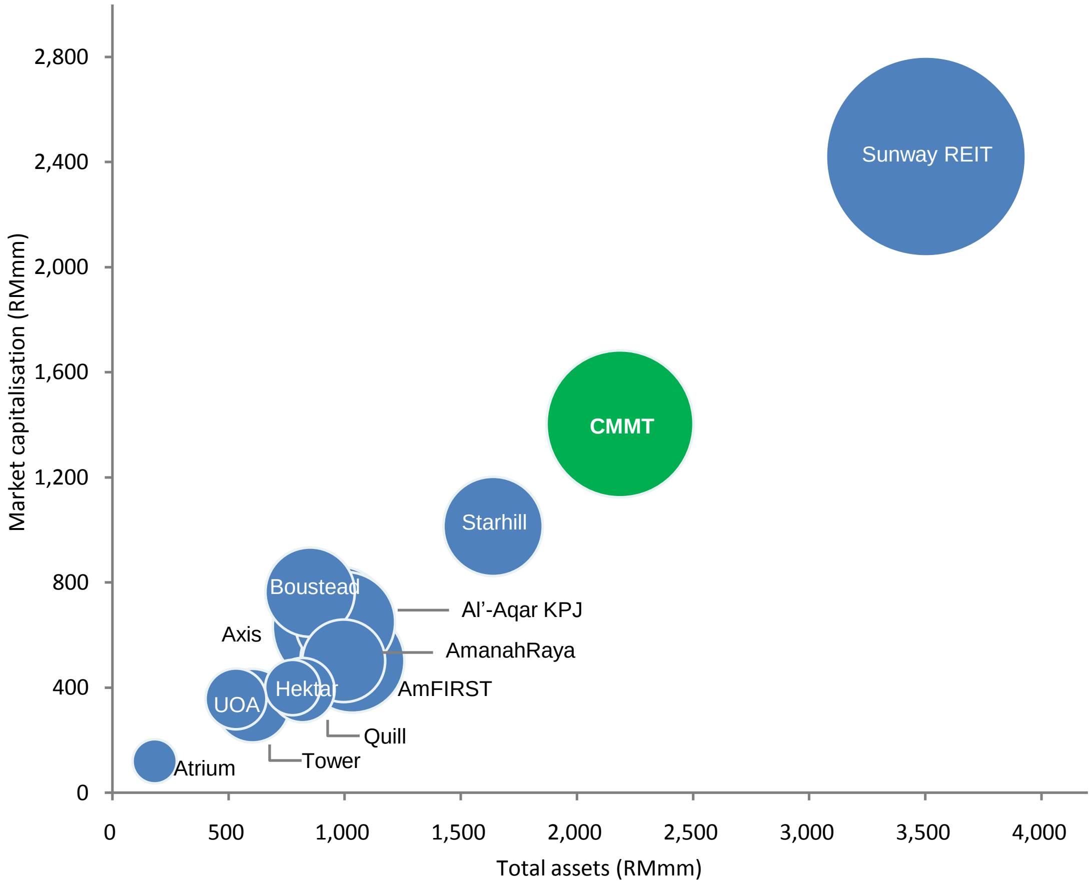
[1] Excludes Gurney Plaza Extension.
[2] As at 30 April 2010.
[3] Based on valuations of Gurney Plaza, Sungei Wang Plaza Property and The Mines as at 28 February 2010, 31 March 2010 and 31 March 2010 respectively, commissioned by AmTrustee Berhad, trustee of CMMT.
[4] As at 30 June 2010.
[5] CMMT has interest in approximately 61.9% of the aggregate retail floor area of Sungei Wang Plaza and approximately 1,298 car park bays within Sungei Wang Plaza. All information in this presentation pertains solely to CMMT's strata area.

CapitaMalls Malaysia Trust

CMMT’s Strategy

- ✓ Enhancing value through proactive asset management and asset enhancement strategies
- ✓ Actively pursuing acquisition opportunities
- ✓ Leveraging on CapitaMalls Asia’s extensive network of strategic and local partners, and local industry knowledge
- ✓ Optimising capital management strategy

CMMT is the Largest "Pure-Play" Shopping Mall REIT in Malaysia



Malaysian REITs	Market cap. (RMmm)	Total assets (RMmm)	Free float (RMmm)	Free float (%)
Sunway REIT	**2,479.1**	**3,780.7**	**1,530.8**	**61.8%**
CMMT	**1,404.0**	**2,185.4**	**818.0**	**58.3%**
Other REITs listed on the main market				
Starhill[1]	1,013.8	1,638.5	371.4	36.6%
Boustead	763.1	850.7	302.0	39.6%
Axis	632.6	952.6	563.0	89.0%
Al'-Aqar KPJ	649.8	1,001.5	380.3	58.5%
AmFIRST	501.9	1,032.6	408.3	81.4%
AmanahRaya	501.6	995.8	259.1	51.7%
Hektar	400.0	775.6	115.1	28.8%
Quill	390.1	818.2	156.1	40.0%
UOA	356.6	532.5	140.2	39.3%
Tower	331.0	603.2	205.7	62.2%
Atrium	119.4	182.3	90.8	76.1%
Malaysian REIT average (excluding CMMT and Sunway)[1]	**479.6**	**795.1**	**254**	**53.0%**
Total	**9,638.5**	**15,507.0**	**5,397.4**	

Source: Company filings, FactSet, Bloomberg as of 18 August 2010
Note: Size of bubble represents value of free float of each M-REIT.
[1] %Free float calculated as market cap weighted average

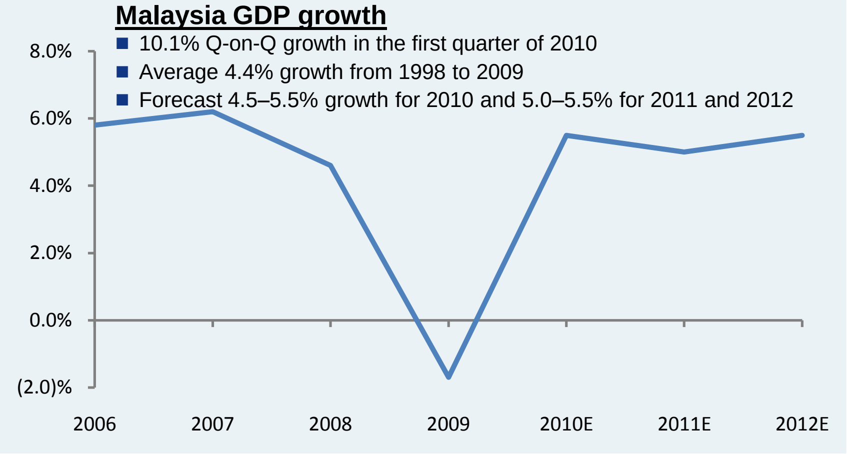
CapitaMalls Malaysia Trust

Overview of Malaysia

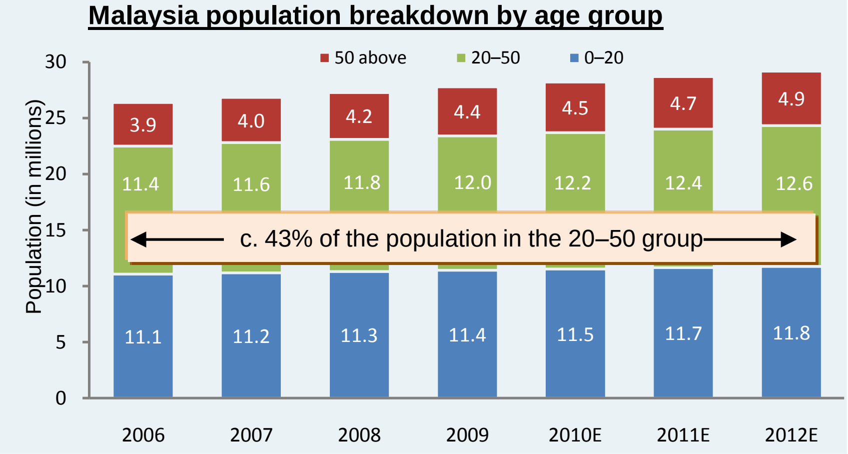
CapitaMalls Malaysia Trust

Positive Momentum in Malaysia's Economy

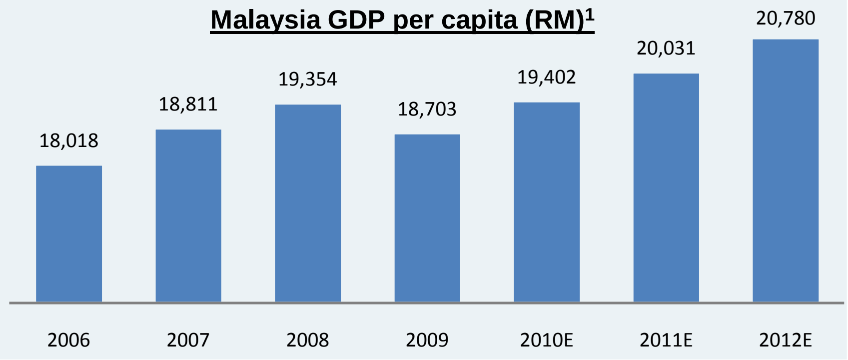
Resilient GDP growth and strong domestic consumption



