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MISCELLANEOUS

** Asterisks denote mandatory information*

Name of Announcer *	CAPITAMALLS ASIA LIMITED
Company Registration No.	200413169H
Announcement submitted on behalf of	CAPITAMALLS ASIA LIMITED
Announcement is submitted with respect to *	CAPITAMALLS ASIA LIMITED
Announcement is submitted by *	Kannan Malini
Designation *	Company Secretary
Date & Time of Broadcast	13-Apr-2011 13:00:52
Announcement No.	00055

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CAPITAMALL TRUST - "PRESENTATION SLIDES FOR ANNUAL GENERAL MEETING HELD ON 13 APRIL 2011"
Description	CapitaMalls Asia Limited's subsidiary, CapitaMall Trust Management Limited, the manager of CapitaMall Trust, has today issued an announcement on the above matter, as attached for information. The initial public offering of CapitaMalls Asia Limited's shares was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.
Attachments	CMT_AGM_SGXNET_slides_FINAL_13Apr2011.pdf Total size = **1707K** (2048K size limit recommended)

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CAPITAMALL TRUST
Singapore’s First & Largest REIT

Annual General Meeting
13 April 2011

Disclaimer

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. 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 CapitaMall Trust Management Limited's (the manager of CapitaMall Trust ("CMT", and the manager of CMT, the "Manager")) current view of future events.

The value of units in CMT ("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.

The past performance of CMT is not necessarily indicative of the future performance of CMT.

Key Highlights for FY2010

CapitaMall Trust

Consistent Performance, Sustainable Growth

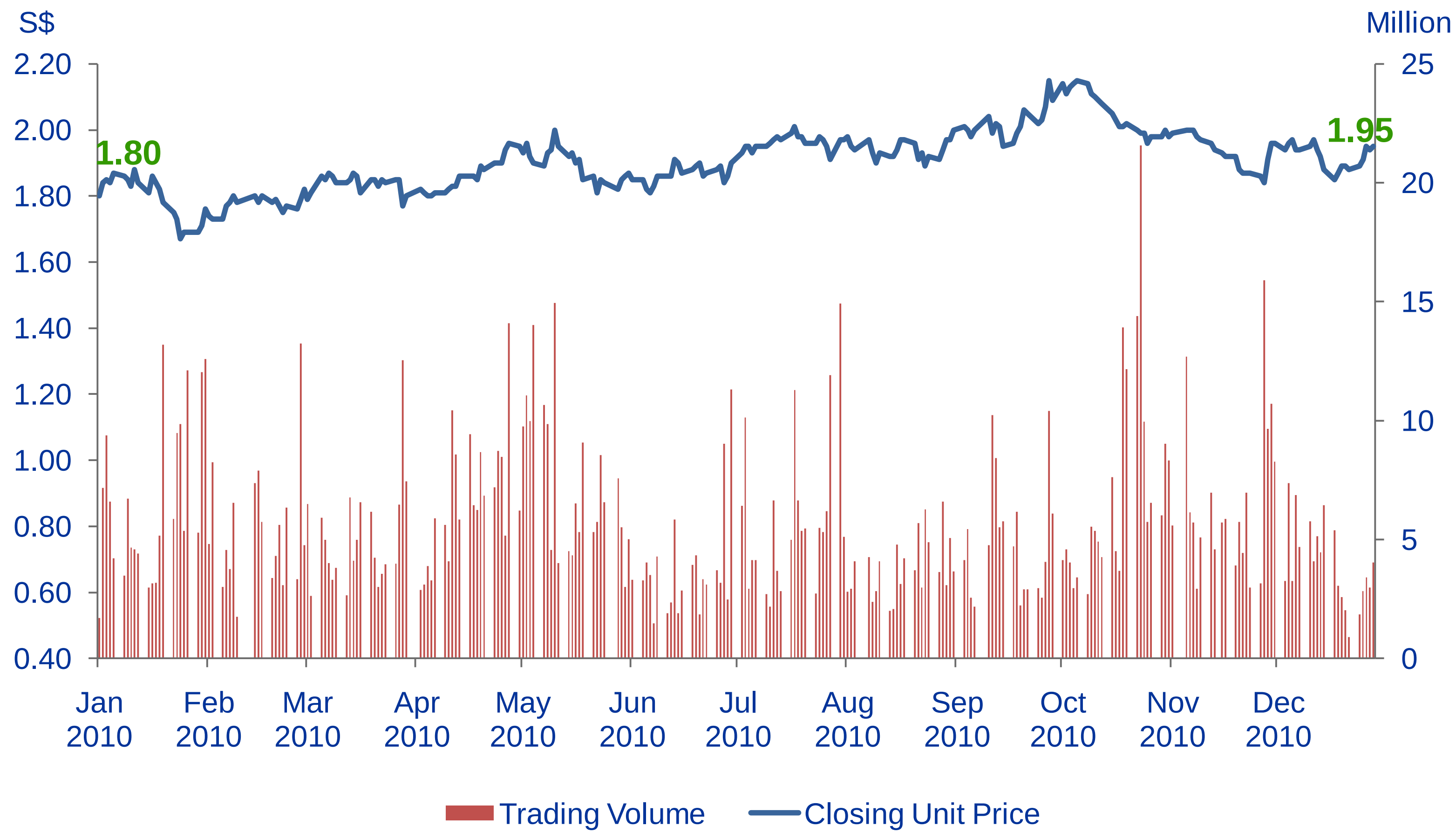
- Recovery and consolidation in FY2010
  - Singapore's GDP grew 14.5%
  - Tourist arrivals hit record high of 11.6 million as at December 2010
  - Confidence returns to retail market

