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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	04-May-2011 20:06:33
Announcement No.	00166

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CapitaMalls Malaysia Trust - "Presentation Slides for Asia Pacific Property Conference, Singapore (5 May 2011)"
Description	CapitaMalls Asia Limited's subsidiary, CapitaMalls Malaysia REIT Management Sdn. Bhd., the manager of CapitaMalls Malaysia 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	Annc_CMMTAsiaPacPptyConf_20110504.pdf Total size = **1195K** (2048K size limit recommended)

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General Announcement

Form Version **8.1 (Enhanced)**
Initiated by **CS_EQ CORPORATE SERVICES** on **04/05/2011 01:22:51 PM**
Submitted by **CS_EQ CORPORATE SERVICES** on **04/05/2011 07:27:40 PM**
Reference No **CC-110504-48171**

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
* **Contact person**	Ng Lay Leng
* **Designation**	Secretary
* **Contact number**	03-2080 9988
E-mail address	corp@asia.equitytrust.com

Type *	Announcement
Subject *:	OTHERS **(Note : INFORMATION ENTERED IN THE DESCRIPTION FIELD WILL BE DISPLAYED AS THE TITLE OF THE ANNOUNCEMENT IN BURSA MALAYSIA'S WEBSITE)**

Description *:-
(Note : Please enter the announcement description in this field and the announcement details in the Announcement Details/Table Section or attach the full announcement details as an attachment)
Presentation Slides for Asia Pacific Property Conference, Singapore (5 May 2011)
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

The attached presentation slides issued by CapitaMalls Malaysia Trust on the above matter is for information.

This announcement is dated 4 May 2011.

Attachment(s):- (please attach the attachments here)
Microsoft PowerPoint - Asia Pac Property Conference(5May10) [Compatibility Mode].pdf

CAPITAMALLS MALAYSIA TRUST

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

Asia Pacific Property Conference, Singapore

5 May 2011

Disclaimer

The information in this presentation is qualified in its entirety by, and is subject to, the more detailed information set out in the Prospectus dated 28 June 2010 registered with the Securities Commission of Malaysia and any subsequent announcements released by CMMT thereafter.

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.

Contents

Introduction

CapitaMalls Malaysia Trust (CMMT)

Largest listed "pure-play" shopping mall REIT in Malaysia

Three shopping malls valued at RM2.37 billion[1]

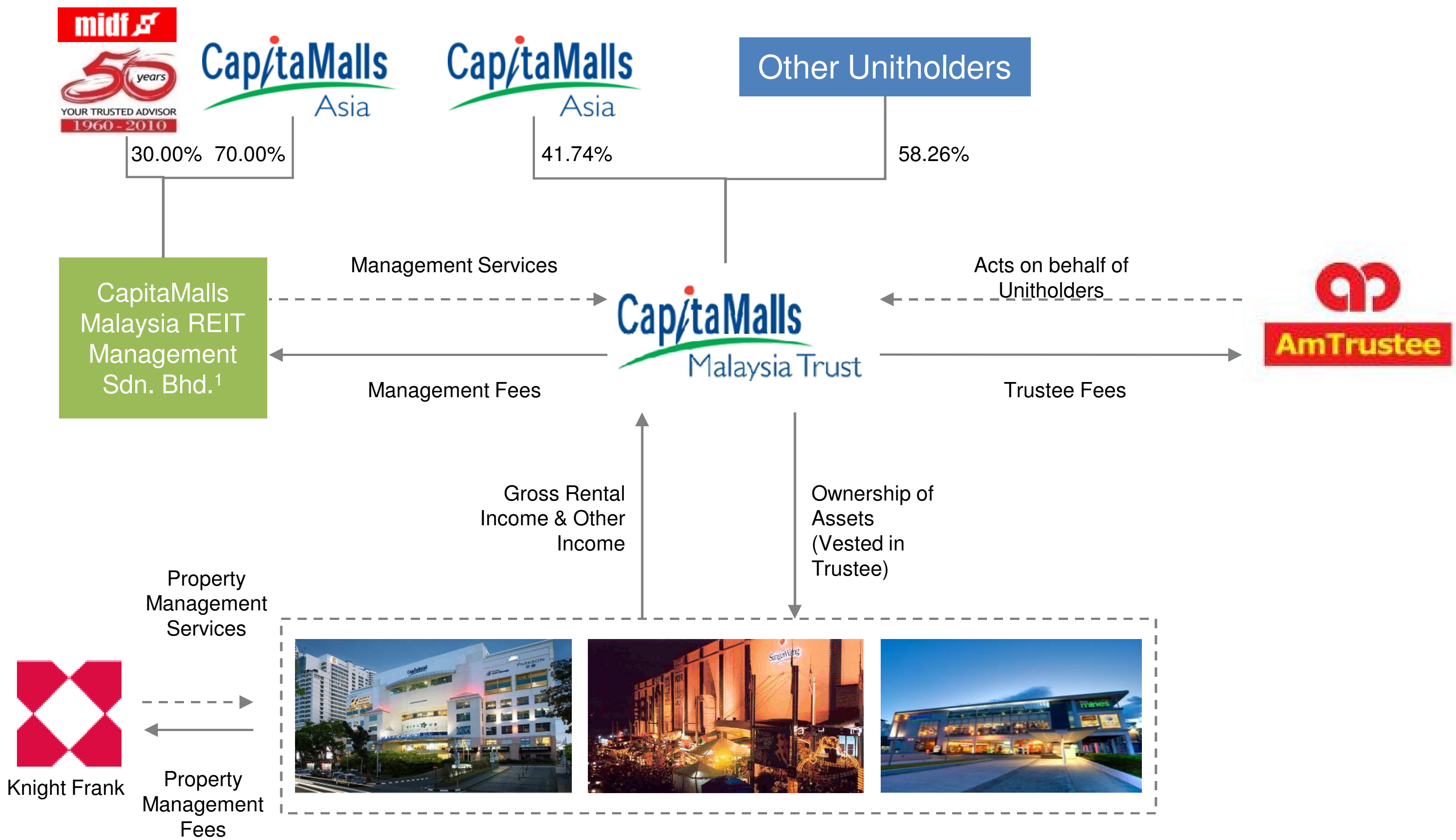
Total retail space of approximately 2.01 million[2] square feet of net lettable area