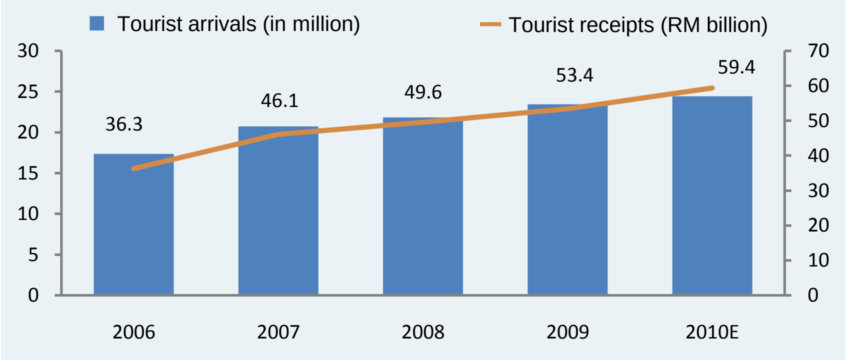
Favourable demographics



Transitioning into a high income nation



Strong tourism arrivals and receipts

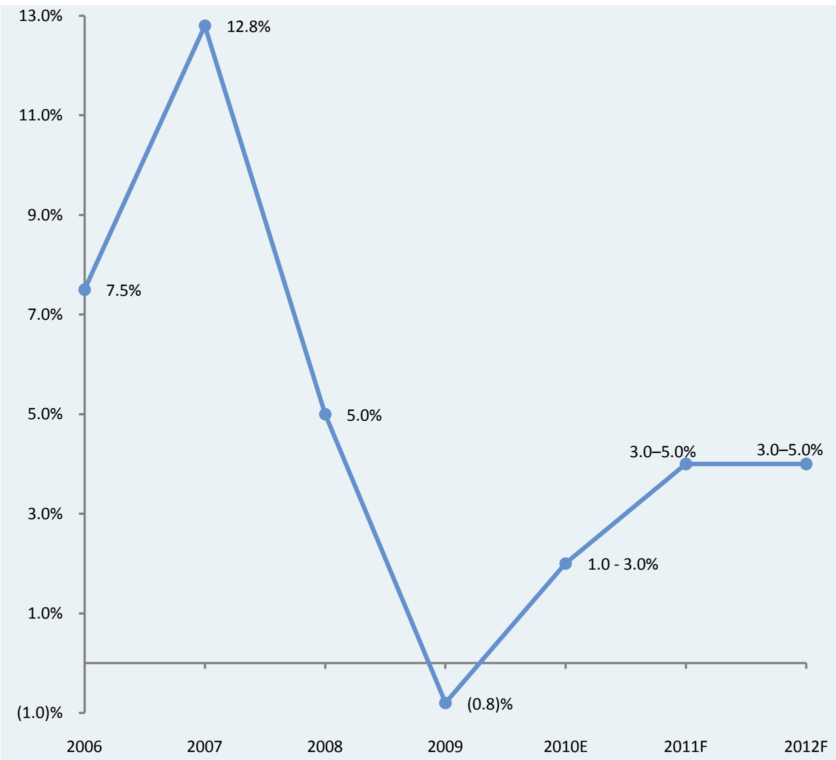


Source: Knight Frank; [1] Computed based on GDP and population figures in the Knight Frank report.

Bright Prospects for Organised Retail Sales

Malaysia's 2010 retail sales growth revised upwards to 5.5%
Total estimated sales turnover of RM75 billion

Malaysia annual retail sales growth (2006–2012F)



Growth in organised retail sales

Rising consumer affluence	Demand for "one-stop" shopping malls	Global operators looking for opportunity for growth

Changing retail landscape in Malaysia

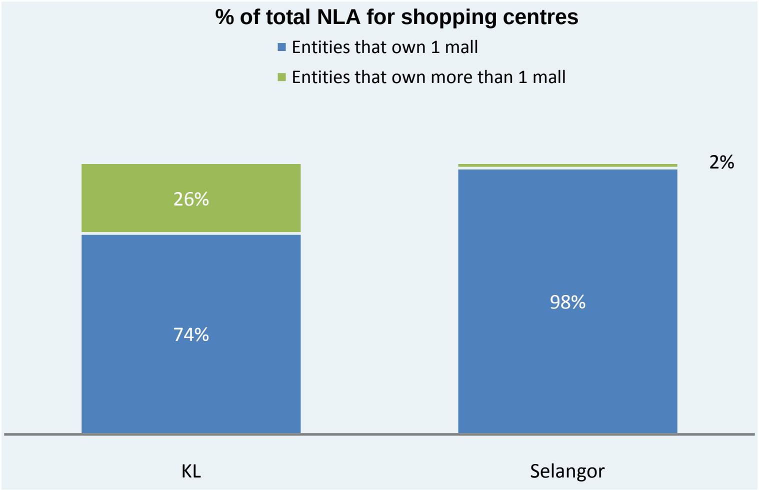
Source: Knight Frank, Malaysia Retail Industry Report (July 2010)

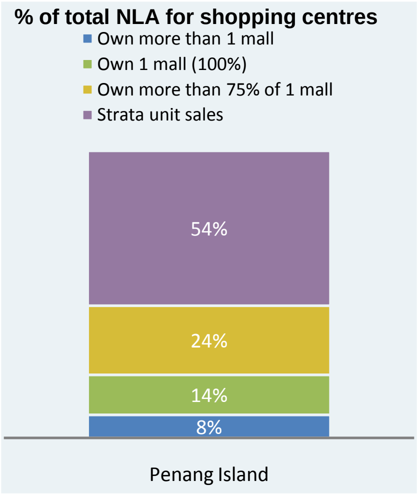
CapitaMalls Malaysia Trust

Fragmented and Relatively Under-Supplied Market

Significant opportunities for growth by acquisition

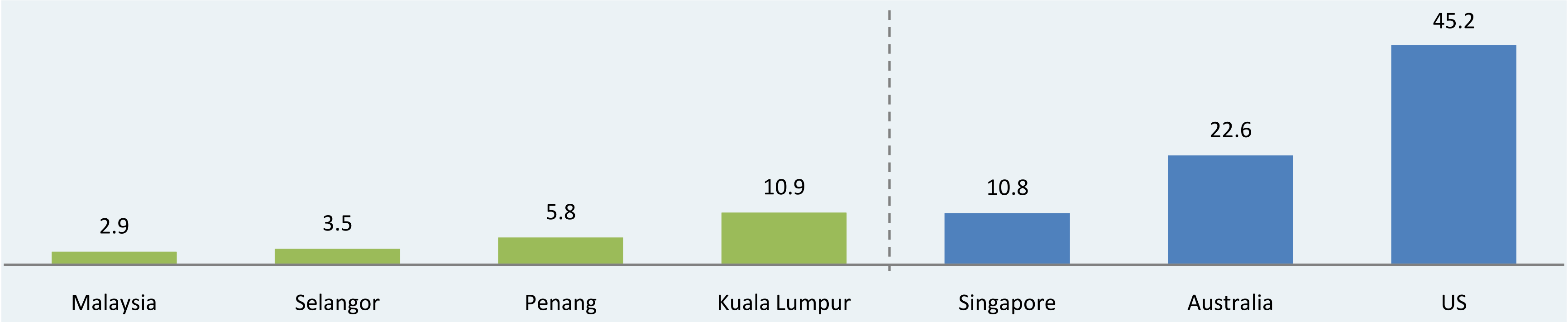
Shopping mall ownership in Malaysia





- Fragmented ownership of shopping malls in Malaysia
- Most competitors are single shopping mall owners
- Potential for ownership consolidation

Retail space per capita (sq ft) (2009)

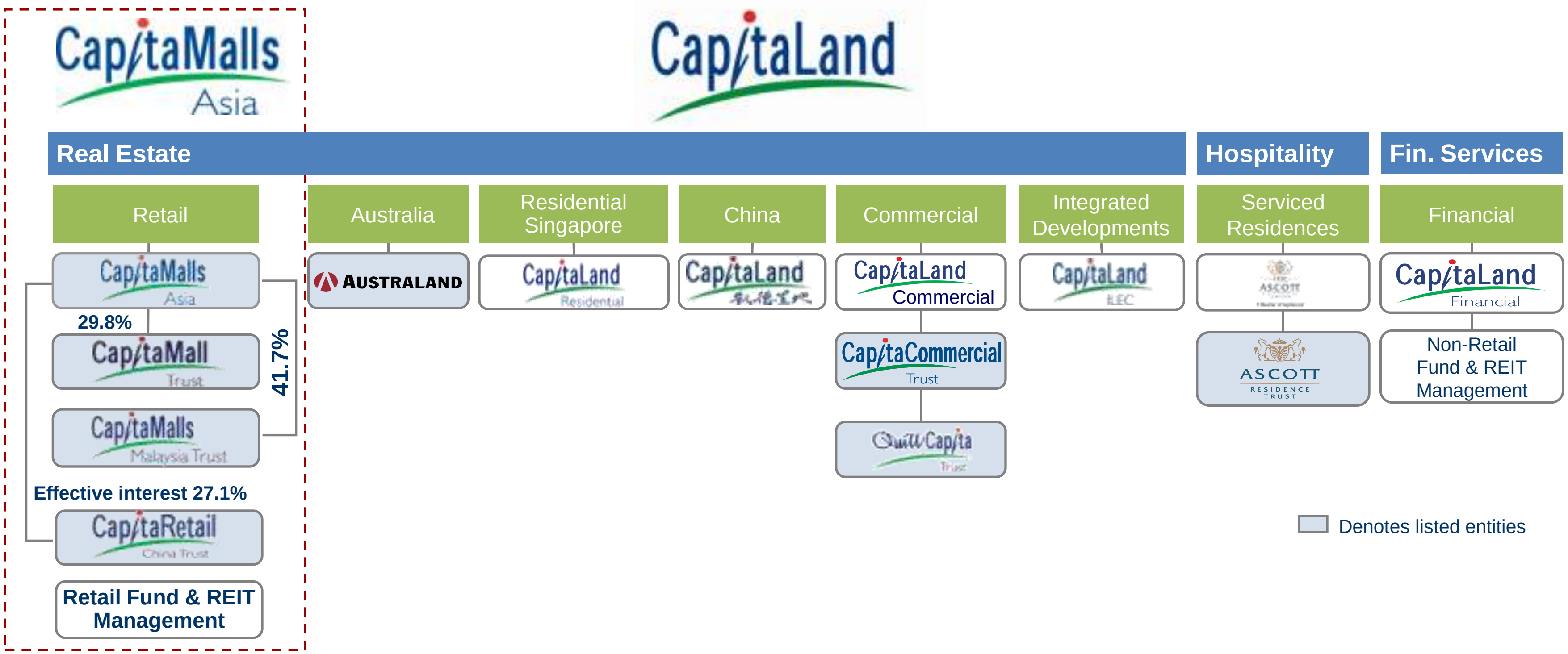


Source: Knight Frank (Malaysian data), Urbis (overseas data).