- CMT produced Good, Steady financial results

Net Property Income of S$399.1 million	↑ 5.9% y-o-y
Distributable Income of S$294.8 million	↑ 4.6% y-o-y
Distribution Per Unit of 9.24 cents	↑ 4.6% y-o-y

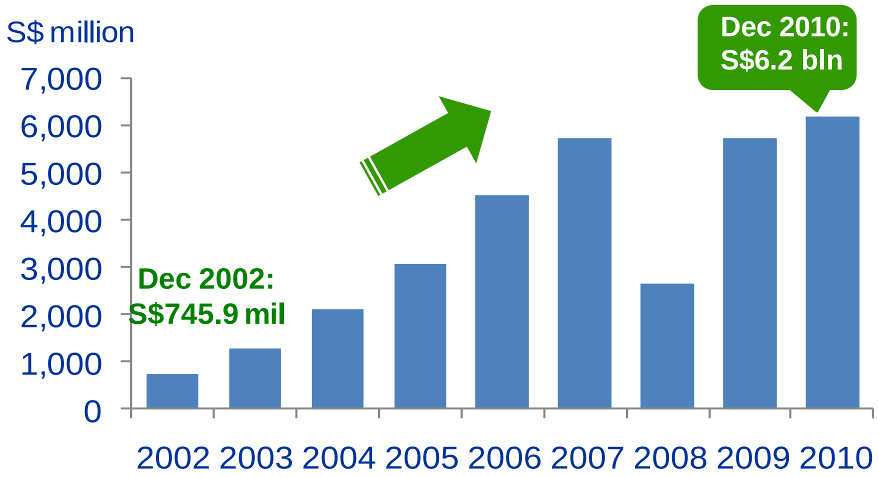
CMT Unit Price and Trading Volume 1 Jan 2010 to 31 Dec 2010

Unit Price ↑ 8.3%; Total Unitholder Return ↑ 13.5%

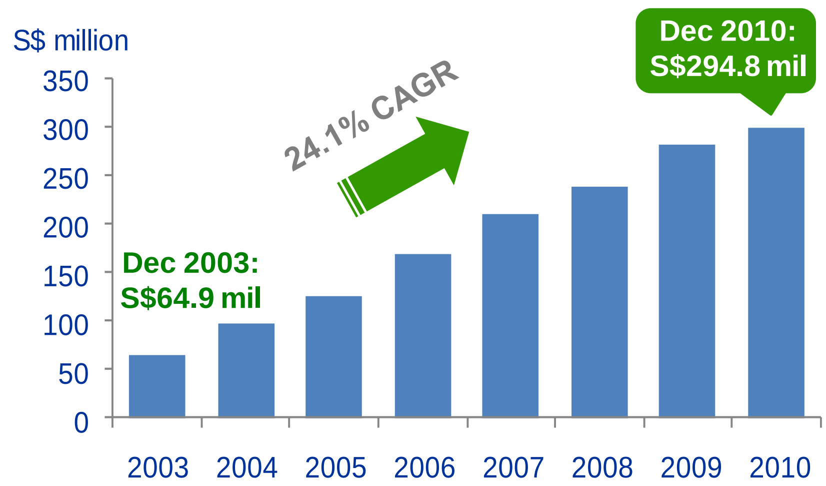


Delivering Solid Performance Since 2002

Market Capitalisation



Distributable Income



As at Dec 2002		As at Dec 2010
3	No. of Properties	15
S$1.0 bln	Total Assets	S$8.1 bln
436	No. of Leases	2,427

