MISCELLANEOUS

** Asterisks denote mandatory information*

Name of Announcer *	CAPITAMALLS ASIA LIMITED
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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
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>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CapitaMall Trust - "Presentation Slides for CapitaLand Group Debt Investor Day 2012 - 2 March 2012"
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.
Attachments	CMT_Slides_CLGroupDebtInvestorDay2012.pdf Total size = **2302K** (2048K size limit recommended) **Total attachment size has exceeded the recommended value**

CapitaLand Group Debt Investor Day 2012

CapitaMall Trust

2 March 2012

Disclaimer

This presentation 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.

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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.

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

Content

- Major Milestones in 2011
- CMT's Business Model
- Financial Highlights
- Outlook

Major Milestones in 2011

CapitaMall Trust

Achievements in 2011

- **Strong operational performance**
  - Tenant sales up by 6.3%
  - 503 new leases/renewals achieved with 6.4% rental reversion
- **Asset enhancement initiatives on track**
- **Acquisition of Iluma and first foray in greenfield development**
- **Proactive capital management**
  - Raised approximately S$1.3 billion through debt market and private placement
    - Set up S$2.5 billion retail bond programme and first S-REIT to issue S$300.0 million 2-year retail bonds
    - S$350.0 million 3-year convertible bonds
    - US$645.0 million CMBS[1] through RCS Trust
    - S$250.0 million gross proceeds raised through private placement

JCube

Launch of retail bonds

(1) CMBS: Commercial mortgage backed security

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CMT’s Business Model

CMT – Market Leadership in Singapore Retail

*16 properties

*S$9.2b asset size

*5.1m sq ft NLA(1)

*2,500 leases

Tampines Mall

Funan DigitaLife

Junction 8

IMM Building

Plaza Singapura

Bugis Junction

Sembawang SC

Hougang Plaza

JCube

Raffles City

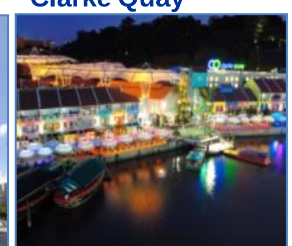
Lot One

Bukit Panjang Plaza

Rivervale Mall

Atrium@Orchard

Clarke Quay

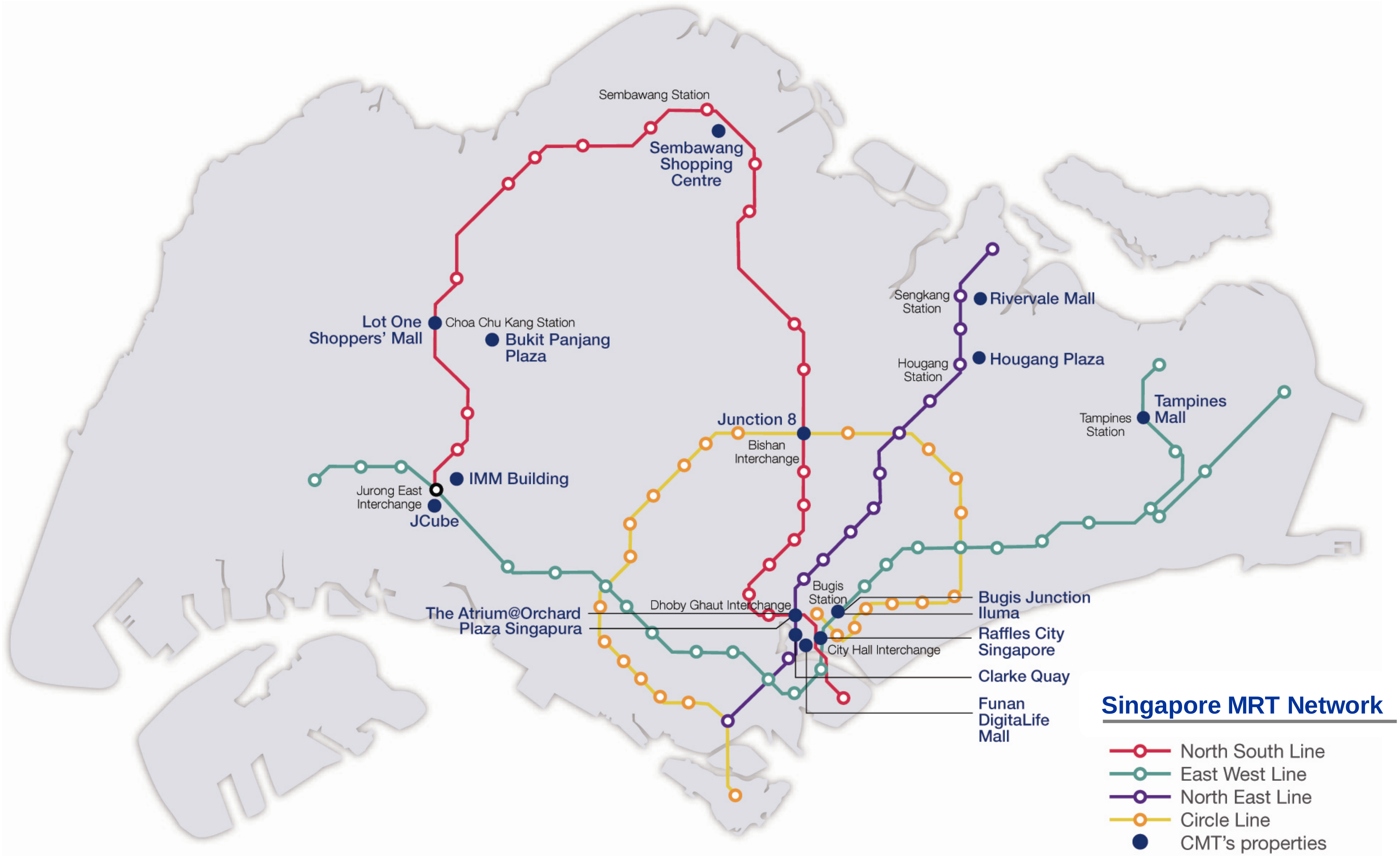


Iluma

(1) NLA: Net lettable area. Above information as at 31 December 2011.