Investment Highlights

Reputable Sponsor with Proven Track Record

CapitaMalls Asia – Sponsor of CMMT

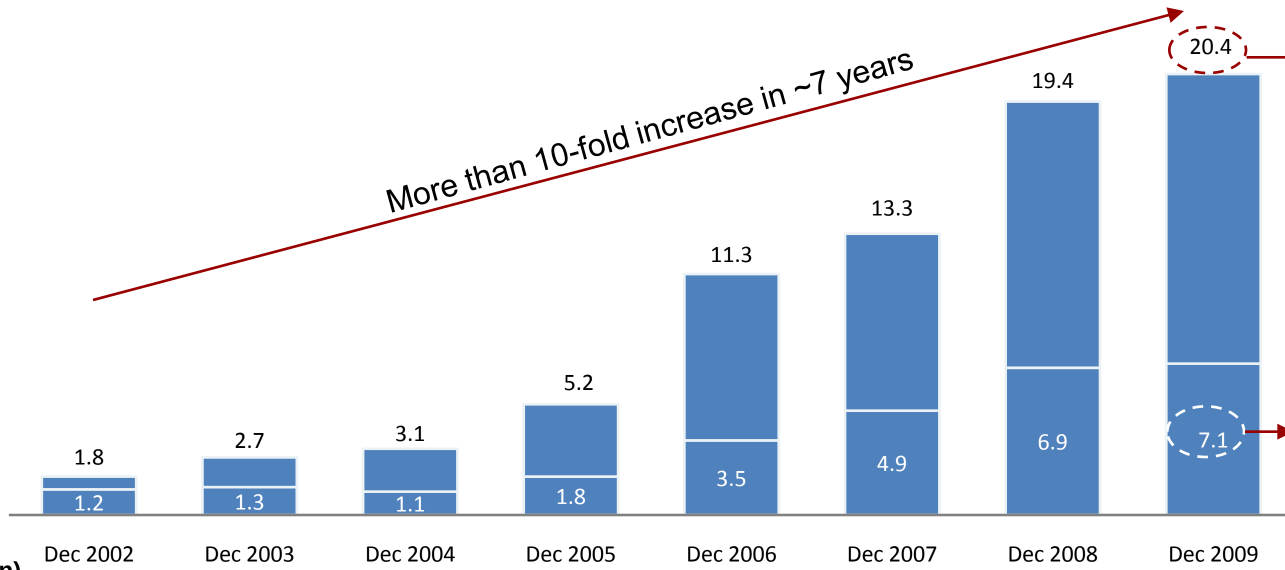


- The sponsor of CMMT is CapitaMalls Asia, a member of the CapitaLand group of companies
- CapitaLand is Asia's REIT pioneer, having listed CapitaMall Trust in July 2002
- CapitaLand is one of Asia's largest real estate companies with operations spanning more than 110 cities in over 20 countries
  - 9 listed companies with total group market capitalisation of S$39.2bn
  - Manages S$49.8bn[1] of real estate assets
- CapitaLand owns/manages ~RM3.7bn of assets in Malaysia

* As at 30 June 2010, except CapitaMalls Asia's interest in CapitaMalls Malaysia Trust and total group market capitalisation of CapitaLand's 9 listed companies which are as at 20 August 2010.

[1] Value of all real estate assets managed by CapitaLand Group entities stated at 100% of the property carrying value.

Sponsor's Proven Record of Strong Growth and Localisation



Aggregate property value in which CapitaMalls Asia has interest in and manages

Effective interest in the property values of CapitaMalls Asia's portfolio

As at (in S$bn)	Dec 2002	Dec 2003	Dec 2004	Dec 2005	Dec 2006	Dec 2007	Dec 2008	Dec 2009
Properties	5	10	10	24	55	78	96	86
Employees	182			659				2,844

Significant expansion of staff with focus on localising business through the development of talent in overseas markets

Countries: **Singapore** → **Singapore, China, Japan** → **Singapore, China, Japan, India** / **Malaysia** → **Singapore, China, Japan, India** / **Malaysia**

- ✓ Three shopping malls located in KL, Selangor and Penang
- ✓ Total valuation of RM2.13bn
- ✓ 169 on-the-ground staff[1]

Source: CapitaMalls Asia
[1] As of 31 May 2010

CapitaMalls Malaysia Trust

Replicating the Success of CapitaMall Trust and CapitaRetail China Trust

CapitaMall Trust
Singapore's First and Largest REIT

Since IPO (Jul 2002)		March 2010
Asset size		
S$959.5mm	7.8 times increase →	S$7.5bn
Market capitalisation		
S$708.5mm	7.9 times increase →	S$5.6bn
Distributable income		
S$53.9 mm	5.2 times increase →	S$282.0 mm[1]

CapitaRetail China Trust
First China Shopping Mall S-REIT

Since IPO (Dec 2006)		March 2010
Asset size		
S$724.6mm	65.6% increase →	S$1.2bn
Market capitalisation		
S$537.5mm	42.7% increase →	S$766.9mm
Distributable income		
S$32.0 mm	1.6 times increase →	S$50.6 mm[1]

Select assets in Singapore

Junction 8 | Raffles City Singapore | IMM | Lot One Shoppers' Mall

Tampines Mall | Plaza Singapura | Hougang Plaza | Bukit Panjang Plaza

CRCT's portfolio of assets in China

[1] Distributable income for 2009.

* Asset and market capitalisation values as at 31 March 2010, CapitaMall Trust has 14 assets (not including acquisition of Clarke Quay which has yet to be completed) while CapitaRetail China Trust has 8 assets as at 31 March 2010.

Sponsor's Extensive Tenant Base with about 7,700 leases

Selected tenants (by trade name)

International		Domestic				
		Singapore	China	Malaysia	Japan	India
7-Eleven	McDonald's	77th Street	1000 Colors (千色店)	Giant	Co-op Kobe	Access2future
Ajisen Ramen	Muji	BreadTalk	ANTA (安踏)	Esquire Kitchen	Don Quijote	Crossword
Bally	Nike	Capitol Optical	BeLLE (百丽)	Factory Outlet Store (F.O.S.)	Honma Golf	Fame Cinemas
Bata	Pizza Hut	Charles & Keith	BHG (北京华联)	British India	Ito Yokado	Favorite Shop
Carrefour	Sephora	Eu Yan Sang	Charme Restauarnt (港丽餐厅)	Tanjong Golden Village	Izumiya	Health & Glow
Cartier	Starbucks	Golden Village	Hai Di Lao Huo Guo (海底捞火锅)	Nichii	Kojima	Kalmane Koffees
CK Calvin Klein	Swatch	Kopitiam	JNBY (江南布衣)	Old Town White Coffee	Mainami Amusement	Megamart
H&M	Tesco	NTUC FairPrice	LI-NING (李宁)	Padini	Shimamura Music	MTR
IWC	Uniqlo	Old Chang Kee	MaoJia Restaurant (毛家饭店)	Parkson	Summit Supermarket	Namdhari Fresh
KFC	Vero Moda	Pet Lovers Centre	Ochirly (欧时力)	Royal Selangor	Super ARCs	Pantaloon Factory Outlet
Louis Vuitton	Wal-Mart	Popular	PanKoo (盘古)	Secret Recipe	Super Value	Sanskruti Silks
Mango	Watsons	Robinsons	Sport 100 (运动100)	The Chicken Rice Shop	Tsutaya	Transit
Mannings	Zara	Soo Kee Jewellery	Xihu Spring Restaurant (西湖春天)	Tomei	Yamato	Whizz

Source: Tenant list (except Malaysia) taken from CapitaMalls Asia IPO prospectus dated 17 November 2009

CMMT and Tenants Benefit from Sponsor's Extensive Tenant Network

International and Domestic Retailers

CapitaMalls Asia model	Benefits tenants	Benefits CMMT
Tenant intelligence and relationship	Rapid franchise expansion	Proven retail mall management expertise
Active mall management	Higher shopper traffic	Network effects of 88 retail properties across 5 countries with about 7,700 leases[1]
Proactive leasing and marketing strategy	Higher sales	Shopping mall focused Sponsor with financial capacity
Leveraging on CapitaMalls Asia's scale and scalability		

[1]As at 30 June 2010

Integrated Retail and Capital Management Platform

Retail Real Estate Management				Retail Real Estate Capital Management		
Property Management	*Mall Management & Operational Leasing*	*Strategic Marketing*	*Design & Development Management*	*Asset Management*	*Strategic Planning & Investment*	*Fund Structuring & Management*

1. Pan–Asian retail mall management platform and delivery capabilities
2. Strategic partnerships and extensive international network of brand name retailers
3. Professional management to drive shopper traffic and retail sales
4. Professional design team to create attractive shopping ambiance
5. One of the few REITs in Asia to have an internalised lease and design management function

CapitaMalls Malaysia Trust

Established Track Record in Enhancing Values of Shopping Malls

Completed Asset Enhancement Initiatives

Gurney Plaza, Penang

- Conversion of ground floor food and beverage (“F&B”) units to retail lots.
- Reconfiguration of common area on 4^{th} floor
- Conversion of low-yielding temporary kiosk space in basement 1 to open F&B and retail kiosks

Sungei Wang Plaza Property, Kuala Lumpur

- Conversion of anchor tenant space on concourse level into higher yielding specialty and F&B lots
- Repositioning of IT focused section on Level 3 to restaurants and F&B kiosks

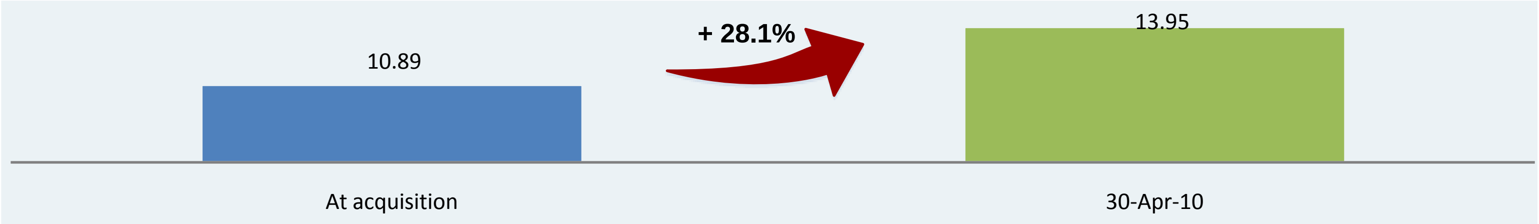
The Mines, Selangor

- Construction of three-storey extension block
- Creation of roof top open plaza with “Splash Park”
- Creation of new “Market Place” concept and “DigitaMart”
- Optimisation of space and improvement in tenant mix