Proactive Capital Management

Raised S$1.85 billion in 7 Notes/Bond Issuances

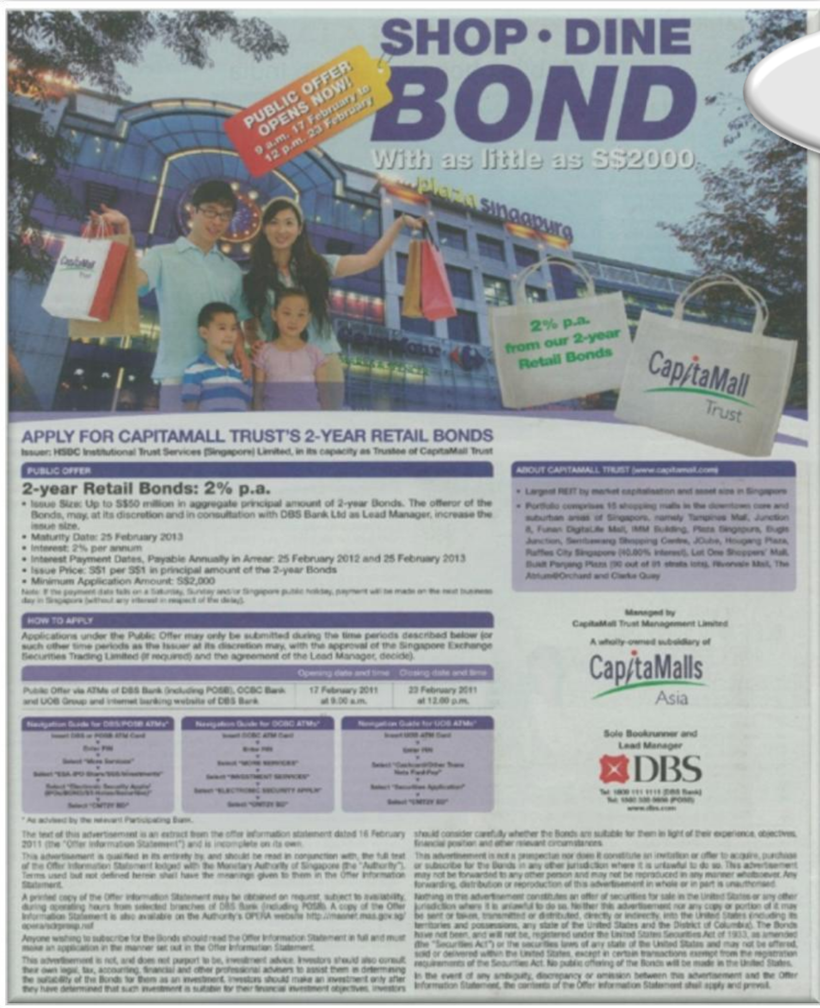
	Date	Tenor	Interest Rate per annum
S$100 million MTN	Jan 2010	5-year	3.288%
S$100 million MTN	Mar 2010	7-year	3.85%
US$500 million (S$699.5 million) Euro-MTN	Apr 2010	5-year	3.794%(1)
S$150 million MTN	Sep 2010	4-year	2.85%
S$150 million MTN	Sep 2010	7-year	3.55%
S$300 million retail bonds	Feb 2011	2-year	2.00%
S$350 million convertible bonds	Mar 2011(2)	3-year	2.125%

(1) US$500.0 million 4.321% fixed rate notes were swapped to S$699.5 million at a fixed interest rate of 3.794% p.a. in April 2010.

(2) In March 2011, the Manager has priced and placed its offering of S$350.0 million 2.125% Convertible Bonds due 2014 and the Convertible Bonds are expected to be issued on or about 19 April 2011.

Proactive Capital Management

Retail Bonds – Tapping A New Source of Debt

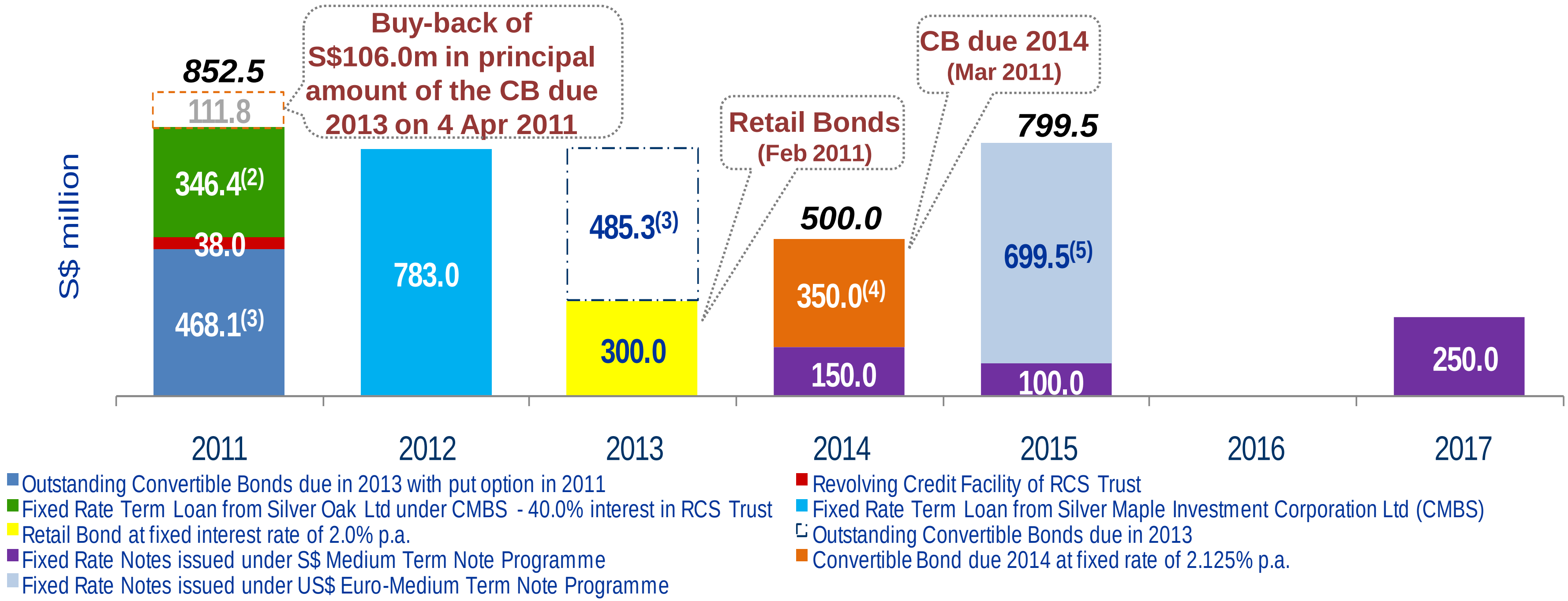


S$300.0 million raised in Feb 2011

- 2-year retail bonds
- 2.0% interest rate per annum
- Strong investor interest; 4 times over-subscribed

Proforma(1) Debt Maturity Profile

Extended Debt Tenor, Reduced Lumpiness & Diversified Sources of Funds



(1) As at 31 December 2010, adjusted for a 2-year S$300.0 million retail bond issued on 25 February 2011 at 2.0% p.a., a 3-year S$350.0 million Convertible Bonds due 2014 at 2.125% p.a. and the repurchase of S$106.0 million in principal amount of the 1.0% Convertible Bonds due 2013 (CB due 2013).

