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	01-Nov-2011 07:06:06
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>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CapitaMall Trust - "Close Of Private Placement Of 139,665,000 New Units In CMT At An Issue Price Of S$1.79 Per New Unit"

Description	CapitaMalls Asia Limited's subsidiary, CapitaMall Trust Management Limited, the manager of CapitaMall Trust, has today issued an announcement and a news release on the above matter, as attached for information. CapitaMalls Asia Limited's initial public offering in connection with its listing on the Singapore Exchange Securities Trading Limited in November 2009 was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.

Attachments	CMT_Press_Release_Private_Placement.pdf CMT_Close_of_Private_Placement_Announcement.pdf Total size = **152K** (2048K size limit recommended)

![CapitaMall Trust]

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

ANNOUNCEMENT

CLOSE OF PRIVATE PLACEMENT OF 139,665,000 NEW UNITS IN CMT AT AN ISSUE PRICE OF S$1.79 PER NEW UNIT

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1. INTRODUCTION

Further to its announcement dated 31 October 2011 in relation to the **Private Placement**, the **Manager** wishes to announce that the **Lead Manager and Underwriter**, in consultation with the **Manager**, has closed the book of orders for the **Private Placement** at 10.00 p.m. on 31 October 2011.

2. ISSUE PRICE

The **Issue Price** has been fixed at S$1.79 per **New Unit**, as agreed between the **Manager** and the **Lead Manager and Underwriter**, following an accelerated book building process and the total number of **New Units** to be issued pursuant to the **Private Placement** is 139,665,000. The gross proceeds from the **Private Placement** amount to approximately S$250.0 million and the net proceeds from the **Private Placement** amount to approximately S$245.7 million.

The **Issue Price** of S$1.79 per **New Unit** represents a discount of 4.8% to the adjusted volume weighted average price[1] of S$1.8800 per **Unit**, for trades in the **Units** done on the **SGX-ST** on 28 October 2011 (being the market day preceding the day the **Placement Agreement** was signed) up to the time the **Placement Agreement** was signed.

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1 The adjusted volume weighted average price, for illustrative purposes only, is computed based on the volume weighted average price of all trades in the **Units** on the **SGX-ST** on 28 October 2011 (being the market day preceding the day the **Placement Agreement** was signed) up to the time the **Placement Agreement** was signed of S$1.8902 per **Unit** and subtracting, for illustrative purposes only, 1.02 cents per **Unit** being the midpoint of the estimated **Advanced Distribution** of between 0.97 cents and 1.07 cents per **Unit**. This amount is an estimate only based on information currently available to the **Manager**, and the actual **Advanced Distribution** may differ.

3. LISTING OF, DEALING IN AND QUOTATION OF THE NEW UNITS

The **Manager** has made a formal application to the **SGX-ST** for the listing of, dealing in, and quotation of, the **New Units** on the Main Board of the **SGX-ST**. An appropriate announcement will be made upon the receipt of such in-principle approval from the **SGX-ST**.

The trading of the **New Units** on the **SGX-ST** is currently expected to commence at 2.00 p.m. on 10 November 2011.

Definitions:

Advanced Distribution	A distribution of the distributable income for the period from 1 October 2011 to the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement
CMT	CapitaMall Trust
Issue Price	The issue price per New Unit
Lead Manager and Underwriter	J.P. Morgan (S.E.A.) Limited
Manager	CapitaMall Trust Management Limited, in its capacity as manager of CMT
Market Day	A day on which the SGX-ST is open for securities trading
New Units	139,665,000 Units to be issued to institutional and other investors under the Private Placement
Placement Agreement	The placement agreement between the Manager and the Lead Manager and Underwriter in relation to the Private Placement
Private Placement	Private placement of 139,665,000 New Units to institutional and other investors at the Issue Price of S$1.79 per New Unit
SGX-ST	Singapore Exchange Securities Trading Limited
Unitholder	A registered holders for the time being of a Unit, including a person so registered as a joint holder, except where the registered holder is CDP, the term "**Unitholder**" shall, in relation to Units registered in the name of CDP, mean, where the context requires, the deposit whose securities account with CDP is credited with Units
Unit	A unit representing an undivided interest in CMT

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

Kannan Malini
Company Secretary
1 November 2011

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for **Units**. This announcement is not for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia), Canada or Japan. This announcement is not an offer of securities for sale into the United States, Canada or Japan. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered or sold in the United States, except pursuant to an applicable exemption from registration. Any public offering of securities made in the United States would be made by means of a prospectus that may be obtained from the **Manager** and would contain detailed information about the **Manager** and **CMT**, as well as financial statements. No public offering of securities is being made in the United States.

The value of **Units** and the income derived from them, if any, 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 should note that they will have no right to request the **Manager** to redeem or purchase their **Units** for so long as the **Units** are listed on the **SGX-ST**. It is intended that **Unitholders** may only deal in their **Units** through trading on the **SGX-ST**. Listing of the **Units** on the **SGX-ST** does not guarantee a liquid market for the **Units**.

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

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.

This release is for information only and is not an offer of securities for sale in the United States, Canada or Japan. Neither this release nor any copy hereof may be taken into or distributed in the United States, Canada or Japan. The securities have not been and will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold in the United States absent registration or an exemption from registration. Any public offering of securities made in the United States would be made by means of a prospectus that may be obtained from the Manager and would contain detailed information about the Manager and CapitaMall Trust, as well as financial statements. No public offering of securities will be made in the United States. The issuer does not intend to register any of the securities in the United States.