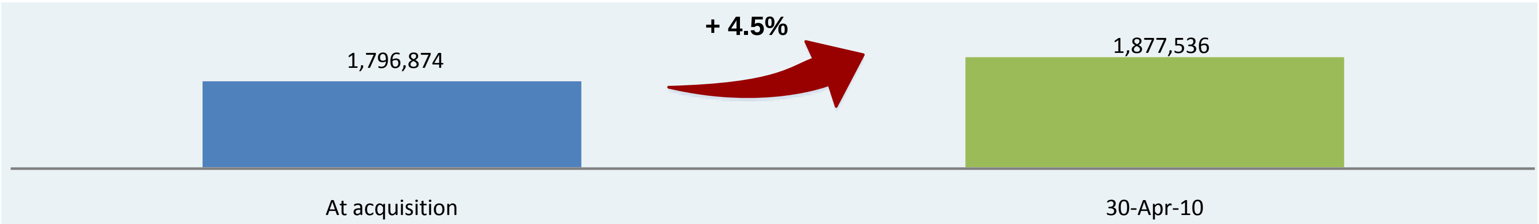
CapitaMalls Malaysia Trust

Improved Portfolio Performance after Acquisition

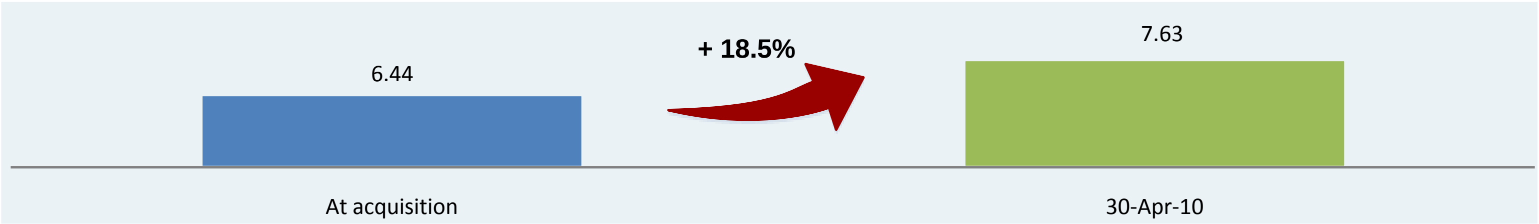
Monthly Gross Rental Income excl GTO (RM mm)



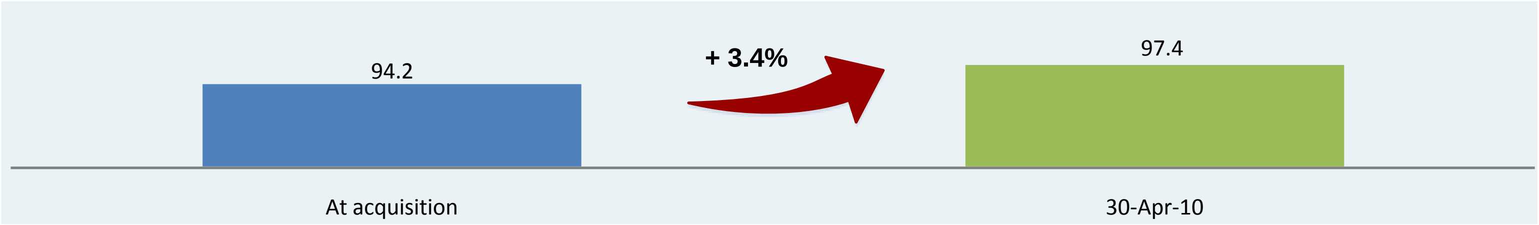
NLA (Sq ft)



Average Monthly Gross Rental Income (RM/Sq ft)



Occupancy Rate (%)

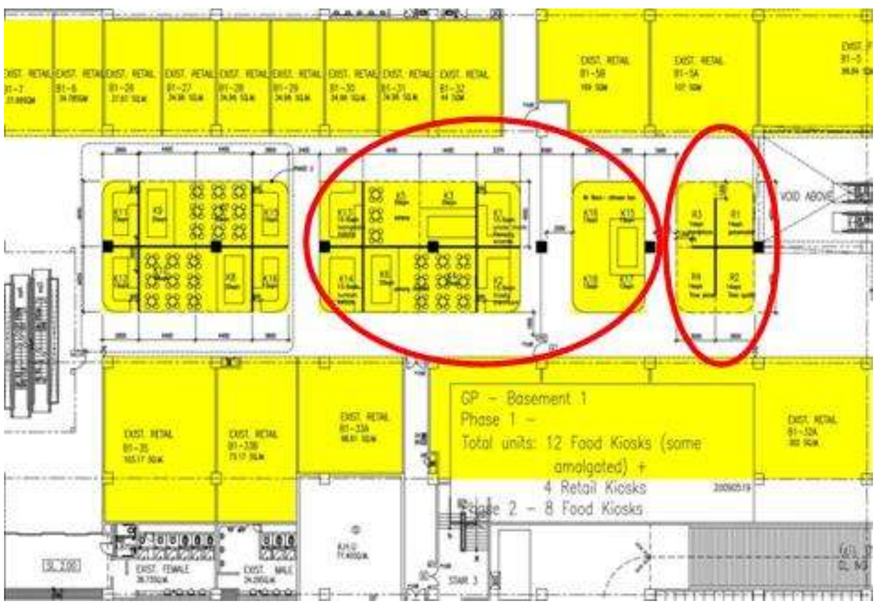


Note: Gurney Plaza, Sungei Wang Plaza Property and The Mines were acquired by the respective Vendors on 27 November 2007, 25 June 2008 and 19 December 2007, respectively.

Asset Enhancement Track Record: Gurney Plaza

Created F&B and retail kiosks to improve tenant mix & increase rental returns

Description	Impact of works
Incremental NPI	RM0.32 million
Capex	RM0.75 million
Estimated ROI	43%



BEFORE:
NLA: 706 sq ft / Av. Rent: RM17 psf

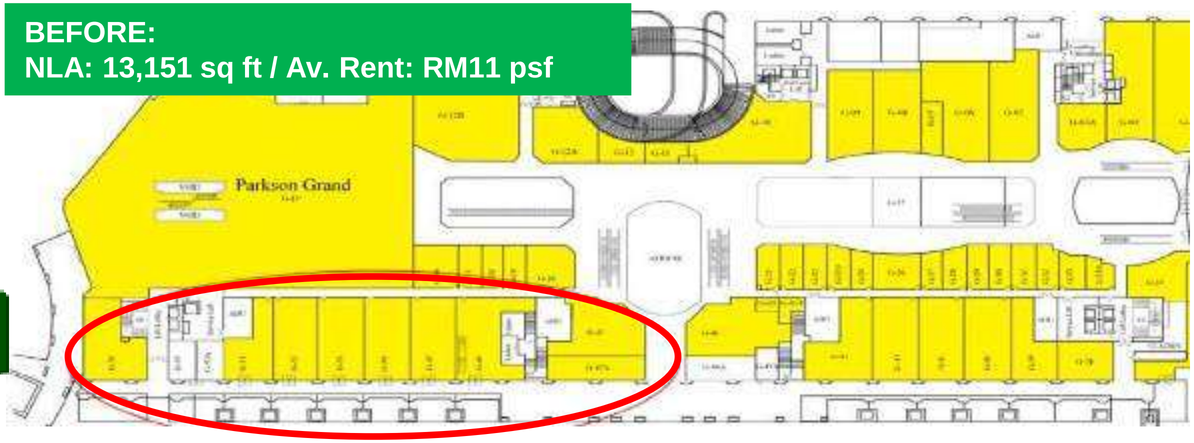
AFTER:
NLA: 2,715 sq ft / Av. Rent: RM20 psf

CapitaMalls Malaysia Trust

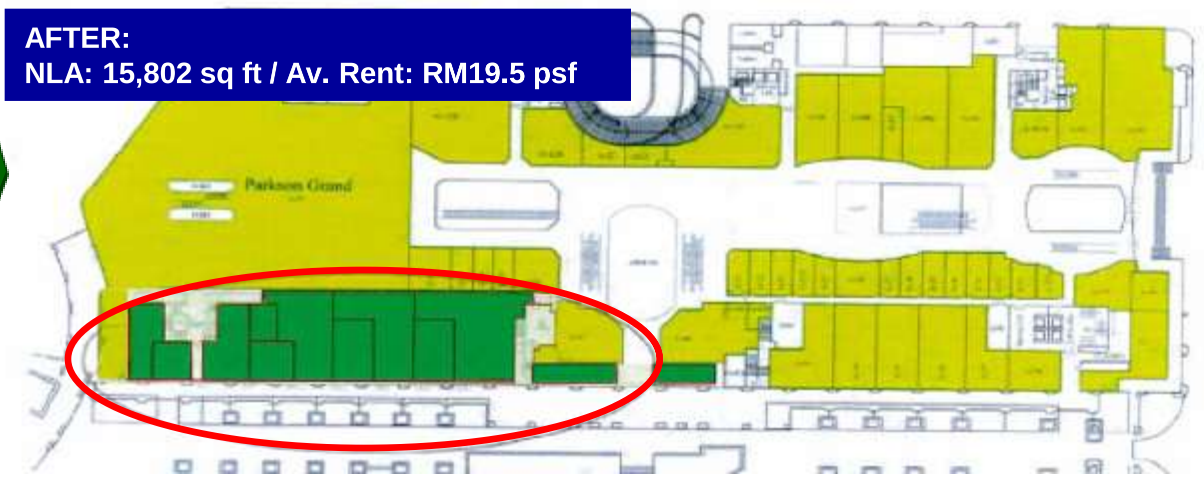
Asset Enhancement Track Record: Gurney Plaza

Converted ground floor F&B units into retail outlets, achieved ROI of ~ 728%

BEFORE:
NLA: 13,151 sq ft / Av. Rent: RM11 psf



AFTER:
NLA: 15,802 sq ft / Av. Rent: RM19.5 psf



Description	Impact of works
Incremental NPI	RM1.66 mil
Capex	RM0.23mil
Estimated ROI	728%

Tenants
Naf Naf
Nike
Fossil
Mango
Love & Co
Diamond & Platinum

Asset Enhancement Track Record: Sungei Wang Plaza Property

Converted low-yielding anchor tenant space into higher yielding specialty outlets, achieved ROI of ~ 136%

Description	Impact of works
Incremental NPI	RM2.04 million
Capex	RM1.5 million
Estimated ROI	136%