(2) CMT's 40.0% share of Commercial Mortgage Backed Security ("CMBS") debt taken at RCS Trust level to part finance the Raffles City Singapore acquisition. Of the total S$866.0 million CMBS, S$136.0 million (40.0% share thereof is S$54.4 million) is "AA" rated, the balance is "AAA" rated.

(3) The outstanding S$444.0 million in principal amount of the CBs due 2013 may be redeemed in whole or in part at the option of bondholders on 2 July 2011 at 105.43% of the principal amount. The final redemption price upon maturity on 2 July 2013 is equal to 109.31% of the principal amount.

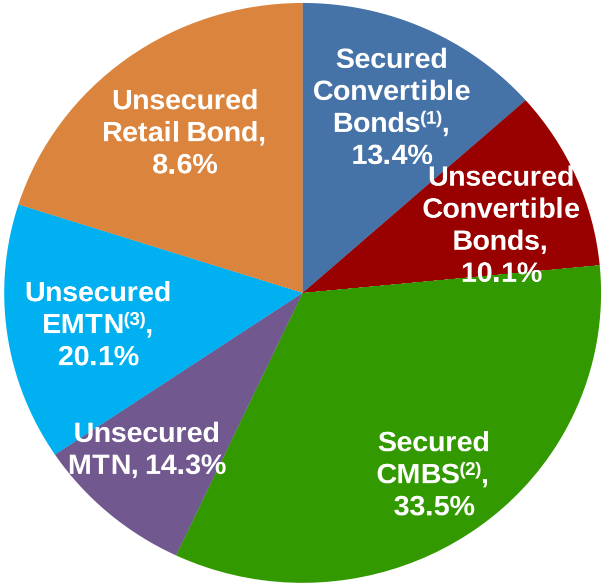
(4) In March 2011, CMT Manager has priced and placed S$350.0 million 2.125% Convertible Bonds due 2014 (CB due 2014) and the CB due 2014 are expected to be issued on or about 19 April 2011.

(5) US$500.0 million 4.321% fixed rate notes were swapped to S$699.5 million at a fixed interest rate of 3.794% p.a. in April 2010.

Proactive Capital Management

Diversified Sources of Funds

Sources of Funds, as at 31 Dec 2010 (Proforma)



Secured Borrowings	46.9%
Unsecured Borrowings	53.1%

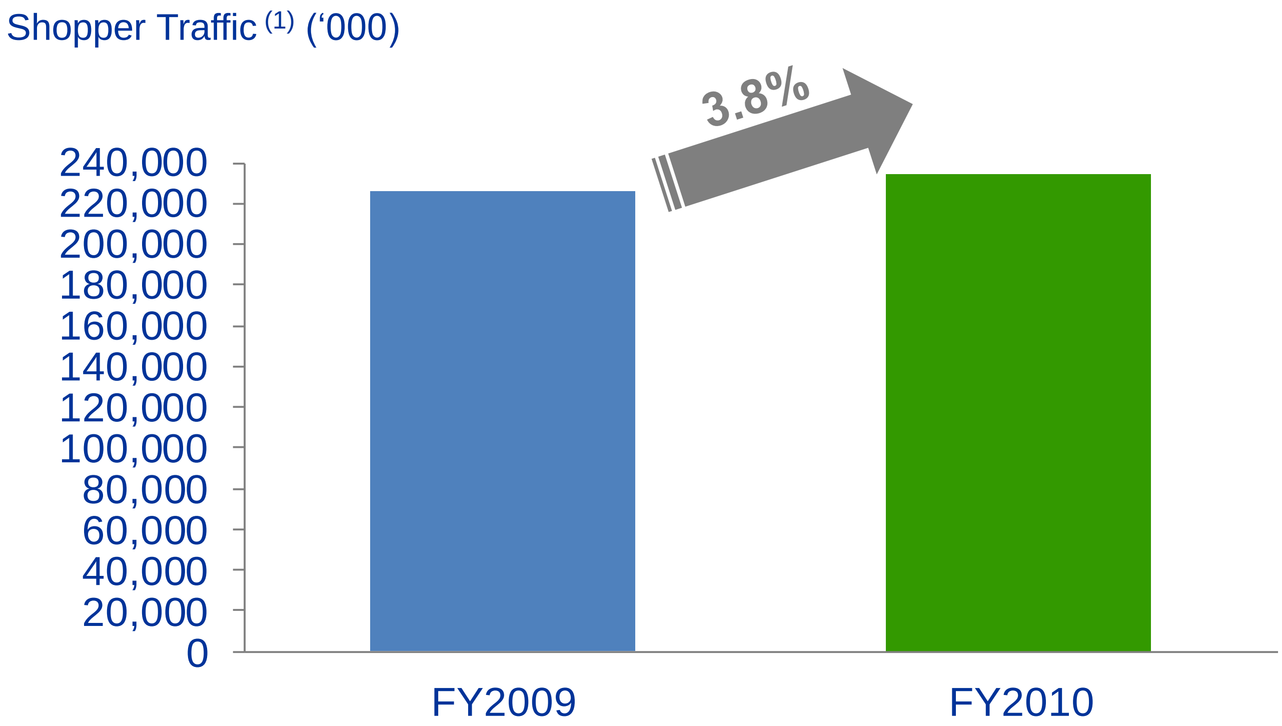
(1) Based on S$468.1 million, which is the put price of 105.43% of the outstanding principal amount of S$444.0 million. The outstanding S$444.0 million Convertible Bonds due 2013 may be redeemed in whole or in part at the option of bondholders on 2 July 2011 at 105.43% of the principal amount. The final redemption price upon maturity on 2 July 2013 is equal to 109.31% of the principal amount.