News Release

For Immediate Release
1 November 2011

CapitaMall Trust Successfully Raises S$250 million Through Private Placement

Move Increases CMT's Financial Capacity and Flexibility

Singapore, 1 November 2011 – CapitaMall Trust Management Limited (CMTML), the manager of CapitaMall Trust (CMT), is pleased to announce that 139,665,000 new units (New Units) have been successfully placed through a private placement (Private Placement) at an issue price of S$1.79 per New Unit, raising gross proceeds of approximately S$250 million.

The Private Placement is expected to reduce CMT's aggregate leverage from 40.1%[1] to 39.0%[1]. The proceeds will be primarily used to finance CMT's capital expenditures and upcoming and ongoing asset enhancement initiatives such as JCube, The Atrium@Orchard and Iluma. The balance proceeds will be used for working capital and general corporate purposes.

The issue price of S$1.79 per New Unit represents a discount of 4.8% to the adjusted volume weighted average price[2] of S$1.88 per Unit, for trades in the Units done on Singapore Exchange Securities Trading Limited (SGX-ST) on 28 October 2011 (being the market day

1 Includes CMT's 30.0% share of S$820.0 million 5-year credit facilities granted to Infinity Mall Trust and Infinity Office Trust and assumes that the facilities are fully drawn down.

2 The adjusted volume weighted average price, for illustrative purposes only, is computed based on the volume weighted average price of all trades in the Units on the SGX-ST on 28 October 2011 (being the market day preceding the day the Placement Agreement was signed) up to the time the Placement Agreement was signed of S$1.8902 per Unit and subtracting, for illustrative purposes only, 1.02 cents per Unit being the midpoint of the estimated Advanced Distribution of between 0.97 cents and 1.07 cents per Unit. This amount is an estimate only based on information currently available to the Manager, and the actual Advanced Distribution may differ.

preceding the day the Placement Agreement was signed) up to the time the Placement Agreement was signed. The lead manager and underwriter of the Private Placement is J.P. Morgan (S.E.A.) Limited.

The New Units will be issued to over 30 existing and new institutional investors from Asia, the United States and Europe.

Mr Simon Ho, CEO of CMTML, said, “We are pleased to receive a good response for the Private Placement and would like to thank all the investors for their endorsement. The proceeds from the Private Placement will provide us with greater financial capacity to ramp up CMT’s organic growth through asset enhancement initiatives. These initiatives which include those already announced for JCube, The Atrium@Orchard and Iluma, are expected to boost CMT’s net property income for the next few years. At the same time, the proceeds from the exercise will reduce CMT’s gearing and provide greater financial flexibility in view of the uncertain economic outlook.”

Status of the New Units

In connection with the Private Placement, CMTML declared a distribution (Advanced Distribution) of CMT’s distributable income for the period from 1 October 2011 to the day immediately prior to the date on which the New Units will be issued, to existing unitholders of CMT (Unitholders). The New Units will not be entitled to the Advanced Distribution. The New Units are expected to be issued on 10 November 2011.

CMTML estimates the quantum of the distribution per Unit under the Advanced Distribution will be between 0.97 cents and 1.07 cents. The next distribution thereafter will comprise CMT’s distributable income for the period from the day the New Units are issued pursuant to the Private Placement to 31 December 2011. Quarterly distributions will resume thereafter.

The books closure date for the Advanced Distribution is 9 November 2011 at 5.00 p.m. and the Advanced Distribution will be paid on or around 6 January 2012.

Listing of the New Units

The trading of the New Units on the SGX-ST is currently expected to commence at 2.00 p.m. on 10 November 2011.

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About CapitaMall Trust (www.capitamall.com)

CMT is the first Real Estate Investment Trust (REIT) listed on Singapore Exchange Securities Trading Limited (SGX-ST) in July 2002. CMT is also the largest REIT by asset size, approximately S$8.6 billion and by market capitalisation, S$5.8 billion (as at 30 September 2011) in Singapore. CMT has been assigned an "A2" rating by Moody's Investors Service. The "A2" rating is the highest rating assigned to a Singapore REIT.

CMT owns and invests in quality income-producing assets which are used, or predominantly used, for retail purposes primarily in Singapore. As at 30 September 2011, CMT's portfolio comprised a diverse list of more than 2,500 leases with local and international retailers and achieved a committed occupancy of 96.0%. CMT's 16 quality retail properties, which are strategically located in the suburban areas and Downtown Core of Singapore, include Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Plaza Singapura, Bugis Junction, Sembawang Shopping Centre, JCube, Hougang Plaza, Raffles City Singapore(40.0% interest), Lot One Shoppers' Mall, Bukit Panjang Plaza, Rivervale Mall, The Atrium@Orchard, Clarke Quay and Iluma. CMT also owns 122.7 million units in CapitaRetail China Trust, the first China shopping mall REIT listed on SGX-ST in December 2006.

In May 2011, CMT took a 30.0% stake in a joint venture to develop a prime land parcel at Jurong Gateway, marking its first foray into greenfield developments.

CMT is managed by an external manager, CapitaMall Trust Management Limited (CMTML), which is a wholly-owned subsidiary of CapitaMalls Asia Limited, one of Asia's largest listed shopping mall developers, owners and managers.

IMPORTANT NOTICE

This release may contain forward-looking statements that involve assumptions, 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 other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

The information contained in this release has not been independently verified. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaMall Trust Management Limited (the "Manager") or any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this release or its contents or otherwise arising in connection with this release.

The past performance of CapitaMall Trust ("CMT") is not indicative of the future performance of CMT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

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.

This press release is not for distribution, directly or indirectly, in or into the United States, Canada or Japan.

Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units (Unitholders) may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

Issued by: CapitaMall Trust Management Limited (Company Registration No. 200106159R)
Date : 1 November 2011

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