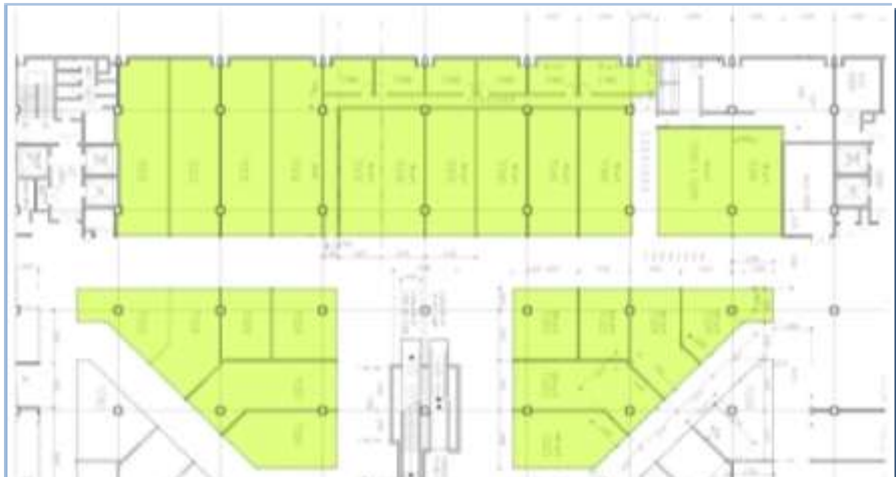
Sungei Wang Plaza Property, Kuala Lumpur

BEFORE: NLA: 25,532 sq ft / Ave Rent: RM5.15psf

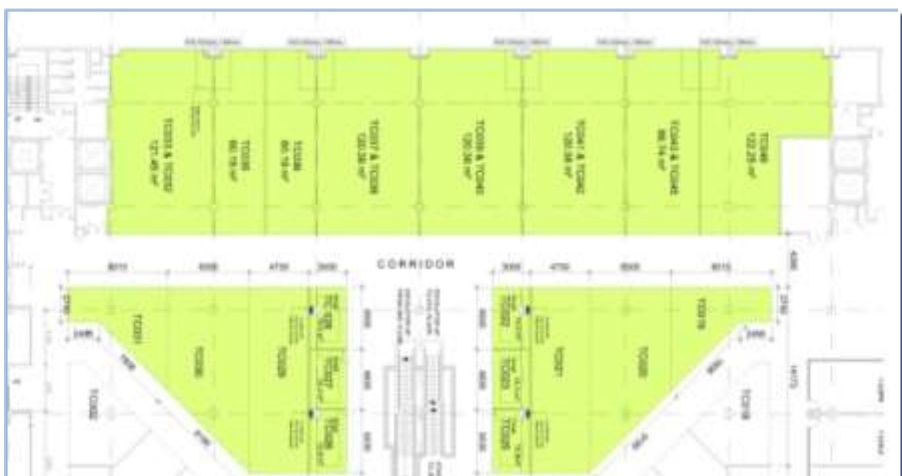
AFTER: NLA: 19,070 sq ft / Ave Rent: RM17.97psf

Note: CMMT owns approximately 61.9% of the aggregate surveyed retail floor area of Sungei Wang Plaza and approximately 1,298 car park bays within Sungei Wang Plaza. All information pertains solely to CMMT's strata area.

Asset Enhancement Track Record: Sungei Wang Plaza Property



BEFORE: NLA: 11,683 sq ft / Ave Rent: RM8.71 psf



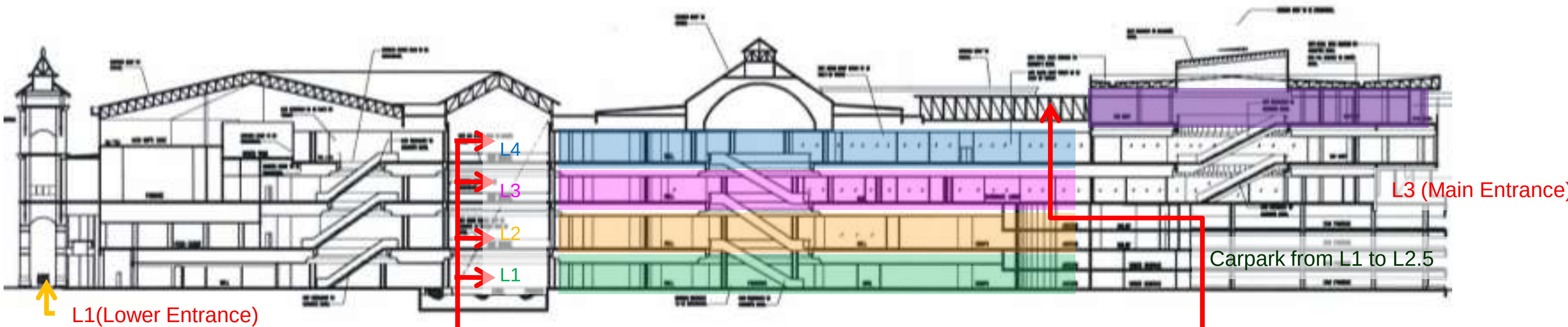
AFTER: NLA: 13,690 sq ft / Ave Rent: RM9.76 psf

Repositioned IT focused section on Level 3 to F&B kiosk cluster:
- **Increase shopper traffic**
- **Increase F&B offerings**

Description	Impact of works
Incremental NPI	RM 0.32 mil
Capex	RM 2.3 mil
Estimated. ROI	14%

Tenants	
Xian Ding Wei	Daily Fresh
Pasta Mania	Fresh Fruits Rojak
Formosa Restaurant	Sisters Crispy Popiah
Pontian Wanton Noodles	Coolblog
T-Bowl Restaurant	Longan Wintermelon
Mamak Village	O-Yaki

Asset Enhancement Track Record: The Mines



L5 Splash Park, Leisure/Entertainment and F&B

L4 Leisure /Entertainment, Lifestyle and IT Digital

L3 Established Fashion and F&B

L2 Electrical, Home, Wellness and Local Fashion

L1 Supermarket, Services, Conveniences, F&B and Lifestyle

The Mines AEI
- Extension block
- New retail concepts
- New escalators
- Reconfiguration of NLA
- Link bridges
- Splash park

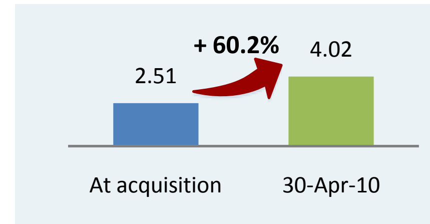
Description	Impact of works
Additional NLA created	~ 80,000 sq ft
Incremental NPI	RM7.5 million
Capex	RM87 million
Estimated ROI	9%

Asset Enhancement Track Record: The Mines

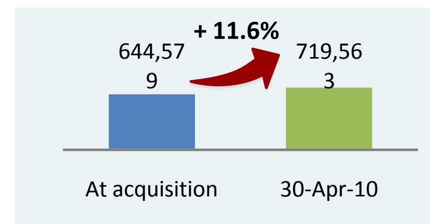
Improved Performance after acquisition in December 2007

BEFORE AEI	AFTER AEI
	
	

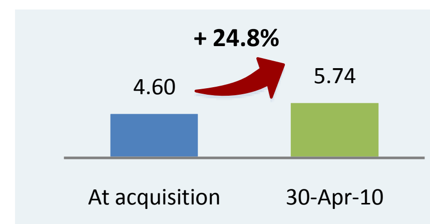
Monthly Gross Rental Income excl turnover rent (RM mm)



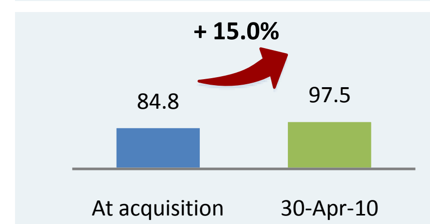
NLA (Sq ft)



Average Monthly Gross Rental Income (RM per sq ft)



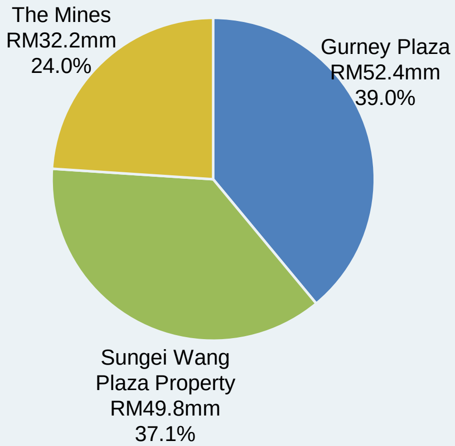
Occupancy Rate (%)



Diversified Portfolio

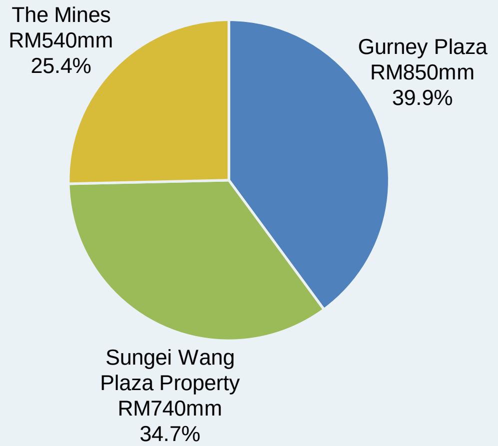
Asset breakdown by NPI

Total FY09 NPI: RM134.4mm



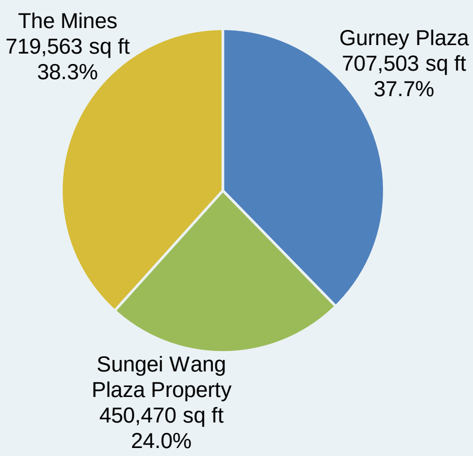
Asset breakdown by valuation

Total appraised value: RM2,130mm[1]