(2) Included CMT's 40.0% share of Commercial Mortgage Backed Security ("CMBS") debt taken at RCS Trust level to part finance the Raffles City Singapore acquisition. Of the total CMBS of S$866.0 million, S$136.0 million (40.0% share thereof is S$54.4 million) is "AA" rated, the balance is "AAA" rated.

(3) US$500.0 million 4.321% fixed rate notes were swapped to S$699.5 million at a fixed interest rate of 3.794% p.a. in April 2010.

Shopper Traffic Grew in 2010

More than 19 Million Shoppers Visit CMT's Malls Each Month

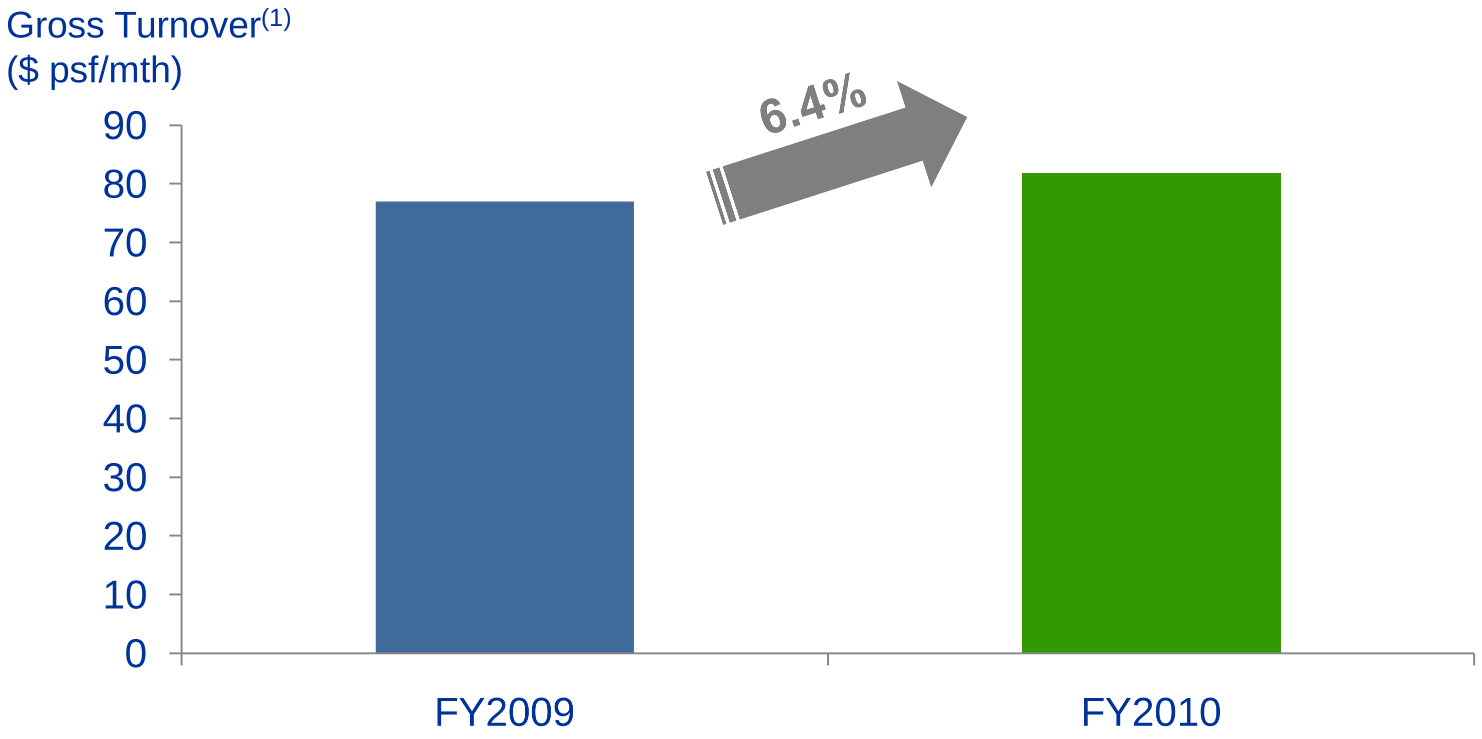


Source: Company data

(1)For comparable basis, the chart includes the entire CMT portfolio of malls, except JCube (formerly known as Jurong Entertainment Centre) which has ceased operations for asset enhancement works and the following for which traffic data was not available for the period: Hougang Plaza and The Atrium@Orchard.