Geographically diversified portfolio within Malaysia

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

[1] Based on latest available valuations of Gurney Plaza, Sungei Wang Plaza Property and The Mines as at 31 December 2010, and valuation of Gurney Plaza Extension as at 30 September 2010
[2] As at 31 March 2011.

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]	:	845,721
Valuation (RMmm)[3]	:	1,081
Occupancy (%) [2]	:	98.7

Solid Platform

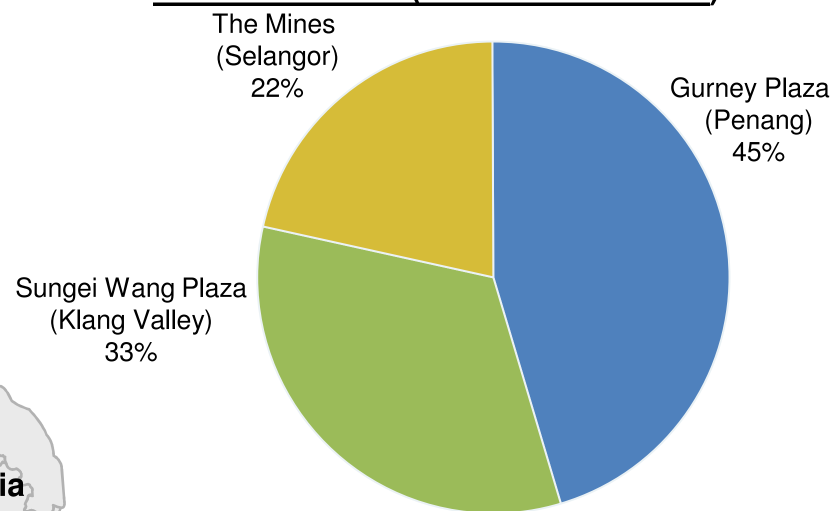
Sungei Wang Plaza[4], Kuala Lumpur

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

NLA (sq ft)[2]	:	447,826
Valuation (RMmm)[3]	:	745
Occupancy (%)[2]	:	98.5

Revenue Driver

NPI contribution (Forecast Year 2011)



Portfolio details

- NLA[2]: 2.0 mm sq ft
- Valuation[3]: RM2,368mm
- Occupancy[2]: 98.7%

The Mines, Selangor

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

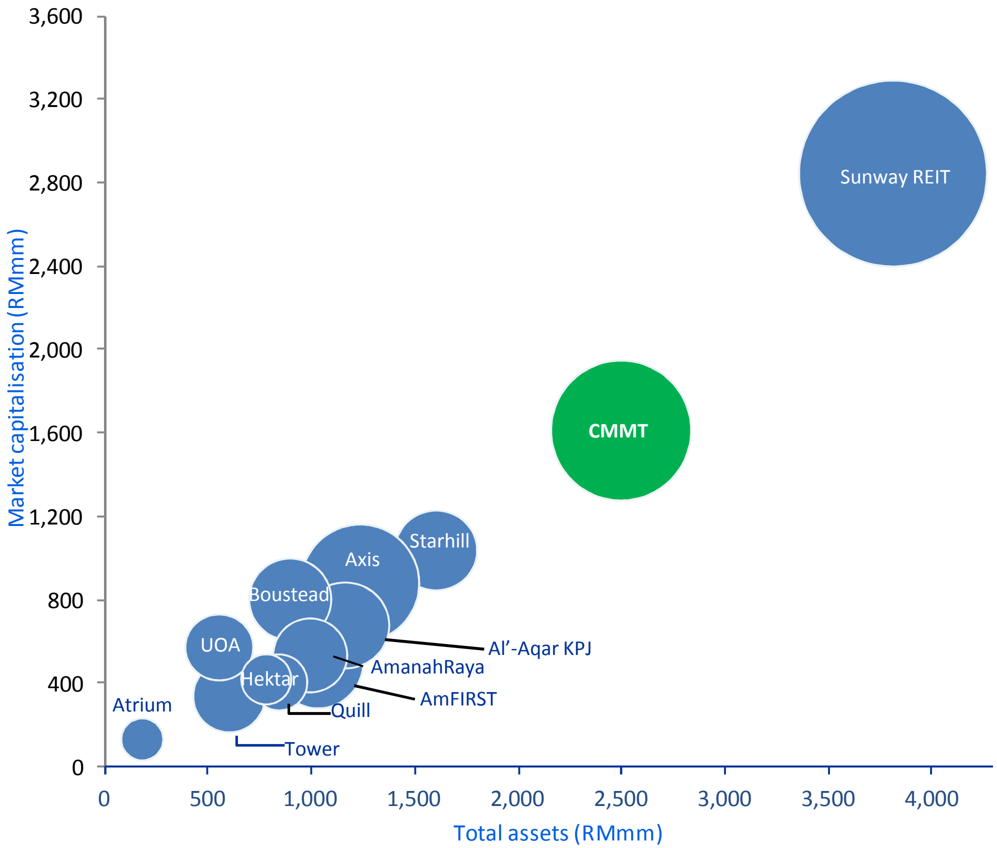
NLA (sq ft)[2]	:	720,732
Valuation (RMmm)[3]	:	542
Occupancy (%)[2]	:	99.0