Strategically Located Portfolio

Close to MRT Stations/Bus Interchanges and Population Catchments



CMT’s Key Strengths

High Quality Portfolio of Assets

Stable Cash Flows

Solid Credit Profile

Strong Sponsor

Management’s Track Record

CapitaMall Trust

Three Key Pillars

Supported by Proactive Capital Management

Active leasing management

1

Asset enhancements

2

Acquisitions

3

Active Leasing Management

Positive Rental Reversions Over Time and Across Economic Cycles

CMT Portfolio (Year)[1]	No. of Renewals / New Leases	Net Lettable Area		Increase in Current Rental Rates vs Preceding Rental Rates (typically committed 3 years ago)	Average Growth Rate Per Year [2]
		Area (sq ft)	% of Total NLA		
2011	503	686,143	18.4%	6.4%	2.1%
2010	571	898,713	25.4%	6.5%	2.1%
2009	614	971,191	29.8%	2.3%	0.8%
2008	421	612,379	19.0%	9.6%	3.1%
2007	385	806,163	25.6%	13.5%	4.3%
2006	312	511,045	16.0%	8.3%	2.7%
2005	189	401,263	23.2%	12.6%	4.0%
2004	248	244,408	14.2%	7.3%	2.4%
2003	325	350,743	15.6%	10.6%	3.4%

(1) For the financial years ended 31 December 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010 and 2011, respectively. For IMM Building and Raffles City Singapore, only retail units were included into the analysis.
(2) Based on compounded annual growth rate.

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Active Leasing Management

High Occupancy Maintained Over Time and Across Economic Cycles

As at 31 December	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Tampines Mall	100.0%	99.3%	100.0%	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%	100.0%
Funan DigitaLife Mall	99.3%	99.3%	100.0%	99.4%	99.6%	99.7%	99.8%	99.3%	100.0%	100.0%
IMM Building(1)		98.5%	99.4%	99.0%	99.0%	99.9%	100.0%	99.7%	100.0%	100.0%
Plaza Singapura			100.0%	100.0%	100.0%	100.0%	99.8%	100.0%	100.0%	100.0%
Bugis Junction				100.0%	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%	80.9%(3)
Raffles City Singapore(4)					99.3%	100.0%	100.0%	100.0%	99.6%	100.0%
Lot One Shoppers' Mall						92.7%(5)	99.3%	99.9%	99.6%	99.7%
Bukit Panjang Plaza						99.9%	100.0%	99.8%	100.0%	100.0%
The Atrium@Orchard							98.0%	99.1%	93.5%	65.5%(6)
Clarke Quay									100.0%	100.0%
CMT Portfolio	**99.8%**	**99.1%**	**99.8%**	**99.7%**	**99.5%**	**99.6%**	**99.7%**	**99.8%**	**99.3%**	**94.8%**

(1) Based on IMM Building's retail leases.

(2) Includes Iluma, Hougang Plaza, 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 to 2011 exclude JCube which has ceased operations for asset enhancement works.

(3) Lower occupancy rate was due to 53.3% occupancy rate at Iluma, which is undergoing asset enhancement works.

(4) Based on Raffles City Singapore's retail leases.

(5) Lower occupancy rate was due to asset enhancement works at Lot One Shoppers' Mall.

(6) Low occupancy rate was due to asset enhancement works at The Atrium@Orchard.

2 Asset Enhancements

Average S$100.0 million Spent on Asset Enhancement Initiatives (AEI) Per Year

IMM Building

JCube

Plaza Singapura/Atrium

Lot One Shoppers' Mall

Raffles City

Junction 8

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Growth Through Acquisitions

30.0% Stake in Joint Venture to Develop Prime Site at Jurong Gateway

- **Acquisition track record**
  - 13 acquisitions in 9 years
    - 10 from 3rd parties
    - 3 from Sponsor
- **1st greenfield development, Westgate**
  - Prime location within Singapore's largest regional centre at Jurong Lake District

Westgate

Westgate Tower

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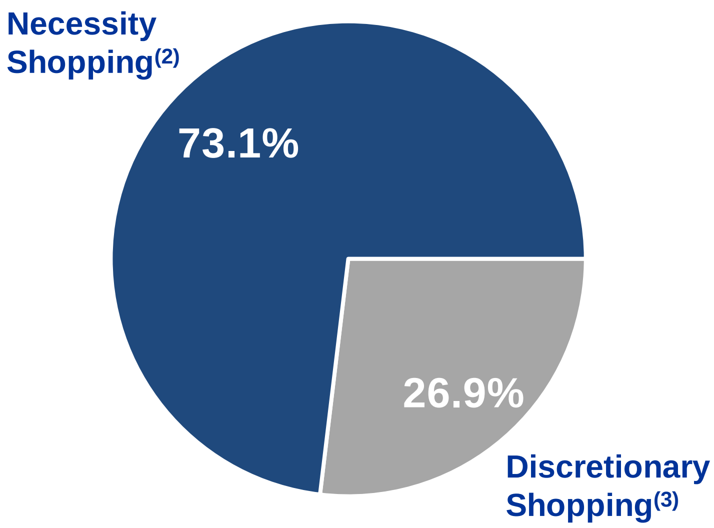
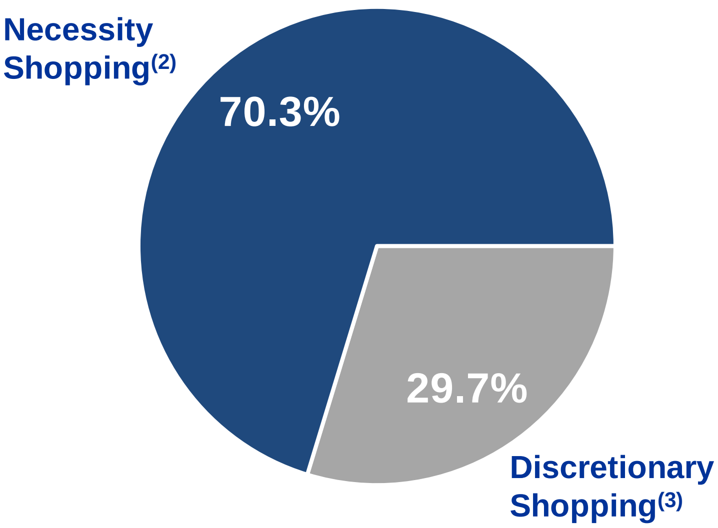
Defensive Portfolio