Portfolio Gross Turnover for FY 2010

FY 2010 Gross Turnover Increased by 6.4% Y-o-Y



Source: CMTML, CMA

(1) Based on gross turnover submitted by tenants at Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Plaza Singapura, Bugis Junction, Raffles City Singapore, Lot One Shoppers' Mall, Bukit Panjang Plaza, Rivervale Mall, Sembawang Shopping Centre and Clarke Quay.

Positive Rental Reversions By Property

From 1 January to 31 December 2010 (Excluding Newly Created and Reconfigured Units)						
Property	No. of Renewals / New Leases[1]	Retention Rate	Net Lettable Area		Increase in Current Rental Rates vs Preceding Rental Rates (typically a 3-year lease)	Average Growth Rate Per Year[2]
			Area (sq ft)	Percentage of Mall		
Tampines Mall	50	80.0%	75,715	23.1%	5.5%	1.8%
Junction 8	65	66.2%	99,012	39.5%	5.7%	1.9%
Funan DigitaLife Mall	54	66.7%	110,703	37.1%	5.5%	1.8%
IMM Building[3]	100	80.0%	233,609	57.1%	7.6%	2.5%
Plaza Singapura	67	68.7%	62,545	12.6%	5.7%	1.9%
Bugis Junction	66	75.8%	44,867	10.7%	8.5%	2.8%
Raffles City Singapore[4]	61	78.7%	114,023	27.1%	6.1%	2.0%
Lot One Shoppers' Mall	25	92.0%	17,237	7.9%	4.0%	1.3%
Bukit Panjang Plaza	37	97.3%	24,720	16.3%	6.4%	2.1%
Clarke Quay	14	64.3%	73,970	28.3%	10.0%	3.2%
Other assets[5]	32	87.5%	42,312	14.9%	8.7%	2.8%
CMT Portfolio	**571**	**76.9%**	**898,713**	**25.4%**	**6.5%**	**2.1%**

(1) Includes only retail leases, excluding JCube (formerly known as Jurong Entertainment Centre) which has ceased operations for asset enhancement works and The Atrium@Orchard.
(2) Based on compounded annual growth rate.
(3) Based on IMM Building's retail leases.
(4) Based on Raffles City Singapore's retail leases.
(5) Includes Sembawang Shopping Centre, Hougang Plaza and Rivervale Mall.

Strong Occupancy Maintained in 2010

	As at 31-Dec-02	As at 31-Dec-03	As at 31-Dec-04	As at 31-Dec-05	As at 31-Dec-06	As at 31-Dec-07	As at 31-Dec-08	As at 31-Dec-09	As at 31-Dec-10
Tampines Mall	100.0%	99.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Junction 8	100.0%	100.0%	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Funan DigitaLife Mall	99.3%	99.3%	100.0%	99.4%	99.6%	99.7%	99.8%	99.3%	100.0%
IMM Building(1)		98.5%	99.4%	99.0%	99.0%	99.9%	100.0%	99.7%	100.0%
Plaza Singapura			100.0%	100.0%	100.0%	100.0%	99.8%	100.0%	100.0%
Bugis Junction				100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Other assets(2)				99.8%	100.0%	100.0%	100.0%	99.8%	99.8%
Raffles City Singapore(3)					99.3%	100.0%	100.0%	100.0%	99.6%
Lot One Shoppers' Mall						92.7%(4)	99.3%	99.9%	99.6%
Bukit Panjang Plaza						99.9%	100.0%	99.8%	100.0%
The Atrium@Orchard							98.0%	99.1%	93.5%(5)
Clarke Quay									100.0%
CMT Portfolio	**99.8%**	**99.1%**	**99.8%**	**99.7%**	**99.5%**	**99.6%**	**99.7%**	**99.8%**	**99.3%**

(1) Based on IMM Building’s retail leases.
(2) Includes Hougang Plaza, JCube (formerly known as Jurong Entertainment Centre), Sembawang Shopping Centre and Rivervale Mall. Years 2007 and 2008 exclude Sembawang Shopping Centre which commenced major asset enhancement works in March 2007. Years 2008, 2009 and 2010 exclude JCube which has ceased operations for asset enhancement works.
(3) Based on Raffles City Singapore’s retail leases.
(4) Lower occupancy rate was due to asset enhancement works at Lot One Shoppers’ Mall.
(5) Lower occupancy rate was due to non-renewal of a tenant, affected by asset enhancement works at The Atrium@Orchard.

CapitaMall Trust

Successfully Completed Raffles City Singapore AEI with 100% Occupancy

Basement 2 Link and Basement 1 Marketplace

Value Creation[1]		
1	Capex	S$34.6 million
2	Incremental Gross Revenue	S$4.1 million
3	Incremental NPI	S$3.1 million
4	Return on Investment	**9.0%**

(1) Numbers presented above are based on 100.0% interest in Raffles City Singapore; CMT's share is only 40.0%.