Growth Engine

Diversified Net Property Income(NPI) across assets and geographies

[1] Includes Gurney Plaza Extension [2] NLA and occupancy as at 31 March 2011 [3] Valuation as at 31 December 2010 for all assets except valuation of Gurney Plaza Extension which was as at 30 September 2010.
[4] CMMT owns approximately 61.9% of the aggregate surveyed retail floor area of Sungei Wang Plaza and 1,298 car park bays within Sungei Wang Plaza. All information in this presentation pertains solely to CMMT's strata area.
[5] Net Property Income("NPI") Forecast 2011 refer to the combined 2011 NPI forecast for (a) the portfolio (without Gurney Plaza Extension) as disclosed in the prospectus of CMMT dated 28 June 2010 and (b) Gurney Plaza Extension as disclosed in the Circular dated 23 February 2011 .

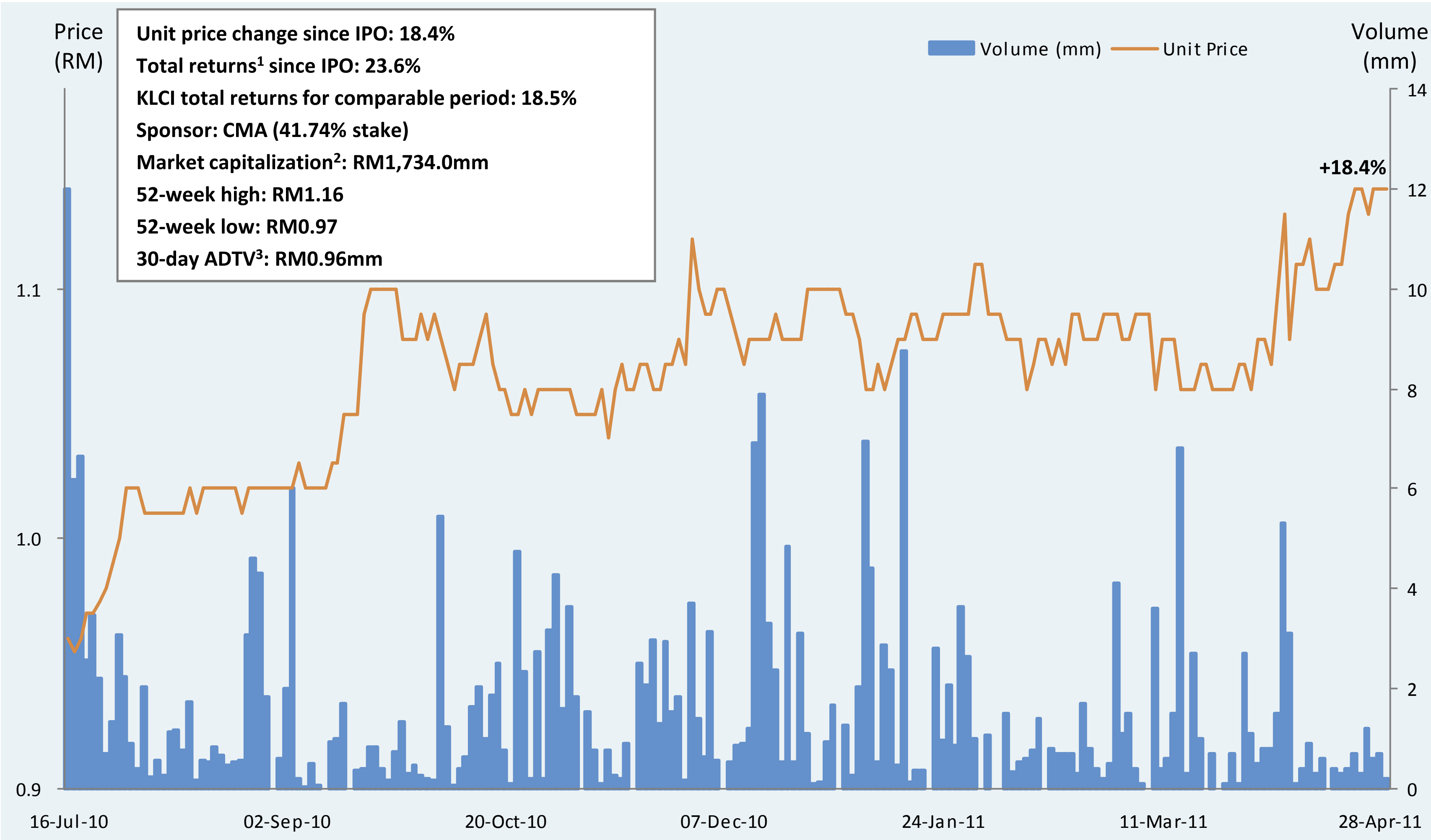
CMMT is the Largest "Pure-Play" Shopping Mall M-REIT



Malaysian REITS	Market Cap. (RM mil)	Total Assets (RM mil)	Free Float (%)	Free Float[1] (RM mil)
CMMT	1,734.0	2,496.8	58.3	1,010.9
Sunway Reit	2,953.1	3,813.6	61.8	1,825.0
Starhill	1,031.5	1,602.4	32.9	339.4
Axis	890.9	1,233.2	80.0	712.7
Al-Hadharah Boustead	883.9	896.1	39.6	350.0
Al-'Aqar KPJ	661.4	1,163.5	58.5	386.9
UOA	592.0	550.0	39.3	232.7
Amanahraya	547.4	998.2	51.7	283.0
Am First	523.4	1,030.2	81.4	426.0
Hektar	435.2	782.4	28.6	124.5
Quill	405.7	843.6	39.9	161.8
Tower	336.6	605.6	79.6	267.9
Atrium	129.1	184.3	71.0	91.6
Amanah Harta Tanah	102.0	159.3	60.0	61.2
M-REITS Simple Average	**801.9**	**1,168.9**	**55.9**	
M-REITS Median	**569.7**	**947.2**	**58.4**	
Total	**11,226.4**	**16,364.2**		