More than 70.0% of Malls in Portfolio Cater to Necessity Shopping

Portfolio(1) By Gross Revenue for FY 2011



Portfolio(1) By Asset Valuation as at 31 December 2011



(1) Excludes JCube which has ceased operations for asset enhancement works and The Atrium@Orchard which consists of primarily office space.
(2) Includes Tampines Mall, Junction 8, IMM Building, Plaza Singapura, Bugis Junction, Hougang Plaza, Sembawang Shopping Centre, Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall.
(3) Includes Funan DigitaLife Mall, Clarke Quay, Iluma and 40.0% interest in Raffles City Singapore.

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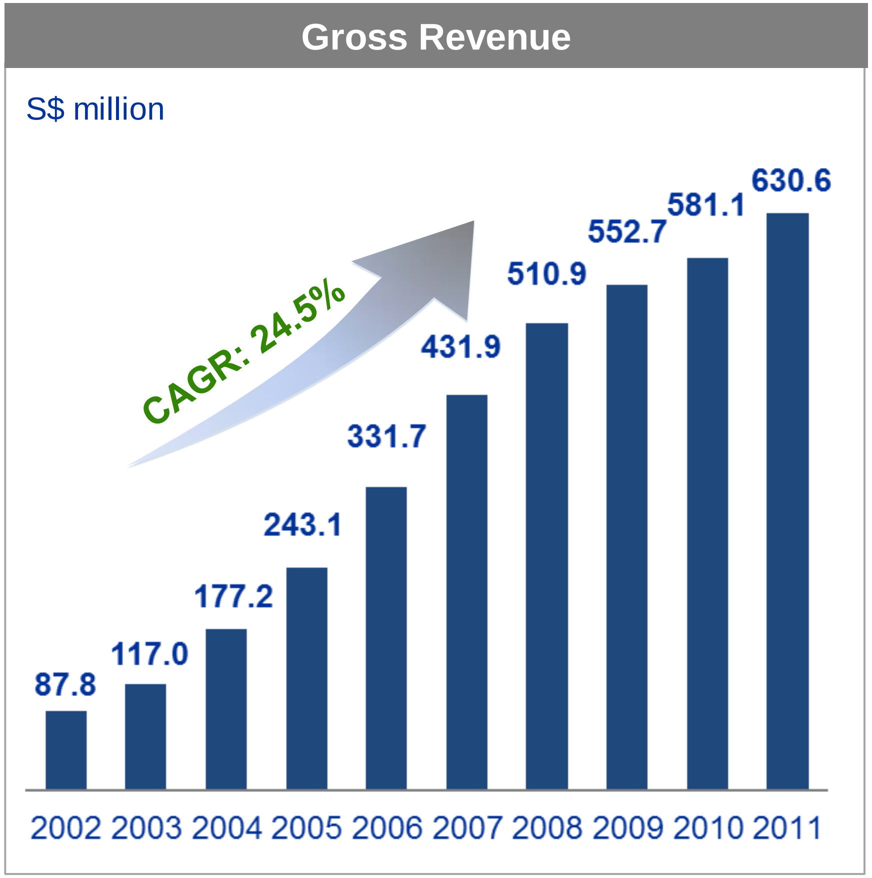
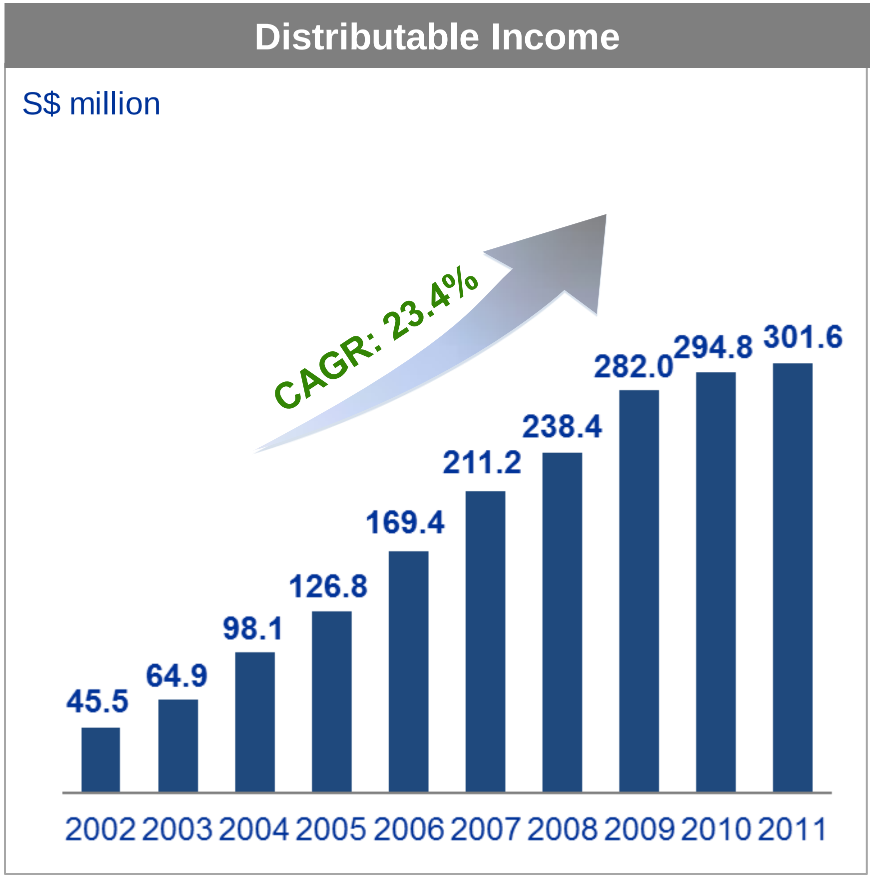
Financial Highlights

