CapitaMalls Asia Limited

Asia's Leading Mall Developer, Owner and Manager

Extraordinary General Meeting

21 April 2011

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

Proposed Secondary Listing in HK

- Given the **growing importance** of **CMA's China business** going forward, CMA intends to explore a **secondary listing in HK**

- **Proposed secondary listing** in HK will **complement** its **Focused Expansion Strategy in China**

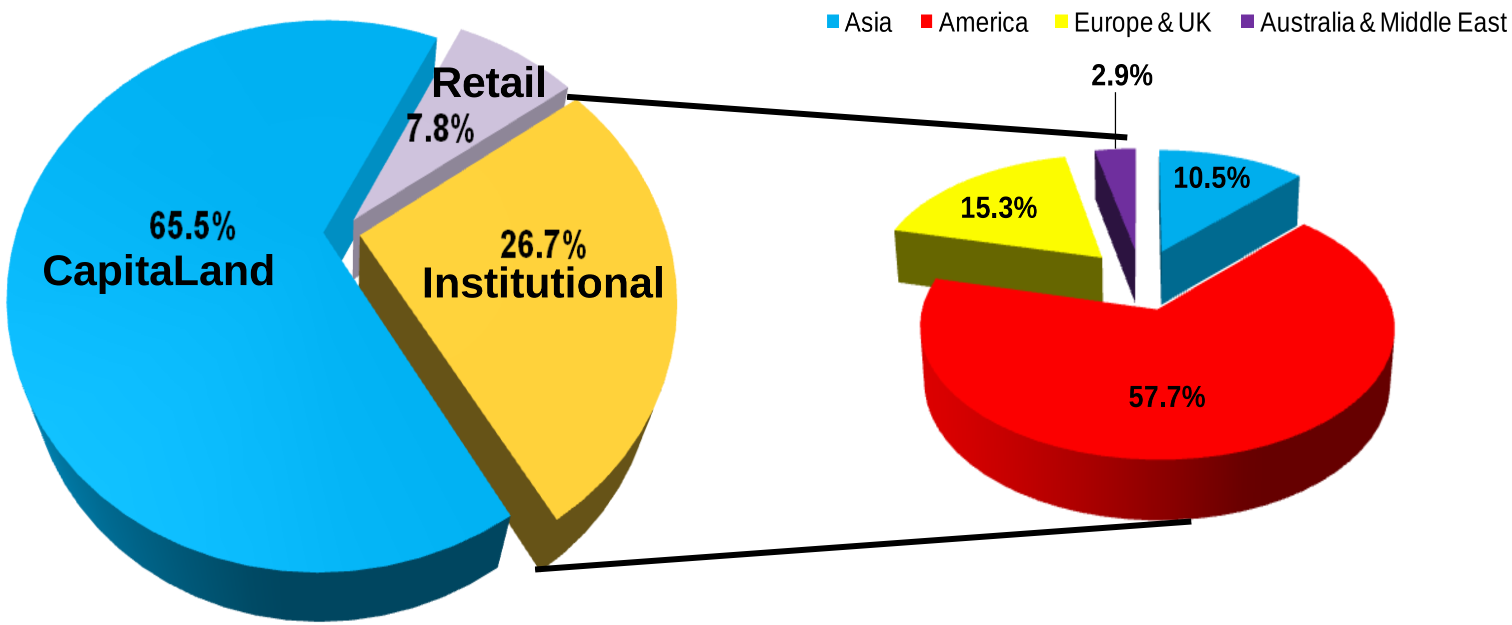
Our Presence in China

- China currently makes up **41% of CMA's property value**
- **65% of Gross Floor Area** comes from China
- Out of 92 malls, **53 are located in China**
- **Close to 70%** of our 3,000 staff are based in China

Rationale of Secondary Listing in HK

1 Widen investor base

+ CMA will have a primary listing on SGX-ST and a secondary listing on HKEx
+ Provides a platform for CMA to widen its investor base
+ Enhances CMA's attractiveness to investors in HK and China



Rationale of Secondary Listing in HK

2 Enhance CMA's research coverage, profile and liquidity

+ Will likely attract more research coverage on CMA
+ Enhanced profile and market visibility is expected to result in greater trading liquidity

3 Additional avenues of financing

+ Establish financing platform in two different leading global capital markets
+ Access to additional sources of capital from financial institutions within HK and China

CMA has sufficient resources to fund its expansion and has no immediate need to raise equity

CapitaMalls Asia

What Does it Mean to Retail Investors

- Flexibility to trade shares either on SGX or HKEx
- Dual listing may increase liquidity for the stock
- Dividends will be declared in Singapore dollars but dividends to shareholders who trade on HKEx will be paid in Hong Kong dollars
- Neither capital gains tax nor withholding tax on dividends are applicable on either SGX or HKEX
- Details of the share transfer mechanism are being finalized and will subsequently be mailed to all shareholders

Resolutions to be Tabled at EGM for Proposed Secondary Listing

1. The proposed adoption of the New Articles by the Company in connection with the HKEx Listing

2. The proposed adoption of the Chinese name "凯德商用产业有限公司" as the Company's secondary name by the Company in connection with the HKEx Listing

Thank You