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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	25-Feb-2011 19:02:08
Announcement No.	00251

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CapitaMall Trust - "OFFER OF UP TO S$200,000,000 2-YEAR RETAIL BONDS BY WAY OF: (A) AN OFFER OF UP TO S$50,000,000 IN PRINCIPAL AMOUNT OF BONDS AT THE ISSUE PRICE OF 100 PER CENT. TO THE PUBLIC IN SINGAPORE THROUGH ELECTRONIC APPLICATION; AND (B) AN OFFER OF UP TO S$150,000,000 IN PRINCIPAL AMOUNT OF BONDS AT THE ISSUE PRICE OF 100 PER CENT. TO INSTITUTIONAL AND OTHER INVESTORS. THE ISSUE PRICE OF THE BONDS IS S$1 PER S$1 IN PRINCIPAL AMOUNT OF THE BONDS (BEING 100 PER CENT. OF THE PRINCIPAL AMOUNT OF THE BONDS). PROVIDED THAT THE MANAGER RESERVES THE RIGHT TO CANCEL THE OFFER IN THE EVENT THAT LESS THAN S$50,000,000 APPLICATIONS IN AGGREGATE ARE RECEIVED UNDER THE OFFER. IN THE EVENT OF OVERSUBSCRIPTION IN THE PUBLIC OFFER AND/OR THE PLACEMENT, THE MANAGER MAY, AT ITS DISCRETION AND IN CONSULTATION WITH THE SOLE BOOKRUNNER AND LEAD MANAGER, (I) INCREASE THE ISSUE SIZE UNDER THE PUBLIC OFFER AND/OR THE PLACEMENT AND (II) DETERMINE THE FINAL ALLOCATION OF SUCH OVERSUBSCRIPTION BETWEEN THE PUBLIC OFFER AND THE PLACEMENT, SUCH THAT THE MAXIMUM ISSUE SIZE UNDER THE PUBLIC OFFER AND THE PLACEMENT SHALL NOT EXCEED IN AGGREGATE S$300,000,000."
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	Closing_Announcement.pdf Total size = **79K** (2048K size limit recommended)

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(Constituted in the Republic of Singapore pursuant to a trust deed dated 29 October 2001 (as amended))

OFFER OF UP TO S$200,000,000 2-YEAR RETAIL BONDS BY WAY OF:

(A) AN OFFER OF UP TO S$50,000,000 IN PRINCIPAL AMOUNT OF BONDS AT THE ISSUE PRICE OF 100 PER CENT. TO THE PUBLIC IN SINGAPORE THROUGH ELECTRONIC APPLICATION; AND

(B) AN OFFER OF UP TO S$150,000,000 IN PRINCIPAL AMOUNT OF BONDS AT THE ISSUE PRICE OF 100 PER CENT. TO INSTITUTIONAL AND OTHER INVESTORS.

THE ISSUE PRICE OF THE BONDS IS S$1 PER S$1 IN PRINCIPAL AMOUNT OF THE BONDS (BEING 100 PER CENT. OF THE PRINCIPAL AMOUNT OF THE BONDS).

PROVIDED THAT THE MANAGER RESERVES THE RIGHT TO CANCEL THE OFFER IN THE EVENT THAT LESS THAN S$50,000,000 APPLICATIONS IN AGGREGATE ARE RECEIVED UNDER THE OFFER. IN THE EVENT OF OVERSUBSCRIPTION IN THE PUBLIC OFFER AND/OR THE PLACEMENT, THE MANAGER MAY, AT ITS DISCRETION AND IN CONSULTATION WITH THE SOLE BOOKRUNNER AND LEAD MANAGER, (I) INCREASE THE ISSUE SIZE UNDER THE PUBLIC OFFER AND/OR THE PLACEMENT AND (II) DETERMINE THE FINAL ALLOCATION OF SUCH OVERSUBSCRIPTION BETWEEN THE PUBLIC OFFER AND THE PLACEMENT, SUCH THAT THE MAXIMUM ISSUE SIZE UNDER THE PUBLIC OFFER AND THE PLACEMENT SHALL NOT EXCEED IN AGGREGATE S$300,000,000.

The **Manager** refers to the **Previous Announcements**. All capitalised terms used in this announcement are as defined in the **Previous Announcements** and the **Offer Information Statement** lodged with the **Authority** on 16 February 2011, unless otherwise indicated.

Unless indicated otherwise, all information in the **Offer Information Statement** assumes that no **Bonds** have been reallocated between the **Public Offer** and the **Placement**.

As at the close of the **Placement** on 23 February 2011 at 12 p.m., valid applications in respect of S$172,800,000 in aggregate principal amount of the **Bonds** under the **Placement** were received.

As at the close of the **Public Offer** on 23 February 2011 at 12 p.m., valid applications in respect of S$206,465,000 in aggregate principal amount of the **Bonds** under the **Public Offer** were received.