CapitaMall Trust

Solid Performance Since 2002

Delivering Consistent Returns Over Time and Across Economic Cycles





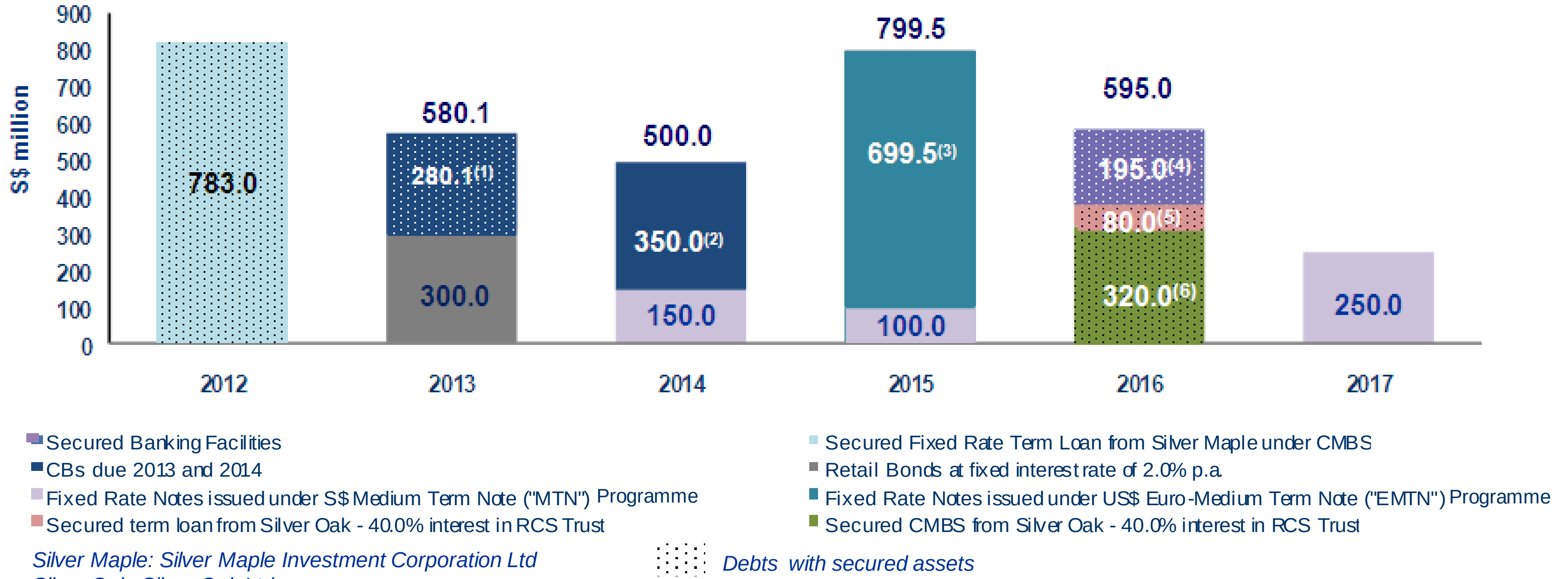
Key Financial Indicators

	As at 31 December 2011	As at 30 September 2011
Unencumbered Assets as % of Total Assets(1)	37.9%	38.7%
Gearing Ratio(2)	38.4%	38.4%
Net Debt / EBITDA(3)	7.4 x	7.6 x
Interest Coverage Ratio(4)	3.3 x	3.4 x
Average Term to Maturity (years)	2.7	2.8
Average Cost of Debt(5)	3.5%	3.6%

CMT's Corporate Rating(6) **"A2"**

(1) Total Assets exclude non-eliminated portion of CMT's loan to Infinity Trusts arising from proportionate accounting.
(2) Ratio of borrowings (including 40.0% share of borrowings of S$400.0 million at RCS Trust level and 30.0% share of borrowings of S$195.0 million at Infinity Trusts level), over total deposited properties for CMT Group (exclude non-eliminated portion of CMT's loan to Infinity Trusts arising from proportionate accounting).
(3) Net Debt comprises Gross Debt less temporary cash intended for acquisition, refinancing and capital expenditure and EBITDA refers to earnings before interest, tax, depreciation and amortisation.
(4) Ratio of net investment income at CMT Group before interest and tax over interest expense for FY 2011. (In computing the ratio, cost of raising debt is excluded from interest expense).
(5) Ratio of interest expenses over weighted average borrowings.
(6) Moody's has affirmed a corporate family rating of "A2" with a stable outlook to CMT in February 2011.