Asset breakdown by NLA

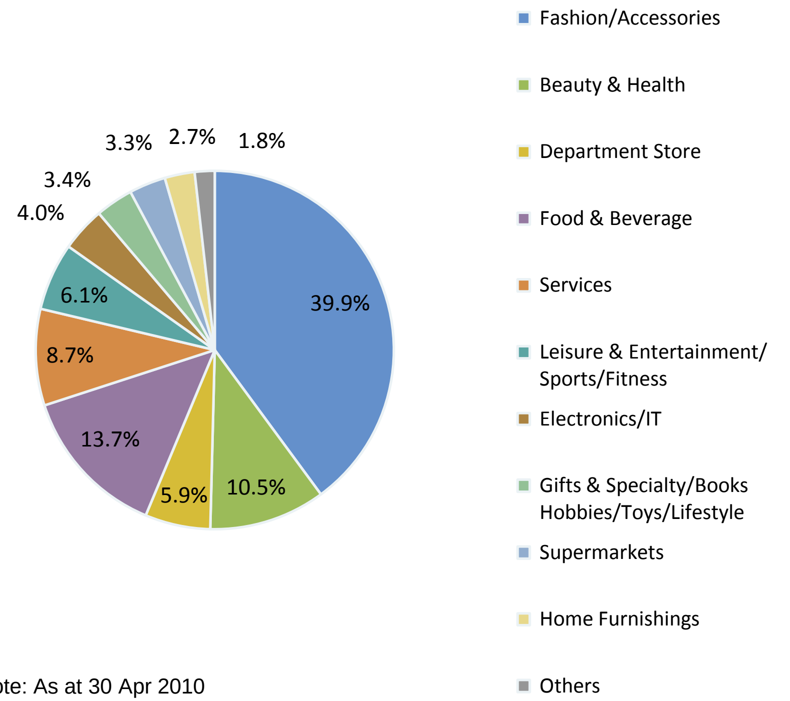
Total NLA: 1.88 million sq ft[2]



[1] Gurney Plaza as of 28 Feb 2010, Sungei Wang Plaza Property as of 31 Mar 2010, The Mines as of 31 Mar 2010
[2] As of 30 Apr 2010

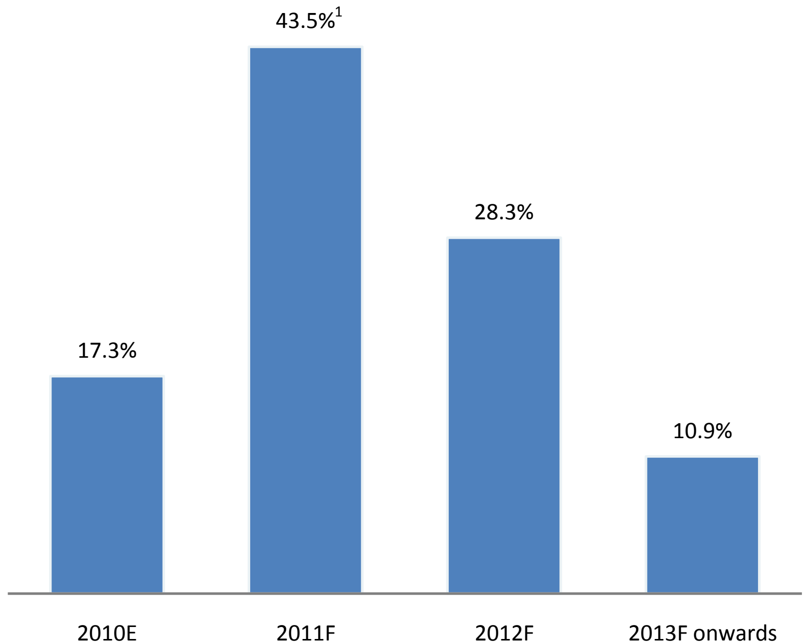
Stable Income from Trade Diversification and Well-spread Out Lease Expiry Profile

Trade diversification (by gross rent)



Note: As at 30 Apr 2010

Portfolio lease expiry profile



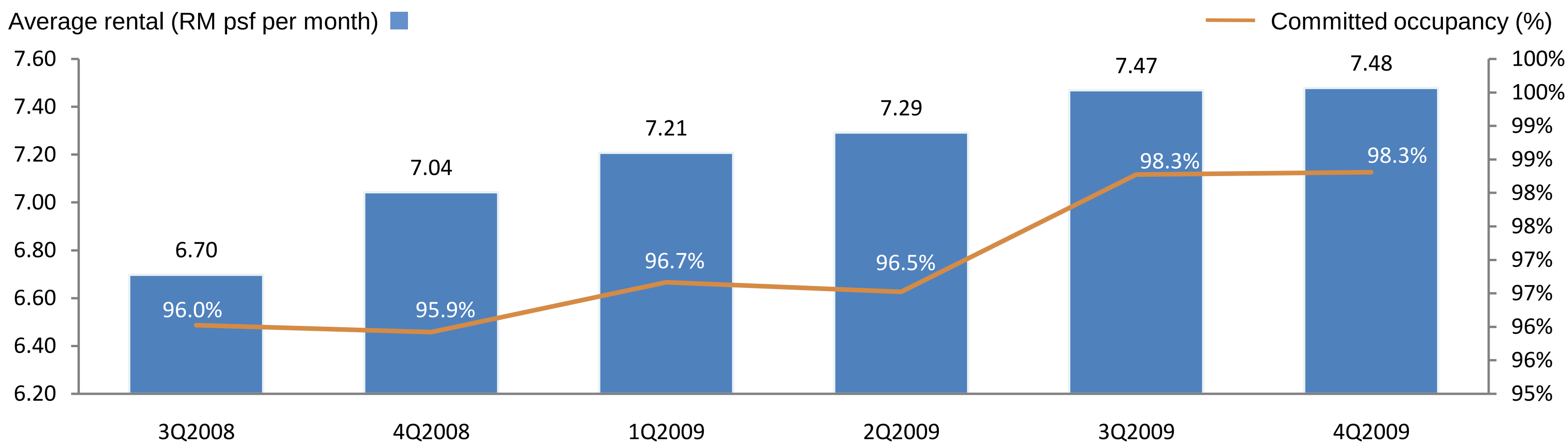
Note: As at 30 Apr 2010

- c. 79.8% of gross rental income for 2010 are from committed leases, providing rental revenue certainty
- Typical lease tenure of ~3 years with diversified tenant mix of over 1,000 tenants from a variety of trades

[1] Out of the 43.5% of Gross Rental Income expiring in 2011, 14.2% is accounted for by the top 10 tenants of the 3 malls. These include: (1) Gurney Plaza; Parkson (2.0%), Padini Concept Store (0.9%), Esprit/Red Earth (0.7%); (2) Sungei Wang Plaza Property: Parkson Grand (3.9%), F.O.S./F.O.S. Kids & Teens (1.1%), Giant Supermarket (0.9%); and (3) The Mines: Challenger (0.6%).

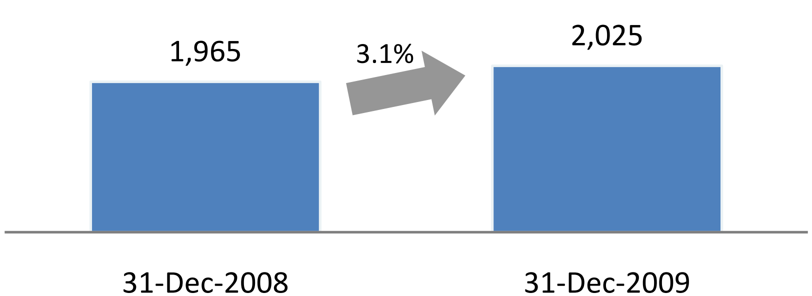
Resilient Portfolio despite global financial crisis

Overview of historical average rental (RM psf) and committed occupancy (%)

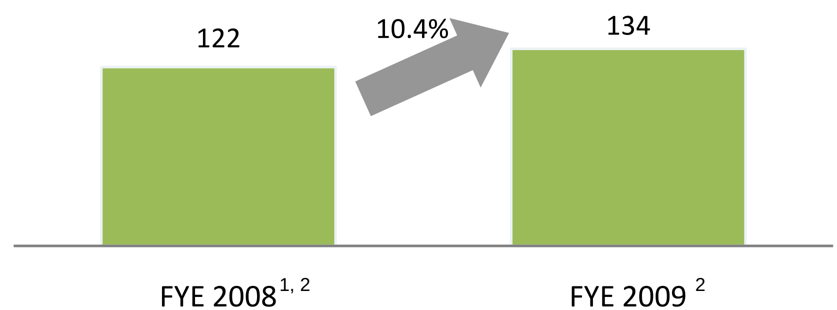


[1] Sungei Wang acquired in 25 June 2008, The Mines acquired in 19 December 2007, Gurney Plaza acquired in 27 November 2007.

Valuation of the portfolio (RM million)



NPI of the portfolio (RM million)



[1] NPI contribution from Sungei Wang Plaza Property for FYE 2008 is for the period 25 June 2008 till 31 December 2008 and the result is annualised for comparison purposes.
[2] Figures show what the NPI might have been had CMMT existed at the relevant period.

Growth Engines

Asset Enhancement Initiatives

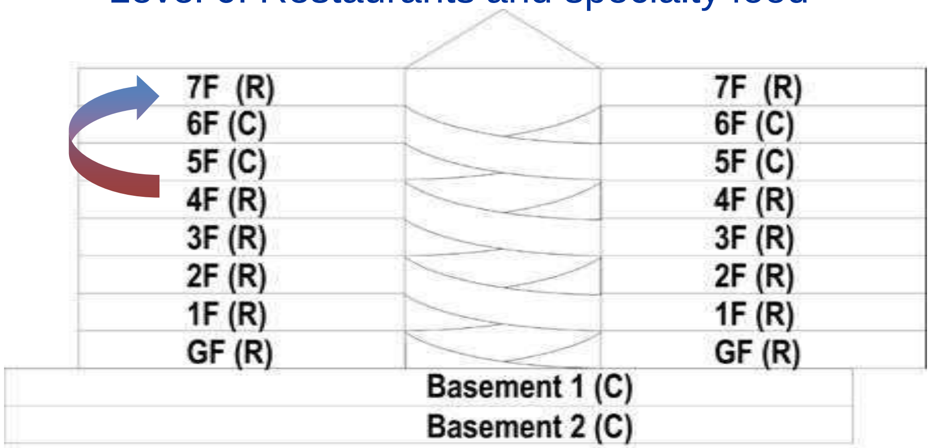
Acquisitions

Rental Growth through Annual Step-ups and Turnover Rent Component

Future Asset Enhancement Initiatives: Gurney Plaza

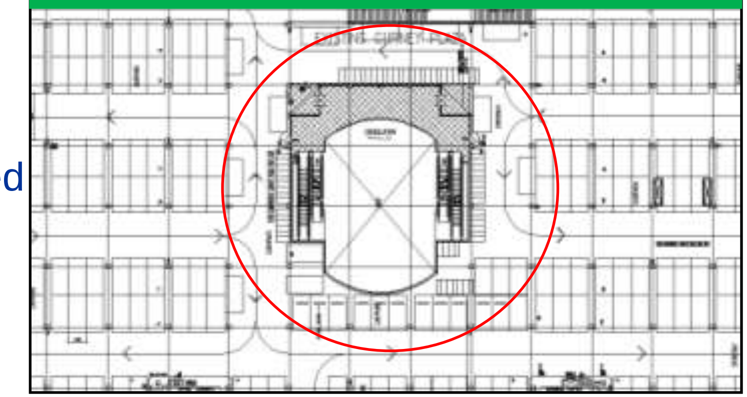
Convert atrium and car park space at Levels 5 and 6 into F&B and retail lots