Source: Company filings, Bloomberg
Note: Size of bubble represents value of free float of each M-REIT
[1] According to Bloomberg (as at 29 Apr 11), excludes sponsor/vendor shares

Unit Price Up by 18.4% Since IPO



Source: FactSet as at 29 April 2011

Notes:

[1]Total returns based on

(a) capital appreciation of 18 sens from RM0.98 at listing to RM1.16 as at 29 April 2011, and

(b) total distribution of 5.14 sens over the period (3.40 sens for the period 14 July 2010 to 31 December 2010 and 1.74 sens for the period 1 Jan 2011 to 24 March 2011)

[2]Market capitalization based on 1,494,859,000 units in issue and unit price of RM1.16 (as at 29 April 2011)

[3]ADTV refers to average daily traded value

Tax Treatment of Unitholders

Type of Investor	Withholding Tax
Resident	
a) Corporate	Tax flow through, no withholding tax
b) Other than corporate	10%
Non-resident	
c) Corporate	25%
d) Institutional investors	10%
e) Individuals	10%

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

10th Malaysia Plan (2011-2015) to build foundation for next phase of growth

Highlights

- Economic roadmap to transform Malaysia into a high-income nation by 2020, with annual GDP growth target of 6%.
- 12 National Key Economic Areas (NKEAs) identified to generate high income, including oil and gas, palm oil, financial services, tourism, education, healthcare and infrastructure development.
- Slew of initiatives to promote private investment and also public-private partnerships.
- New policy measures to develop and retain human capital and improve quality of education in Malaysia. Aim to create 3.3 million high-income jobs.
- A total of USD 444 billion in funding budgeted for 10th Malaysia Plan, 92% of which is expected to come from private sector.

Bright Prospects for Organised Retail Sales

Malaysia's 2010 retail sales growth revised upwards to 8.3%[1]
Total estimated sales turnover of RM132.7 billion

Growth in organised retail sales

Rising consumer affluence

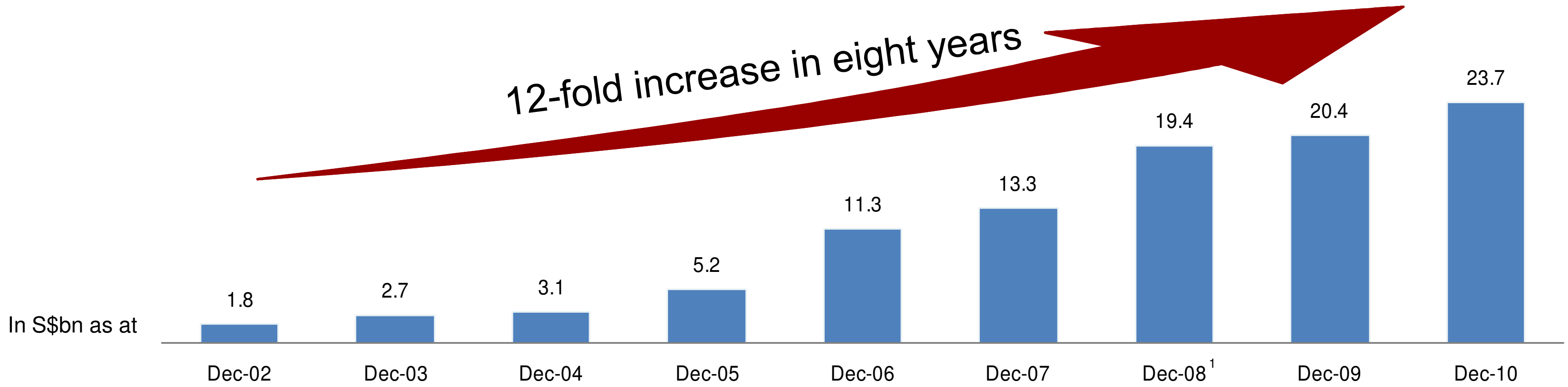
Demand for "one-stop" shopping malls

Global operators looking for opportunity for growth

Changing retail landscape in Malaysia

[1] Source: Department of Statistics

Sponsor's Proven Track Record of Strong Growth and Localisation



	Dec-02	Dec-03	Dec-04	Dec-05	Dec-06	Dec-07	Dec-08	Dec-09	Dec-10
Properties	5	10	10	24	55	78	96	86	91
Employees	182	→	→	659	→	→	→	→	3,014
Countries	Singapore	→	Singapore, China, Japan	→	→	Singapore, China, Japan, Malaysia, India	→	→	Singapore, China, Japan, Malaysia, India

[1] The decrease from 96 retail properties in 2008 to 86 retail properties in 2009 is primarily due to the Corporate Reorganization and the Asset Swap and Divestment. For further details, please refer to CMA Prospectus 2009, page 100 & 102 under 'Our History'.