Debt Maturity Profile as at 31 December 2011



Silver Maple: Silver Maple Investment Corporation Ltd
Silver Oak: Silver Oak Ltd
CBs: Convertible bonds
CMBS: Commercial mortgage backed securities

Notes:

(1) Secured S$256.25 million 1.0% CBs due 2013 with conversion price of S$3.39 redeemable on 2 July 2013 at 109.31% of the principal amount.

(2) CBs due 2014 at fixed rate of 2.125% p.a. with initial conversion price of S$2.2692.

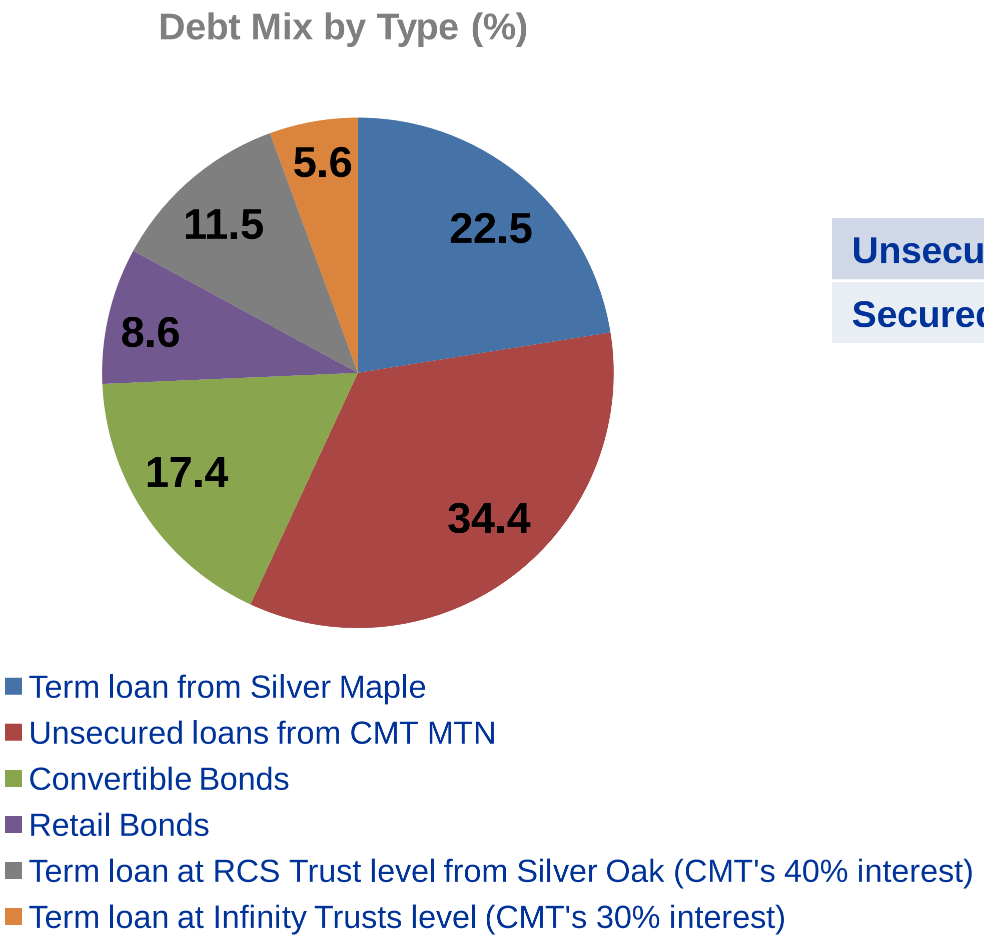
(3) US$500.0m 4.321% fixed rate notes were swapped to S$699.5m at a fixed interest rate of 3.794% p.a. in April 2010.

(4) Drawdown of S$650.0 million by Infinity Trusts (CMT's 30.0% share thereof is S$195.0 million) from the S$820.0 million secured banking facility on 30 November 2011.

(5) S$200.0 million 5-year term loan under Silver Oak (CMT's 40.0% share thereof is S$80.0 million).

(6) On 21 June 2011, Silver Oak issued US$645.0 million in principal amount of Class A Secured Floating Rate Notes with expected maturity on 21 June 2016 (the "Series 002 Notes"). The Series 002 Notes are issued pursuant to the S$10.0 billion Multicurrency Secured Medium Term Note Programme established by Silver Oak and are secured by its rights to Raffles City Singapore. The proceeds have been swapped into S$800.0 million (CMT's share thereof is S$320.0 million).

Diversified Sources of Funding



Unsecured Borrowings	53.1%
Secured Borrowings	46.9%

(1) Above data as at 31 December 2011.

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Diversified Sources of Funding

Sources of Funds	Issuer	Issuances / Drawdowns		Repaid / Repurchased / Redeemed		Balance	
		Number	S$ mill	Number	S$ mill	Number	S$ mill
CMBS & Revolving Credit Facility	Silver Maple / Silver Oak(1)	7	2,200.6	4	1,017.6	3	1,183.0
S$ MTN	CMT MTN Pte Ltd(2)	8	1,045.0	4	545.0	4	500.0
Euro-MTN	CMT MTN Pte Ltd(2)	1	699.5	-	-	1	699.5
Convertible Bonds	CMT	2	1,000.0	-	393.7	2	606.3(4)
Retail Bonds	CMT	1	300.0	-	-	1	300.0
Outstanding		**19**	**5,245.1**	**8**	**1,956.3**	**11**	**3,288.8**
Bank Loan	Infinity Trusts(3)	1	195.0	-	-	1	195.0
		20	**5,440.1**	**8**	**1,956.3**	**12**	**3,483.8**

(1) Silver Maple Investment Corporation Ltd and Silver Oak Ltd are special purpose companies incorporated to provide credit facilities to CMT and RCS Trust respectively. Amounts include CMT's 40.0% share in respect of issuances under Silver Oak Ltd.
(2) CMT MTN Pte. Ltd. is a wholly-owned subsidiary of CMT.
(3) Infinity Trusts comprise Infinity Mall Trust and Infinity Office Trust, set up to hold the shopping mall and office development respectively. Amounts relate to CMT's 30.0% share of S$650.0 million secured banking facilities at Infinity Trusts.
(4) Excludes premium payable at 9.31% of the principal amount on S$256.25 million 1.0% CB due 2013.