As stated in the **Previous Announcements**, if the **Bonds** offered under the **Public Offer** and/or the **Placement** are over-subscribed, the **Manager** and the **Sole Bookrunner and Lead Manager** may (i) increase the issue size under the **Public Offer** and/or the **Placement**, and (ii) determine the final allocation of such oversubscription between the **Public Offer** and the **Placement**, such that the maximum issue size under the **Public Offer** and the **Placement** shall not exceed in aggregate S$300,000,000.

Pursuant to the **Previous Announcements** and the said applications, the **Manager** and the **Sole Bookrunner and Lead Manager** have decided to reallocate S$25,000,000 in aggregate principal amount of **Bonds** offered from the **Placement** to the **Public Offer** and further to increase the issue size of the **Public Offer** by S$100,000,000 in aggregate principal amount of **Bonds** such that S$175,000,000 in aggregate principal amount of the **Bonds** are being offered under the **Public Offer** and S$125,000,000 in aggregate principal amount of the **Bonds** are being offered under the **Placement**.

As at the close of the offer relating to the **Placement** at 12 p.m. on 23 February 2011, valid applications in respect of S$125,000,000 in aggregate principal amount of **Bonds** at the issue price of 100 per cent. under the **Placement** were accepted.

As stated in the **Previous Announcements**, if the **Bonds** offered under the **Public Offer** are over-subscribed, the **Manager** and the **Sole Bookrunner and Lead Manager** reserve the right to ballot any application, without assigning any reason therefore, and no enquiry and/or correspondence on their decision will be entertained.

Pursuant to the **Previous Announcements** and the said applications, the **Manager** and the **Sole Bookrunner and Lead Manager** have decided that all applicants who submitted valid applications for the **Bonds** under the **Public Offer** will be allocated a proportion of the **Bonds** for which such applicants have applied for. The allocations are as follows:

Range of principal amount of **Bonds** applied for under the **Public Offer** (S$'000)	Balloting Ratio	Principal amount of **Bonds** under the **Public Offer** allocated per applicant (S$'000)	Percentage of total amount of **Bonds** available under the **Public Offer** (%)
2	1:1	2	0.84
3	1:1	3	0.30
4	1:1	4	0.70
5	1:1	5	2.43
6	1:1	6	0.69
7	1:1	7	0.10
8	1:1	8	0.66
9	1:1	9	0.08
10 to 19	1:1	10	14.69
20 to 29	1:1	20	18.38
30 to 49	1:1	30	12.29
50 to 99	1:1	50	24.37
100 to 149	1:1	70	12.76
150 to 199	1:1	100	2.00
200 to 299	1:1	134	6.13
300 to 499	1:1	170	1.36
500 to 999	1:1	250	1.14
1000 and above	1:1	473	1.08

Pursuant to the above, valid applications in respect of S$175,000,000 in aggregate principal amount of **Bonds** at the issue price of 100 per cent. under the **Public Offer** were accepted.

Following the reallocation and increase in issue size of the **Public Offer**, the gross proceeds raised by the **Offer** is S$300,000,000 and the net proceeds raised by the **Offer** is approximately S$297,800,000.

When any application for the **Bonds** under the **Public Offer** is invalid or unsuccessful, or is accepted or rejected in part only or rejected in full for any reason whatsoever, the full amount or, as the case may be, the balance of the amount paid on application, will be returned or refunded to such applicants (without interest or any share of revenue or other benefit arising therefrom) by crediting their bank accounts with the relevant **Participating Banks**, at their own risk, within 24 hours after balloting, the receipt by such bank being a good discharge to the **Issuer,** the **Manager** and the **Sole Bookrunner and Lead Manager** of their obligations.

To find out the status of your application for the **Bonds**, please call **CDP** Phone at 6535 7511 using your T-PIN, keying in the stock code: 9414. To sign up for the service, you may contact **CDP** customer service officers for an application form.

The **Bonds** were issued today and will commence trading at 9.00 a.m. on 28 February 2011, subject to the **SGX-ST** being satisfied that all conditions necessary for the commencement of trading in the **Bonds** have been fulfilled. The **Bonds** will be traded on the Main Board of the **SGX-ST** under the trading name "CapMallT2%b130225".

The issue of the **Bonds** is not expected to have a material effect on the net asset value and earnings per Unit of the **CMT Group** for the current financial year. None of the **Directors** and, so far as the **Directors** are aware, none of the controlling unitholders of **CMT** have any interest, direct or indirect, in the issue of the **Bonds**, other than potentially as subscribers of the **Bonds**.

BY ORDER OF THE BOARD
CapitaMall Trust Management Limited
(Company registration no. 200106159R)
As manager of CapitaMall Trust

Kannan Malini
Company Secretary
Singapore
25 February 2011

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for **Bonds**.

Definitions:

CDP	The Central Depository (Pte) Limited
Directors	The directors of the Manager
Participating Banks	DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited, United Overseas Bank Limited (and its subsidiary, Far Eastern Bank Limited)
Previous Announcements	Previous announcements made on 16 February 2011 in relation to the Offer
Unit	A unit representing an undivided interest in CMT