CMA's Three Listed Entities

Note: Effective interest in CMT, CRCT and CMMT are as at 31 December 2010

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 91 retail properties across 5 countries with more than 9,300 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 31 December 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

2010 Review and 1Q 2011 Financial Highlights

CapitaMalls Malaysia Trust

Review of Performance

- **Listing of CMMT on Bursa Malaysia on 16 July 2010**
  - Malaysia's largest "pure-play" shopping mall REIT
  - Added liquidity to REIT market in Malaysia
- **Strong performance since listing**
  - CMMT unit price increased 18.4%[1]
- **Acquisition of Gurney Plaza Extension in Penang**
  - Completed on 28 March 2011
  - Strengthens CMMT's position as the largest "pure-play" shopping mall REIT in Malaysia
  - Extends CMMT's market leadership in Penang
- **Distribution Per Unit (DPU) for 2010 and 2011**
  - Financial Period 2010[2]: DPU of 7.26 sens (annualised) exceeded forecast of 7.16 sens
  - On track to achieve 2011 forecast DPU of 7.46 sens
- **Acquisition of Queensbay Mall by Sponsor, CapitaMalls Asia (CMA)**

1 Based on CMMT's IPO retail price of RM0.98 and closing price of RM1.16 on 29 April 2011.
2 Financial Period 2010 is the period from 14 July 2010 to 31 December 2010.

Distribution Statement – Financial Period Ended 31 December 2010

Distribution Statement	Financial Period 2010		Variance
	Actual [1] (RM '000)	Forecast [2] (RM '000)	(%)
Gross revenue	94,636	93,936	0.7
Less: Property operating expenses	(28,811)	(28,447)	1.3
Net property income	**65,825**	**65,489**	**0.5**
Interest income	954	213	347.9
Fair value gain of investment properties	81,347	76,000	7.0
Manager’s management fee	(6,506)	(6,404)	1.6
Trustee's fee	(199)	(216)	(7.9)
Auditors' fee	(100)	(51)	96.1
Tax agent's fee	(21)	(70)	(70.0)
Valuation fee	(30)	(140)	(78.6)
Finance costs	(17,319)	(18,030)	(3.9)
Other non-operating expenses	(14,555)	(14,218)	2.4
Profit before taxation	**109,396**	**102,573**	**6.7**
Taxation	-	-	-
Profit for the period	**109,396**	**102,573**	**6.7**
Distribution adjustments	(63,486)	(57,573)	10.3
Distributable income	**45,910**	**45,000**	**2.0**
DPU (sen)	3.40	3.33	2.1

1 Financial Period (“FP”) 2010 financial results refers to the period from 14 July 2010 to 31 December 2010.

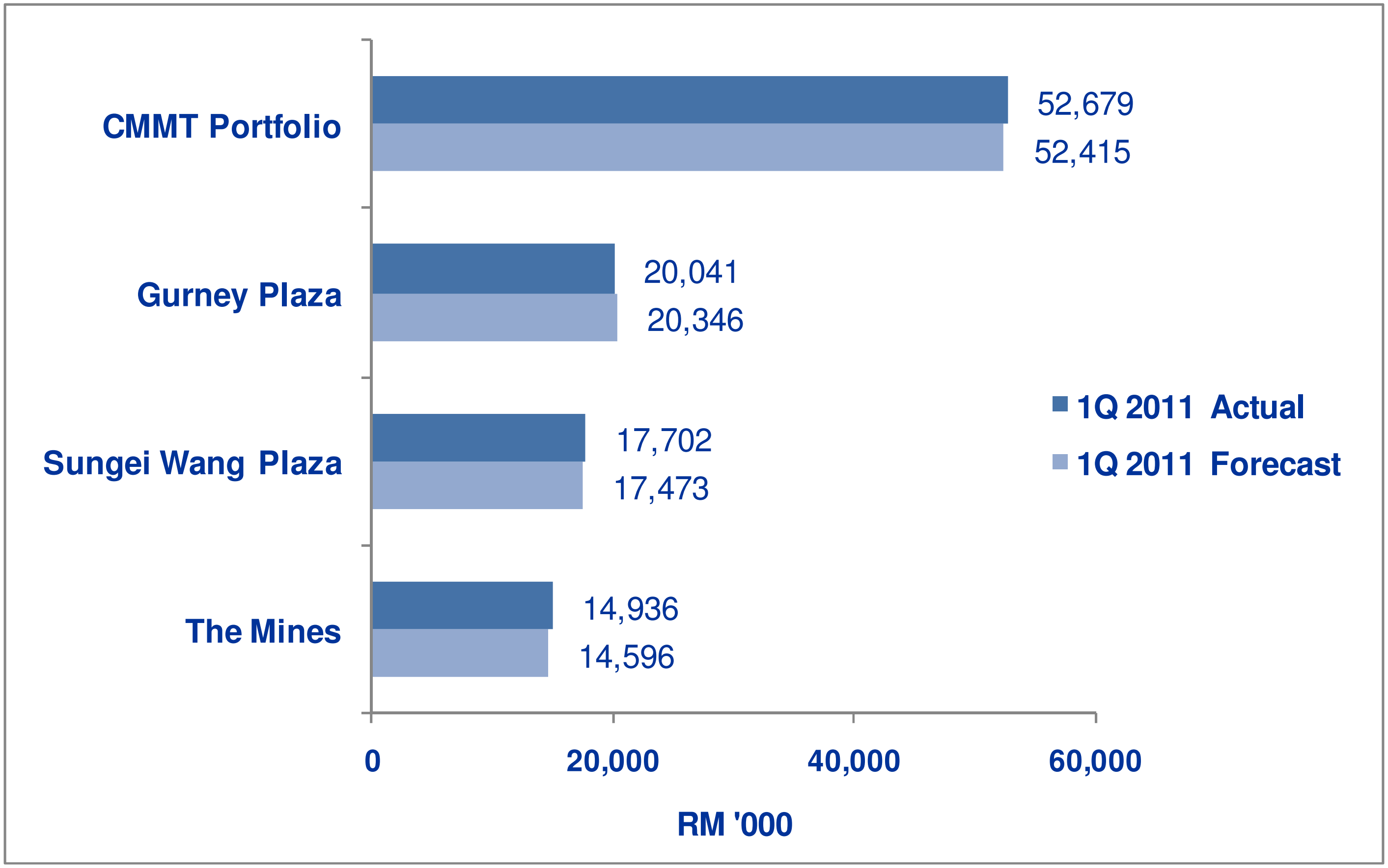
2 FP 2010 forecast refers to the period from 14 July 2010 to 31 December 2010 and is extracted from the profit forecast for 8-month period ending 31 December 2010 for the relevant period as disclosed in the Prospectus.