Outlook

CapitaMall Trust

Business Outlook

Less certain economic outlook

- More than 70.0% of portfolio comprises necessity shopping
- 13.2 million tourist arrivals in 2011

Active leasing management

- 716 leases up for renewal in 2012

Smooth execution of AEIs and Westgate project

- JCube
- Iluma
- Atrium
- Clarke Quay

Annexes

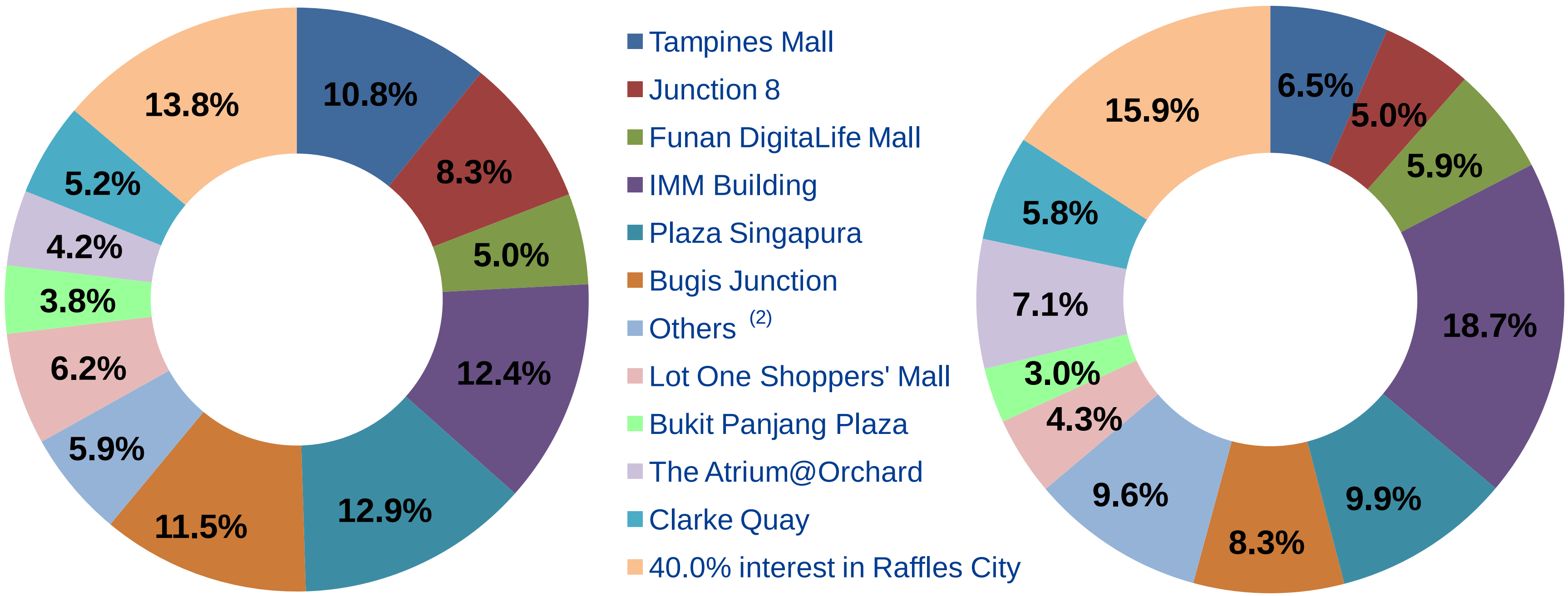
CapitaMall Trust

Diversified Portfolio

No Single Property Contributed Over 13.8% by Gross Revenue And 18.7% by Net Lettable Area