- Create continuous retail activities from Level 4 to Level 7, which will boost shopper traffic flow
- Convert atrium and car park space into:
  - Level 5: Specialty fashion/retail stores targeted at
    the young
  - Level 6: Restaurants and specialty food

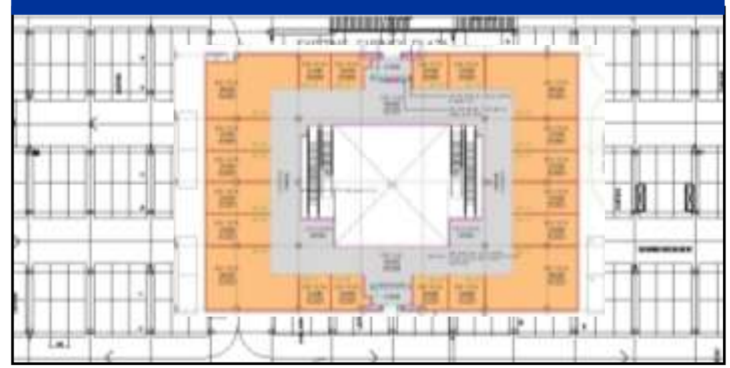


R - Retail
C - Car Park

Current



AEI Plan



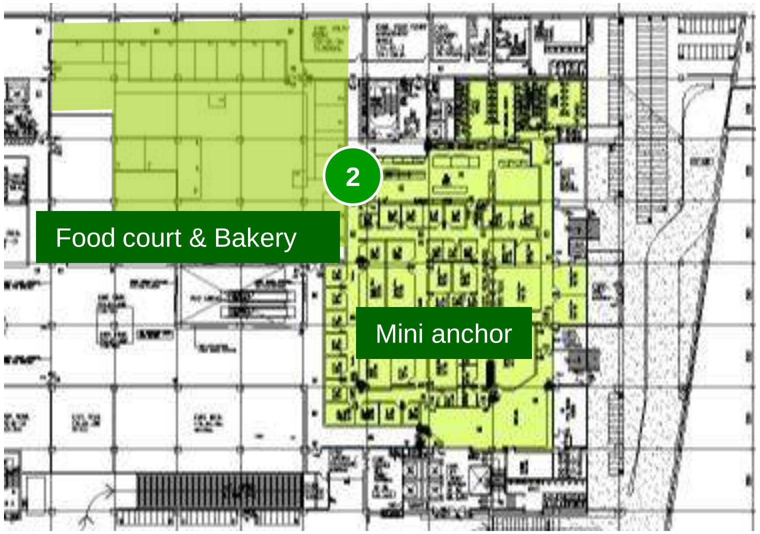
Note: Proposed works are subject to the approval of the local authorities

Future Asset Enhancement Initiatives: Gurney Plaza

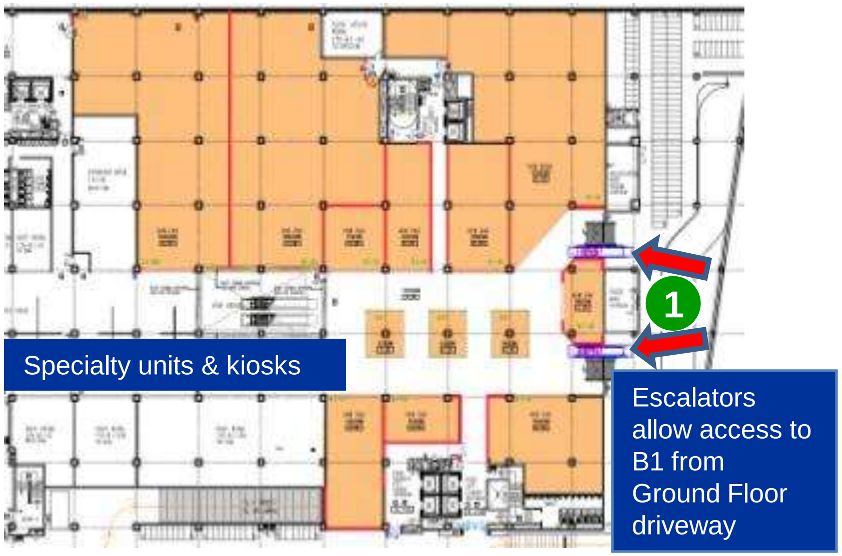
Reconfiguration of Basement 1 space

1. Create direct access to Basement 1 from ground floor driveway
2. Replace existing mini-anchor and food court with higher yielding specialty units

Current



Future



Note: Proposed works are subject to the approval of the local authorities

Growth through Acquisitions

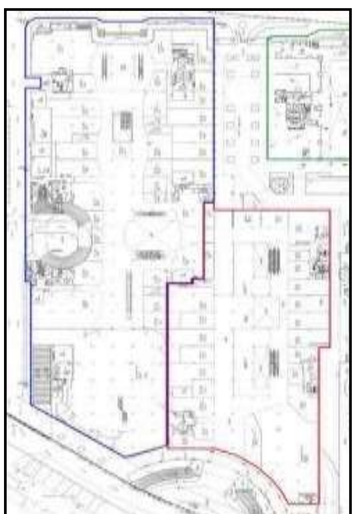
Growth from proposed fund supplemented by acquisition opportunities

Sponsor's Right of First Refusal ("ROFR")	Proposed Malaysia Retail Development Fund	Third party acquisitions
▪ ROFR from CapitaMalls Asia over any identified Malaysian retail assets ▪ ROFR available over Gurney Plaza Extension	▪ ROFR from any future proposed CapitaMalls Asia sponsored Malaysian retail development fund	▪ Income-producing shopping malls ▪ Satisfy CMMT's investment criteria

Acquisition Pipeline – Gurney Plaza Extension

Right of first refusal from CapitaMalls Asia – Gurney Plaza Extension

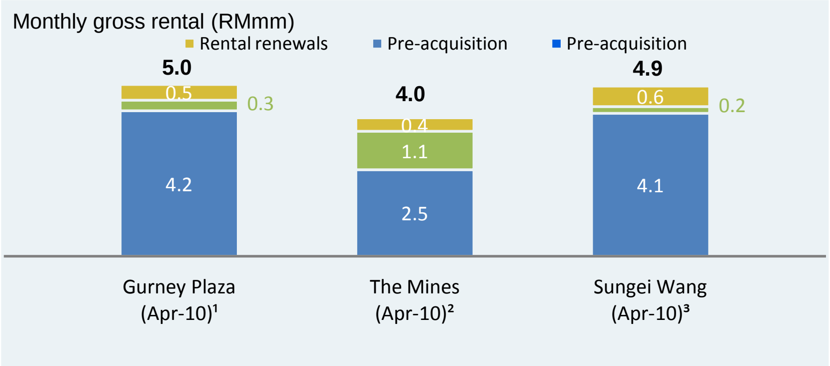
Gurney Plaza
Gurney Plaza Extension
G Hotel



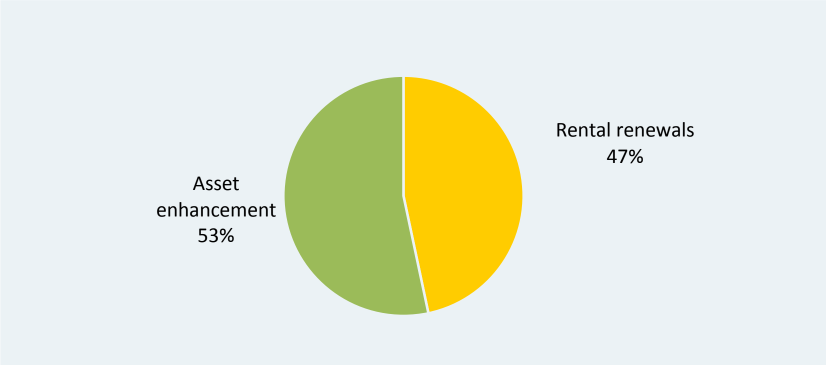
- Started operations in November 2008
- NLA (approx.) = 135,000 sq ft
- CMMT has option to purchase and complete acquisition by 15 April 2011, or subsequently, if a CapitaMalls Asia-related entity wishes to sell it.
- Acquisition to increase CMMT's asset size by ~ 10%

Rental Growth Underpinned by Asset Enhancement Initiatives and Strong Rental Reversions

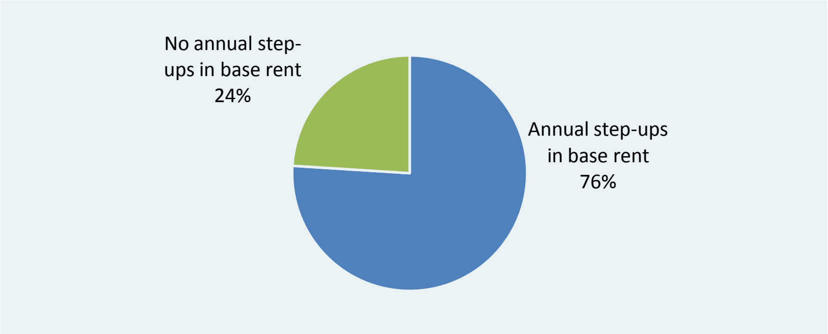
Breakdown of current monthly rental



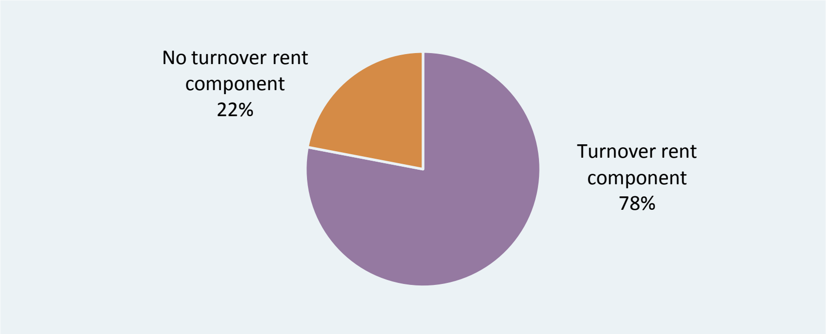
Portfolio rental growth contribution since acquisition



Leases with annual step-ups in base rent



Leases with turnover rent component



Note: As at 30 Apr 2010

[1] Gurney Plaza: Total increase of ~RM0.8mm (RM0.3mm from AEI and RM0.5mm from rental renewals).
[2] The Mines: Total increase of ~RM1.5mm (RM1.1mm from AEI and RM0.4mm from rental renewals).
[3] Sungei Wang Plaza: Total increase of ~RM0.8mm (RM0.2mm from AEI and RM 0.6mm from rental renewals).