Distribution Statement - 1Q 2011

Distribution Statement	1Q 2011 Actual [1] (RM '000)	1Q 2011 Forecast [2] (RM '000)	Variance (%)
Gross revenue	52,679	52,415	0.5
Less: Property operating expenses	(15,920)	(15,694)	1.4
Net property income	**36,759**	**36,721**	**0.1**
Interest income	847	96	782.3
Other non-operating income [3]	1,884	-	N.M.
Fair value gain of investment property	5,667	5,841	(3.0)
Net investment income	**45,157**	**42,658**	**5.9**
Manager's management fee	(3,740)	(3,557)	5.1
Trustee's fee	(111)	(118)	(5.9)
Trust and other expenses	(826)	(372)	122.0
Finance costs	(9,036)	(10,117)	(10.7)
Profit before taxation	**31,444**	**28,494**	**10.4**
Taxation	-	-	-
Profit for the period	**31,444**	**28,494**	**10.4**
Distribution adjustments	(5,452)	(3,423)	N.M.
Income available for distribution	25,992	25,071	3.7
Distributable income	**25,992**	**25,071**	**3.7**
DPU (sen)	1.90	1.84	3.3

1 1Q 2011 actual results includes the financial results of GPE for the period from 28 March to 31 March 2011.
2 1Q 2011 forecast comprises profit forecast for the existing portfolio and GPE for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.
3 Other non-operating income refers to the adjustment for the listing expenses in relation to the initial public offering in 2010.
4 N.M. Not meaningful

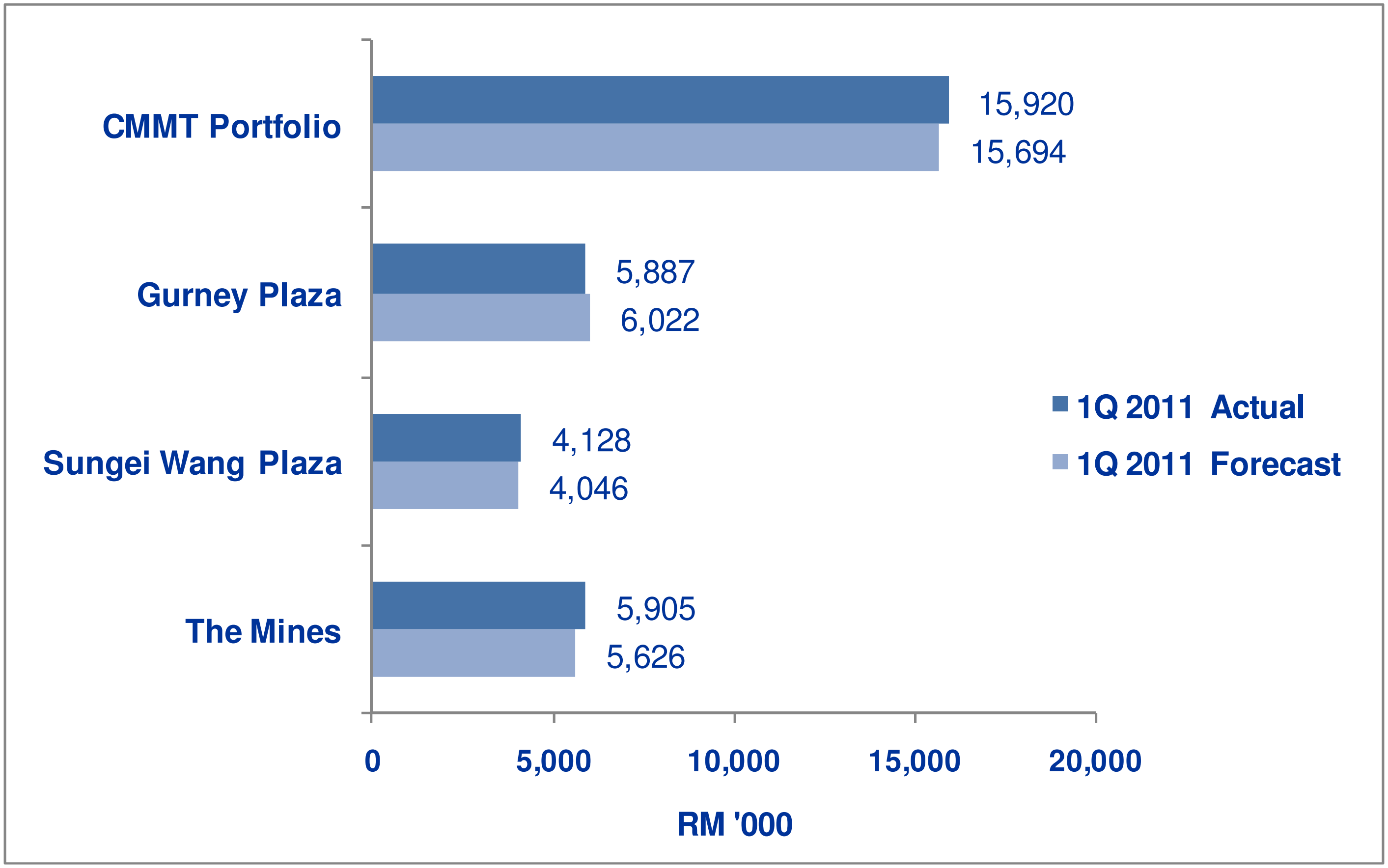
1Q 2011 Gross Revenue – In Line With Forecast



[1] Gurney Plaza's 1Q 2011 actual results includes the financial results of GPE for the period from 28 March to 31 March 2011.