Ongoing AEI for JCube on Track

Target Opening: 1st Quarter 2012

Manager's Projected Value Creation		
1	Capex	S$165.0 million
2	Incremental Gross Revenue	S$23.8 million
3	Incremental NPI	S$16.1 million
4	Return on Investment	**9.7%**

Ongoing AEI for The Atrium@Orchard on Track

Seamless Integration with Plaza Singapura

Manager’s Projected Value Creation		
1	Capex	S$150.0 million
2	Incremental Gross Revenue	S$20.0 million
3	Incremental NPI	S$15.6 million
4	Return on Investment	**10.4%**

Latest Acquisition - Iluma at Bugis Precinct

- Strategically located along Victoria Street and within Singapore's Arts, Culture, Learning and Entertainment hub in Bugis precinct
- Opposite Bugis MRT station and Bugis Junction, an existing CMT asset
- An opportunity to create synergies through integration with Bugis Junction

Acquisition Track Record – 3 to 16 Properties

13 Acquisitions in 9 Years; 6 assets from Sponsor (including seed assets)

2002 – IPO
- *Funan DigitaLife Mall*
- *Junction 8*
- *Tampines Mall*

2003
- *IMM Building (S$247 million)*
- *27.2% stake in CapitaRetail Singapore ("CRS")[1] (S$58 million)*

2004
- *Plaza Singapura (S$710 million)*

2005
- *Bugis Junction (S$606 million)*
- *Sembawang Shopping Centre (S$78 million)*
- *Hougang Plaza[2] (S$49 million)*
- *JCube (S$68 million)*

2006
- *40.0% stake in Raffles City Singapore (S$866 million)*
- *19.6% stake in CapitaRetail China Trust (S$131 million)*

2007
- *Remaining 72.8% stake in CRS[1] (S$297 million)*
  - *Lot One Shoppers' Mall*
  - *Bukit Panjang Plaza (90 out of 91 strata lots)*
  - *Rivervale Mall*

2008
- *The Atrium@Orchard (S$840 million)*

2009

2010
- *Clarke Quay (S$268 million)*

2011
- *Iluma (S$295 million)*

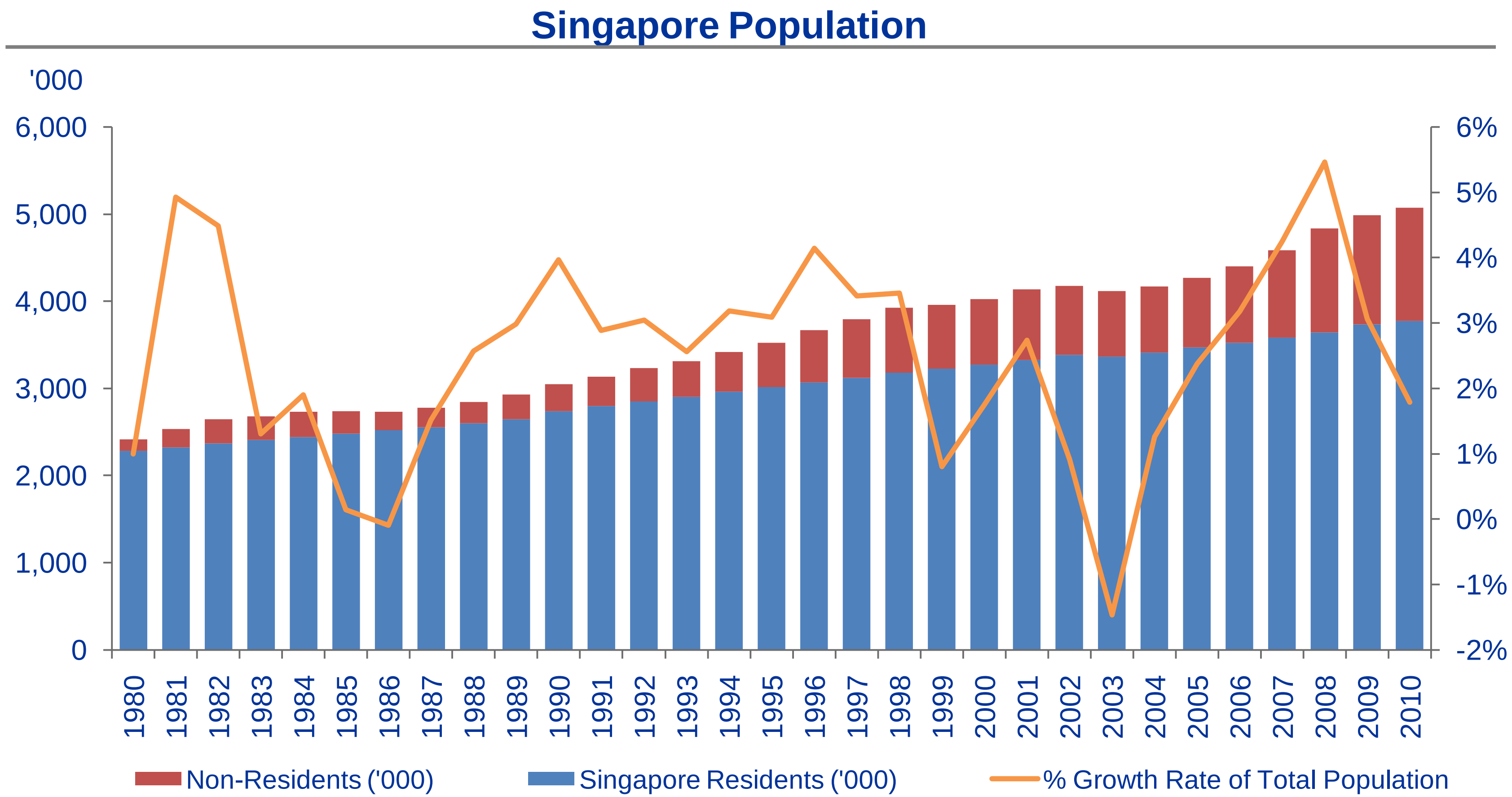
(1) Through Class "E" bonds.
(2) 92.4% stake purchase; 100% of the strata area was acquired in June 2006.