Portfolio[1] by FY 2011 Total Gross Revenue

Portfolio[1] by Net Lettable Area as at 31 December 2011



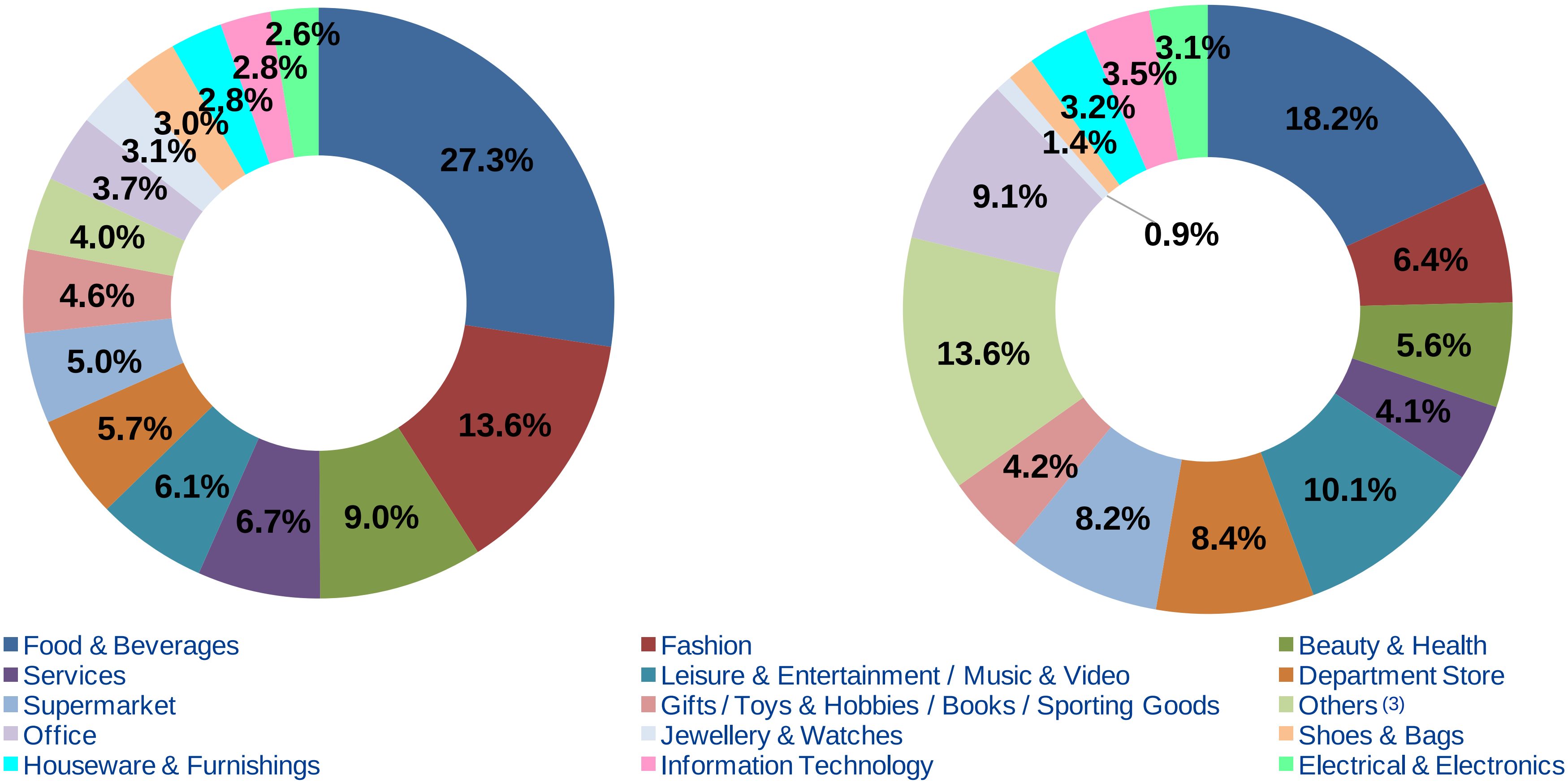
(1) Excludes JCube which has ceased operations for asset enhancement works.
(2) Includes Sembawang Shopping Centre, Hougang Plaza, Rivervale Mall and Iluma.

Strong and Stable Cash Flows

Well-Diversified Trade Mix

Portfolio(1) by Gross Rent for the month of December 2011(2)

Portfolio(1) by Net Lettable Area as at 31 December 2011

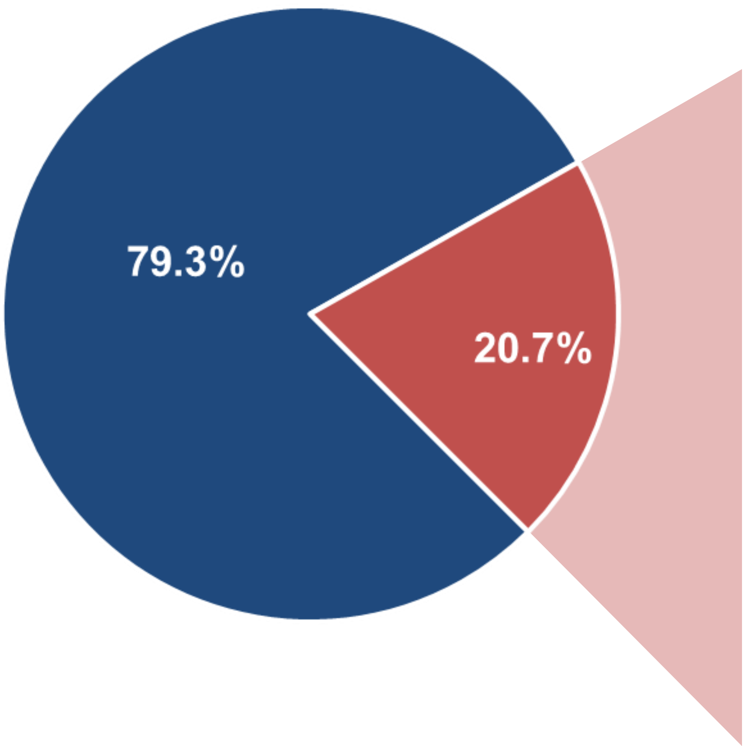


(1) Includes CMT's 40.0% interest in Raffles City Singapore (only retail and office leases, excluding hotel lease) and excludes JCube.
(2) Based on committed gross rental income for the month of December 2011 and excludes tenant sales rental.
(3) Others include Education, Art Gallery, Luxury and Warehouse.

Strong and Stable Cash Flows

Top 10 Tenants Contribute Only About 20.7% of Gross Rental[1]

Gross Rental[1] by Tenant



	Top 10 Tenants	Trade	% of Gross Rental
1	RC Hotels	Hotel	3.0%
2	BHG	Department Store	2.6%
3	Cold Storage	Supermarket & Others [2]	2.4%
4	Robinsons	Department Store	2.4%
5	NTUC Fairprice	Supermarket & Others [2]	2.4%
6	Wing Tai Clothing	Fashion / Food & Beverage	1.8%
7	Kopitiam	Food & Beverage	1.6%
8	Food Junction	Food & Beverage	1.6%
9	Temasek Holdings	Office	1.5%
10	Golden Village	Leisure & Entertainment	1.4%

(1) Includes CMT's 40.0% interest in Raffles City Singapore and excludes JCube. Based on actual gross rental income for the month of December 2011 and excludes tenant sales rental.