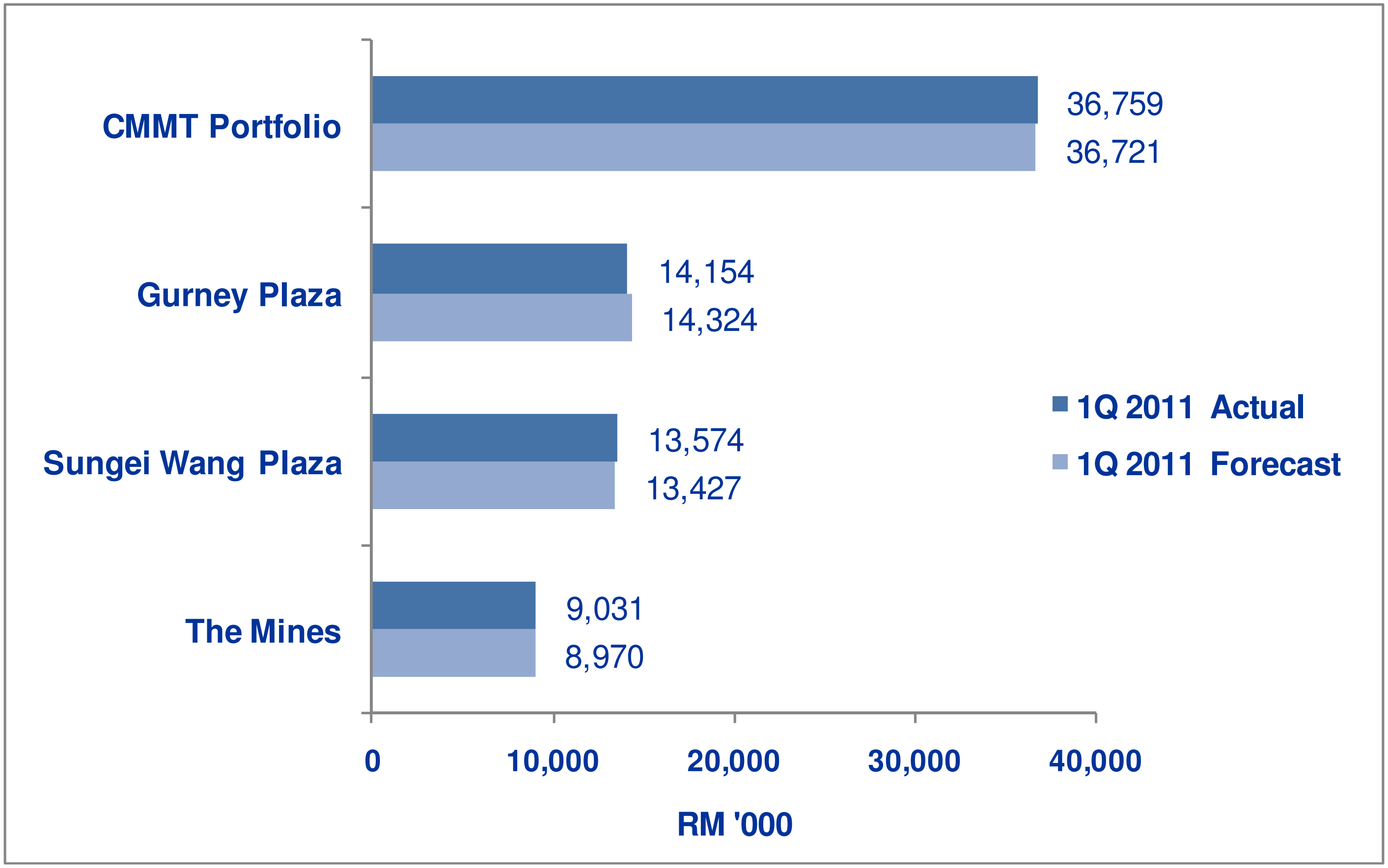
[2] 1Q 2011 forecast comprises profit forecast for the existing portfolio and GPE for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.

1Q 2011 Property Operating Expense – In Line With Forecast



1 Gurney Plaza's 1Q 2011 actual results includes the financial results of GPE for the period from 28 March to 31 March 2011.
2 1Q 2011 forecast comprises profit forecast for the existing portfolio and GPE for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.

1Q 2011 Net Property Income – In Line With Forecast



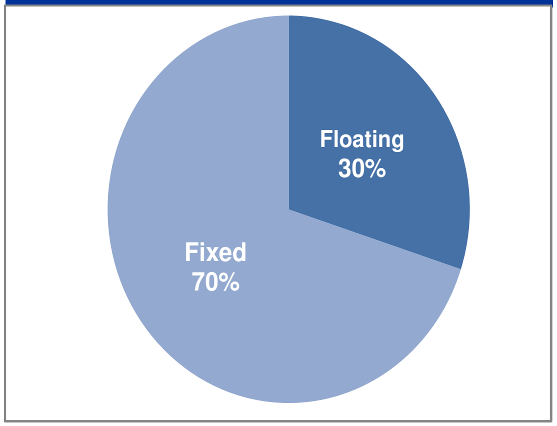
[1] Gurney Plaza's 1Q 2011 actual results includes the financial results of GPE for the period from 28 March to 31 March 2011.

