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

ANNOUNCEMENT

PROPOSED PUBLIC OFFERING AND LISTING IN MALAYSIA OF UNITS IN CAPITAMALLS MALAYSIA TRUST

Further to the announcements made by **CMA** on 11 June 2010, 25 June 2010, 28 June 2010 and 8 July 2010 in relation to the **Proposed Offering**, **CMA** wishes to announce that the **Proposed Disposal** of the **Properties** to the **Trustee** was completed on 14 July 2010.

By Order of the Board

Kannan Malini
Company Secretary
14 July 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.

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IMPORTANT NOTICE

This Announcement is for information only. It does not constitute an offer, invitation to purchase or subscribe for or solicitation of the Units in Singapore, the United States, Malaysia 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 information in this Announcement is qualified in its entirety by, and is subject to, the more detailed information set out in the prospectus (the "Prospectus") registered with the Securities Commission of Malaysia. The information presented in this Announcement is subject to change. Any eligible person wishing to purchase the Units should read the Prospectus before deciding whether to purchase the Units and will need to make an application in the manner set out in the Prospectus. Any decision to purchase the Units should be made solely on the basis of information contained in the Prospectus and no reliance should be placed on any information other than that contained in the Prospectus.

The value of the **Units** and the income derived from them may fall as well as rise. The **Units** are not obligations or, deposits in, or guaranteed by **CMA**, the **Offeror**, the **Manager**, the **Trustee**, the underwriters, the bookrunners or any of their respective affiliates. An investment in the **Units** will be subject to investment risks, including without limitation, risks relating to the **Properties**, risks relating to **CMMT**'s operations and risks relating to investing in real estates, and including the possible loss of the principal amount invested. Investors will have no right to request that the **Manager** redeem or purchase the **Units** while the **Units** are listed. It is intended that unitholders 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**.

This Announcement may contain forward-looking statements that involve risks and uncertainties. Any 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. Under no circumstances should the inclusion of such information herein be regarded as a representation, warranty or prediction with respect to the accuracy of the underlying assumptions by **CMA**, the **Offeror**, the **Manager**, the **Trustee**, or any of their respective affiliates or any other person or that these results will be achieved or are likely to be achieved. Potential investors are cautioned not to place undue reliance on these forward-looking statements, which are based on **CMA**'s current view of future events.

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Definitions:

Bursa Securities	Bursa Malaysia Securities Berhad
CMA	CapitaMalls Asia Limited
CMMT	CapitaMalls Malaysia Trust
Common Areas	In relation to Gurney Plaza and Sungei Wang Plaza, the development area which is not part of any parcels (including accessory parcels) forming part of the said properties, and can include the following: structural elements of the building, stairs, stairways, fire escapes, entrances and exits, corridors, lobbies, lifts, refuse chutes, compound drains, water tanks, sewers, pipes, wires, cables and ducts that serve more than one parcel, the exterior of all common parts of the building, driveways, open spaces, landscape areas, walls and fences, and all other facilities and installations and any part of the land used or capable of being used or enjoyed in common by all the occupiers of the building
Conditional SPAs	Collectively, the Gurney Plaza Conditional SPA, The Mines Conditional SPA and Sungei Wang Plaza Property Conditional SPA
Gurney Plaza	An eight-storey shopping mall known as "Gurney Plaza" with two levels of basements erected on the land held under Geran 97112 for Lot 2903, Section 1 in the Town of Georgetown, District of Timor Laut, State of Penang comprising the following: (i) retail space on Basement 1, Ground, 1st, 2nd, 3rd, 4th and 7th floors; (ii) office/storage/al-fresco/miscellaneous space; and (iii) approximately 1,075 car park bays in Basements 1 and 2 and the 5th and 6th floors, but excluding certain car park bays located in Basement 2 which are retained by Gurney Plaza Sdn. Bhd. and GHotel Sdn Bhd and the Common Areas
Gurney Plaza Conditional SPA	The conditional sale and purchase agreement dated 10 June 2010 entered into between the Trustee and CapitaRetail Gurney Sdn. Bhd. in relation to the acquisition by the Trustee of Gurney Plaza
Institutional Offering	The offering by the Offeror of 719,022,000 Units, representing approximately 53.26% of the total size of CMMT, for application by Malaysian and foreign institutional and selected investors
Offeror	Menang Investment Limited, an indirect wholly-owned subsidiary of CMA
Properties	Sungei Wang Plaza Property, Gurney Plaza and The Mines
Proposed Disposal	The proposed disposal of the Properties by the Vendors to the Trustee as trustee of CMMT pursuant to the Conditional SPAs
Proposed Offering	The offering of Units to the public comprising the Institutional

	Offering and the Retail Offering
Retail Offering	The offering, subject to applicable clawback and re-allocation provision, consisting of the following: (i) public issue of 22,000,000 Units and the conditional offer for sale by the Offeror of 43,500,000 Units, representing approximately 4.85% of the total size of CMMT, for application by the Malaysian public; and (ii) conditional offer for sale by the Offeror of 2,000,000 Units, representing approximately 0.15% of the total size of CMMT, to the eligible directors of the Manager and eligible employees of CapitaLand Retail Malaysia Sdn. Bhd.
Securities Act	United States Securities Act of 1933, as amended
Sungei Wang Plaza	The shopping mall known as Sungei Wang Plaza erected on Lot No. 1197, held under title No. Geran 11043, Section 67, Town and District of Kuala Lumpur, Wilayah Persekutuan, Malaysia
Sungei Wang Plaza Management Corporation	The management corporation of Sungei Wang Plaza, established in accordance with the Strata Titles Act, 1985
Sungei Wang Plaza Property	The 205 strata parcels within Sungei Wang Plaza (which, based on the total share units allocated to the 205 strata parcels, represents 62.8% of the voting rights in Sungei Wang Plaza Management Corporation) consisting of: (i) retail space with an aggregate floor area of approximately 511,103 sq ft (representing approximately 61.9% of the aggregate retail floor area of Sungei Wang Plaza); and (ii) approximately 1,298 car park bays with an aggregate floor area of approximately 435,411 sq ft, which comprises 100.0% of the car park bays in Sungei Wang Plaza
Sungei Wang Plaza Property Conditional SPA	The conditional sale and purchase agreement dated 10 June 2010 entered into between the Trustee and Vast Winners Sdn. Bhd. in relation to the acquisition by the Trustee of Sungei Wang Plaza Property
The Mines	All that piece of leasehold land held under H.S.(D) 59894 P.T. No. 16722 in the Mukim and District of Petaling, Selangor Darul Ehsan comprising an area of approximately 4.125 hectares on which has been erected a five-storey shopping mall known as The Mines together with approximately 1,282 car park bays, bearing the address The Mines, Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan
The Mines Conditional SPA	The conditional sale and purchase agreement dated 10 June 2010 entered into between the Trustee and Mutual Streams Sdn. Bhd. in relation to the acquisition by the Trustee of The Mines
Trustee	AmTrustee Berhad, being the trustee of CMMT

Unit(s)	An undivided interest in CMMT
United States	United States of America
Vendors	The vendors of the Properties, namely: (i) CapitaRetail Gurney Sdn. Bhd. in respect of Gurney Plaza; (ii) Vast Winners Sdn. Bhd. in respect of Sungei Wang Plaza Property; and (iii) Mutual Streams Sdn. Bhd. in respect of The Mines