CapitaMall Trust

Market Outlook

GDP and Population Growth to Underpin Retail Demand

Singapore GDP Expected to Grow 4% to 6.0%

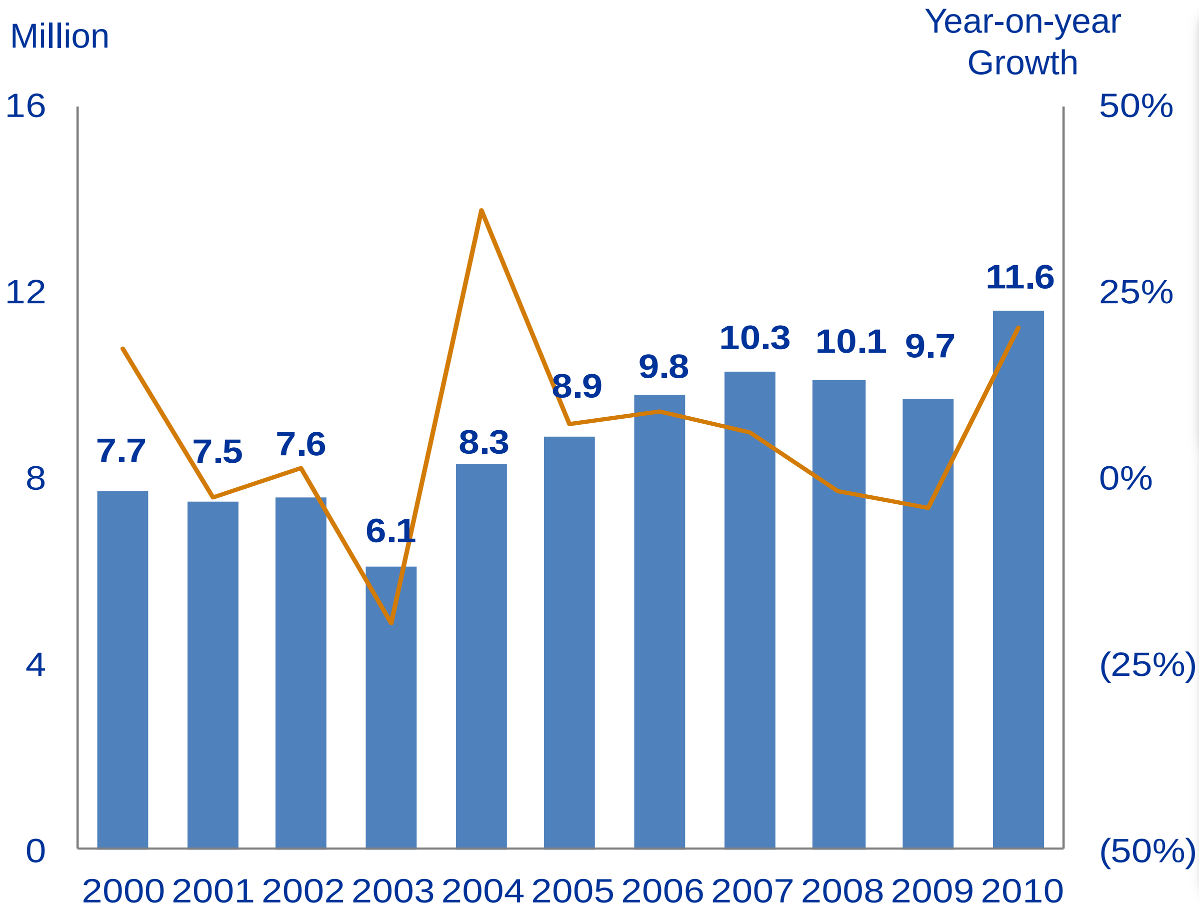


Source: Singapore Department of Statistics

Increase in Tourist Arrivals to Benefit Retail Sector

Expected Estimate of 12 to 13 million Visitors in 2011 for Singapore

Singapore Visitor Arrivals



Source: Singapore Tourism Board

Tourist Attractions

Outlook

Resilient FY2010 performance

- Distributable income grew by 4.6% year-on-year
- Achieved positive rental reversions and strong portfolio occupancy
- Improved debt maturity profile

Positive market outlook

- GDP and population growth to underpin retail demand
- Increase in tourist arrivals to benefit retail sector

Initiatives to sustain growth

- Active leasing management
- Execute AEI for JCube and The Atrium@Orchard
- Explore opportunities for yield-accretive acquisitions
- Explore greenfield development projects
- Proactive capital management; extend debt maturities, reduce lumpiness and diversify sources of funding

Thank You

Resolution 1 (ordinary resolution)

- **To receive and adopt the Trustee's Report, the Manager's Statement, the Audited Financial Statements of CMT for the financial year ended 31 December 2010 and the Auditors' Report thereon.**

Resolution 2 (ordinary resolution)

- **To re-appoint KPMG LLP as Auditors and authorise the Manager to fix the Auditors' remuneration.**

Resolution 3 (ordinary resolution)

- To authorise the Manager to issue Units and to make or grant convertible instruments.