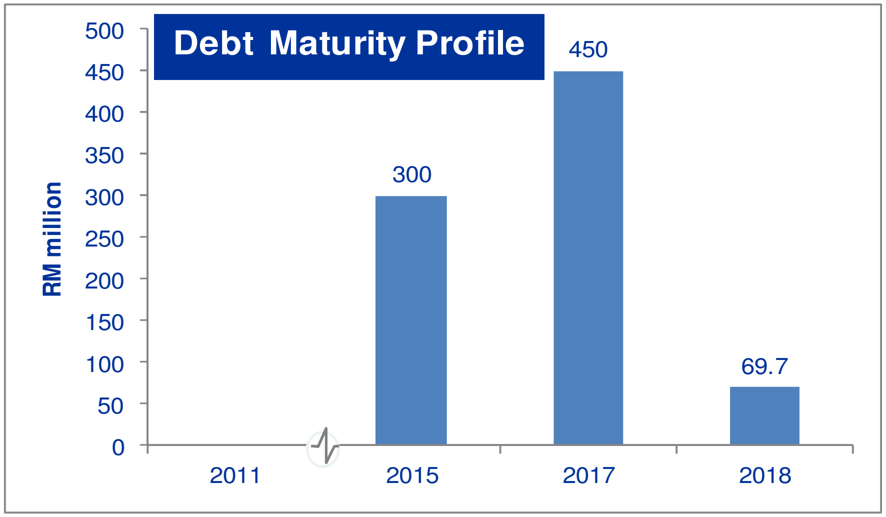
[2] 1Q 2011 forecast comprises profit forecast for the existing portfolio and GPE for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.

Debt Maturity Profile (As At 31 March 2011)

No near term re-financing risk

Loan Profile





	As at 31 Mar 2011
Unencumbered assets as % of total assets	34.3%
Gearing ratio	33.2%
Net debt / EBITDA (times)	6.3
Interest coverage (times)	3.7
Average term of maturity (years)	6.3
Average cost of debt	4.7%

Firm Balance Sheet – After Acquisition of GPE

As at 31 Mar 2011	RM million		
Non-current Assets	2,374	**NAV (RM million)**	
Current Assets	122	- before distributable income	1,571
Total Assets	**2,496**	- after distributable income	1,545
Current Liabilities	108		
Non-current Liabilities	841	**NAV per unit (RM)**	
Total Liabilities	**949**	- before distributable income	1.05
Net Assets	**1,547**	- after distributable income	1.03
Total Unitholders' Funds	**1,547**		
Number of Units in Circulation (in million units)	**1,495**		

1 CMMT acquired GPE for a purchase consideration of RM215.0 million and the acquisition completed on 28 March 2011.

2 Number of units in circulation increased from 1,350,000,000 to 1,494,859,000, subsequent to the issuance and listing of private placement units of 144,859,000 (at an issue price of RM1.06 per unit) on the Main Market of Bursa Securities on 28 March 2011.

Portfolio Performance for 1Q 2011

Positive Rental Reversion

From 1 Jan 2011 to 31 March 2011 (Excluding Newly Created and Reconfigured Units)					
Property	No. of Renewals (Plus New Lease)	Retention Rate [2]	Net Lettable Area		Increase in Current Rental vs Preceding Rental [3]
			Area (sq ft)	Percentage of Mall	
Gurney Plaza [1]	25	84%	54,770	7.8%	9.5%
Sungei Wang Plaza	67	93%	48,018	10.7%	8.1%
The Mines	71	75%	59,972	8.3%	5.5%
CMMT Portfolio	**163**	**84%**	**162,760**	**8.1%**	**7.6%**

[1] Information includes GPE.

[2] The retention rate is computed based on the number of renewed leases against the total number of renewals and new leases plus vacant units.

[3] The % is computed based on the increase in the 1st year rental of the renewed term over last year rental of the preceding term.

Portfolio Lease Expiry Profile (By Year)

EXPIRY PROFILE As of 31 Mar 2011 [1]	Leases		Net Lettable Area	Monthly Gross Rental Income
2011	308	28.2%	38.9%	35.1%
2012	393	35.9%	30.6%	28.6%
2013 onwards	393	35.9%	30.5%	36.3%
Total	1,094	100%	100%	100%

[1] Information includes GPE.

Occupancy Rate Maintained Close to 100%

	4Q 2010	1Q 2011
	As at 31 Dec 10	As at 31 Mar 11
Gurney Plaza [1]	98.2%	98.7%
Sungei Wang Plaza	98.3%	98.5%
The Mines	98.6%	99.0%
CMMT Portfolio	**98.3%**	**98.7%**

[1] Information includes GPE.

2011 Outlook

2011 Outlook

- **Malaysia's GDP projected to grow 5.3% in 2011**[1]
  – Domestic demand as driver of growth
- **Inflation to trend upwards but remain manageable**
  – Inflation expected to be 2.1% in 2011 and 2.3%[2] in 2012
- **Retail sales targeted to grow by 8.3% in 2011**[3]
  – Supported by low unemployment rate, rising disposable income and strong tourism
- **CMMT positioned to ride on retail sales growth**
  ✓ Continue to explore yield-accretive acquisitions
  ✓ Pro-active asset management and enhancement
  ✓ Optimise capital management

1 International Monetary Fund
2 International Monetary Fund
3 Tenth Malaysia Plan (10MP)

Thank You