Financials

Summary Financials

Forecast Distribution Statement[1]

Distribution statement	2008 (RM mm)[2]	2009 (RM mm)	2010F (RM mm)[3]	2011F (RM mm)[4]
Gross revenue	167	191	202	211
Gross expenses	(45)	(57)	(61)	(63)
Net property income	122	134	141	149
Distributable income[5]			97	101
DPU (sen)			7.16	7.45

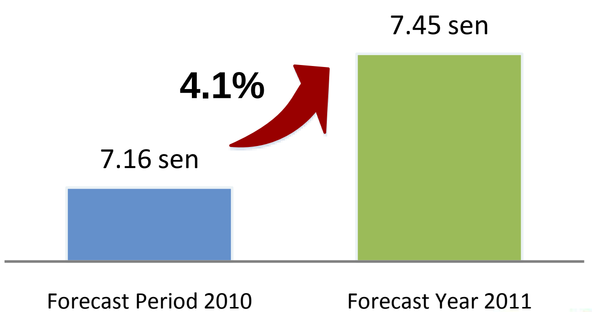
[1] For illustrative discussion purposes only
[2] NPI contribution from Sungei Wang Plaza Property for FYE 2008 is for period 25 June 2008 till 31 December 2008 and the result has been annualised for comparison purposes
[3] 2010 annualised for the period May to December 2010
[4] January 1, 2011 to December 31, 2011
[5] Assumes performance fees will be payable in units

Balance sheet at IPO

	RM mm
Total assets	2,184
Total liabilities	795
Net assets	1,389
Units in issue (mm)	1,350
Net asset value per unit	1.03
Initial gearing	34.3%[1]

Forecast Distribution

7.6% Yield[2]



[1] Gearing on deposited property of 35% (RM750mm of debt on asset value of RM2,130mm), gearing on total assets (inclusive of other assets such as security deposits) of 34.3%
[2] Distribution yield based on the forecast distributable income for Forecast Year 2011 and Final Retail Price of RM0.98.

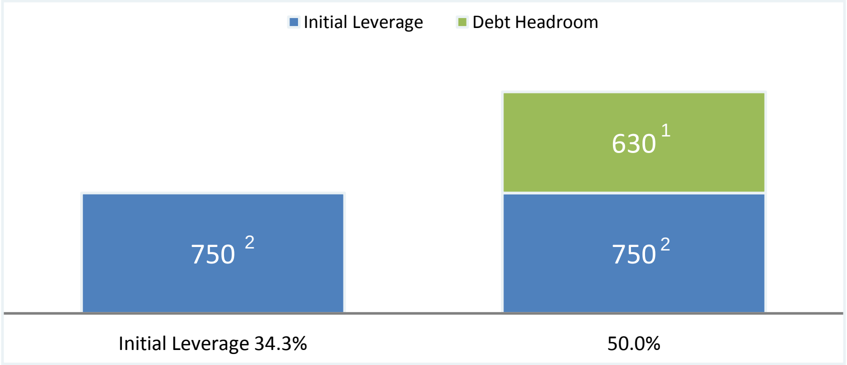
Optimal Capital Management

Maximise returns through an optimal capital management strategy

Optimise capital structure

- Initial gearing ratio of ~34.3% on deposited property
- Long term strategy to maintain gearing of <45%
- Available debt headroom of RM630mm[1] at listing

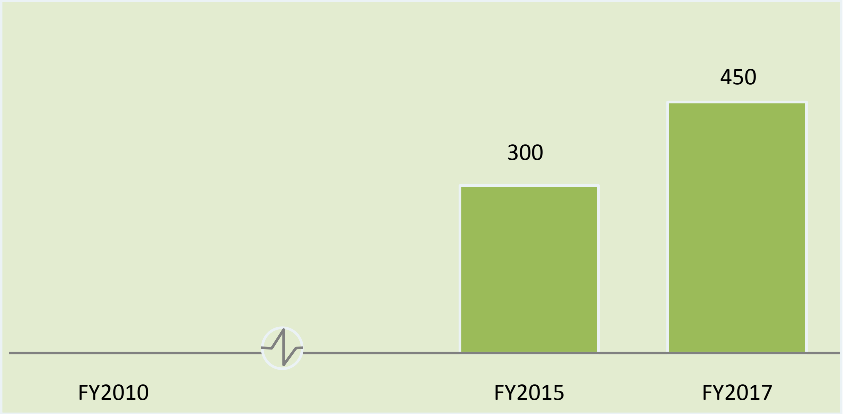
Available debt headroom at IPO (RMmm)



Proactive interest rate management

- Effective 4.8% cost of debt

Well spread debt expiry profile (RMmm)

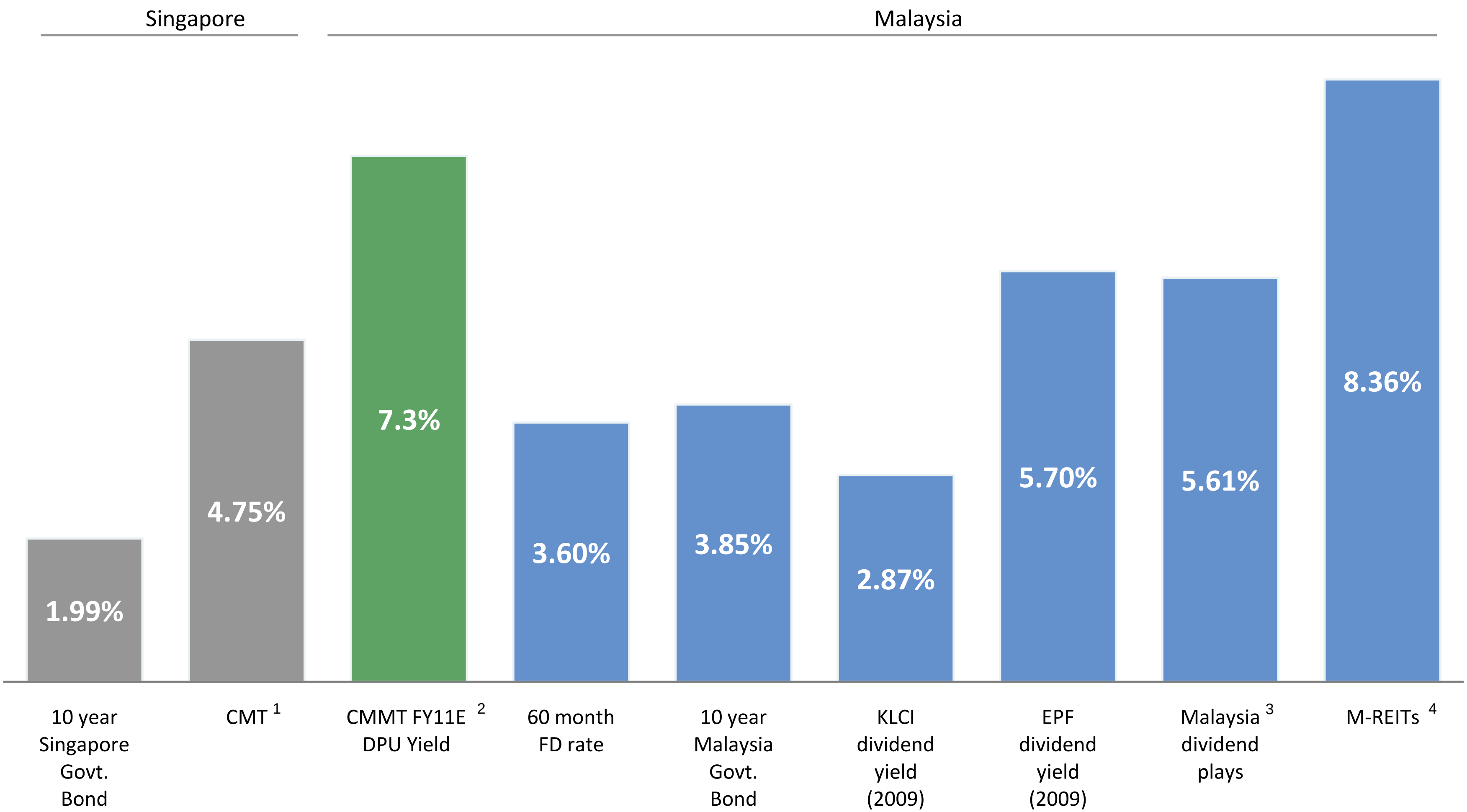


Profile of loans – 70% fixed for FY2010 and FY2011

[1] CMMT will be able to acquire assets of up to RM630 million through 100% debt financing before gearing level reaches 50%, borrowing limits as set out in REITs Guidelines issued by the Securities Commission of Malaysia.

[2] Gearing on deposited property of 35% (RM750mm of debt on asset value of RM2,130mm), gearing on total assets (inclusive of other assets such as cash) of 34.3%.

Comparative Yields of Alternative Investments



Source: FactSet, Bloomberg (11 August 2010)

[1] Based on CMT's 2Q2010 Annualised DPU of 9.16 cents and unit price of $1.93 on 11 August 2010.

[2] DPU yield for FY2011 based on unit price of RM1.03 per unit on 11 August 2010.

[3] Malaysia dividend plays comprises the mean of the dividend yields of DiGi.com, YTL Power, Telekom Malaysia, BAT, Berjaya Sports Toto, PLUS, MISC & Tanjong

[4] M-REITs comprises the mean of the M-REITs' yields, excluding CapitaMalls Malaysia Trust and Sunway REIT.

CMMT Unit Price since IPO

CapitaMalls Malaysia Trust

Malaysia's Largest "Pure-Play" Shopping Mall REIT

CapitaMalls Malaysia Trust

Thank You