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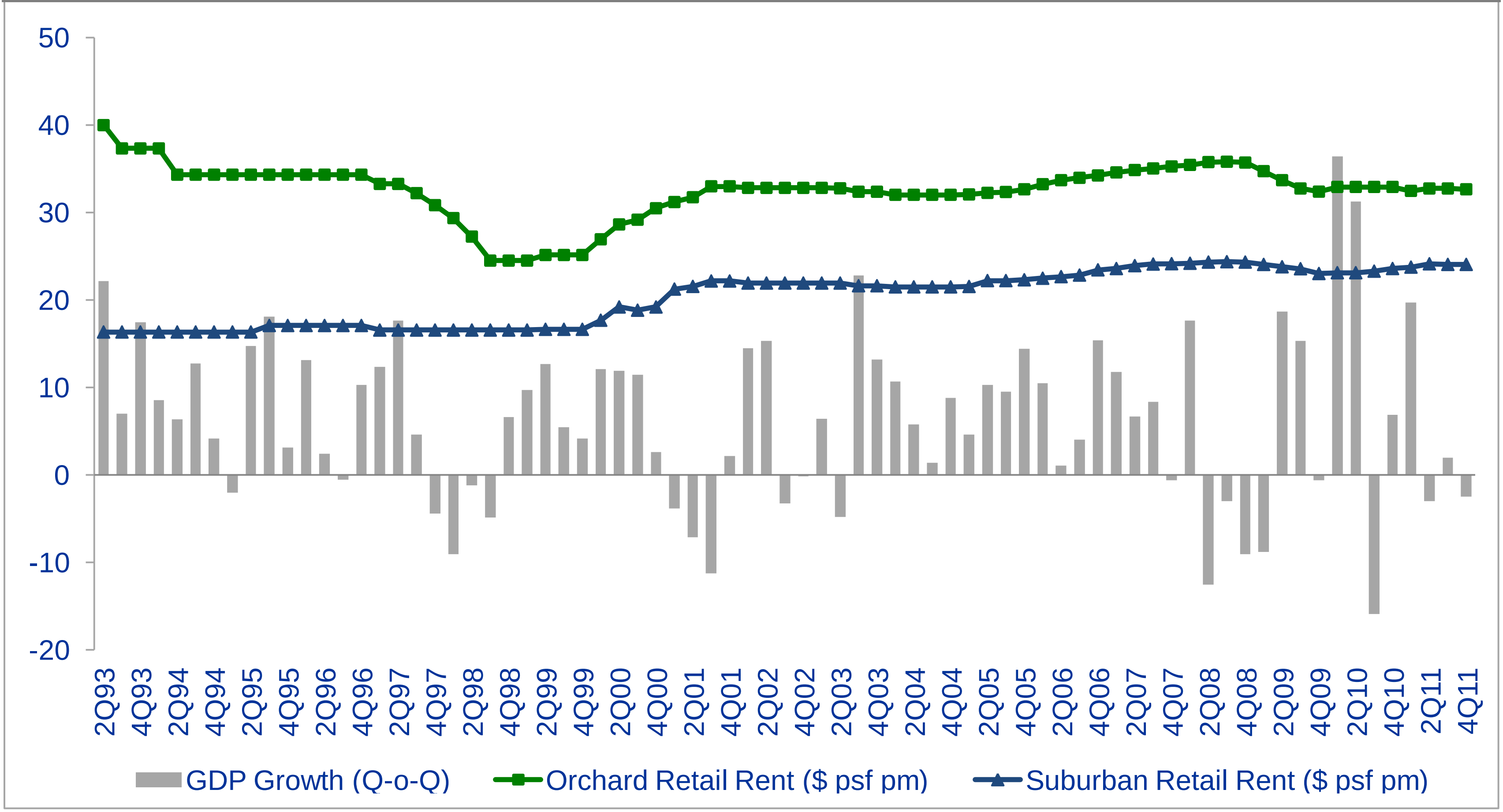
Fairly Resilient Retail Rentals

Suburban Retail Rentals Are Especially Resilient to Economic Downturns

Singapore Retail Rentals and Quarterly GDP Growth



Source: Jones Lang LaSalle & CapitaLand Research

FY 2011 Distribution Per Unit Up 1.4% Y-o-Y

CMT Remains Committed to Distribute 100% of its Taxable Income

	FY 2011 Actual	FY 2010 Actual	Chg
Distributable income	S$301.6m[(1)]	S$294.8m	2.3%
Estimated distribution/unit (DPU)	9.37¢[(2)]	9.24¢	1.4%
Annualised distribution yield (Based on unit price of S$1.75 on 17 Jan 2012)	5.35%		

(1) FY 2011 distribution income includes release of S$8.8 million of net tax-exempt and capital distribution income (after interest expense and other borrowing costs) from CapitaRetail China Trust (CRCT) retained in FY 2010. In addition, CMT has received capital distribution income from CRCT of S$5.1 million and S$5.2 million respectively in 1Q 2011 and 3Q 2011, of which S$5.1 million is retained for future distribution.

(2) DPU in the table above is computed on the basis that none of the Convertible Bonds due 2013 and due 2014 is converted into Units before the books closure date. Accordingly, the actual quantum of DPU may differ from the table above if any of the Convertible Bonds is converted into Units before the books closure date.

Raffles City Singapore
Full Year 2011

Important Notice

Raffles City Singapore is jointly owned by CapitaCommercial Trust (CCT) and CapitaMall Trust (CMT) and jointly managed by CapitaCommercial Trust Management Limited (CCTML) and CapitaMall Trust Management Limited (CMTML). CCT has 60% interest and CMT has 40% interest in RCS Trust. This presentation shall be read in conjunction with the respective 2011 Full Year Unaudited Financial Statement Announcements released for CCT and CMT.

This presentation may contain forward-looking statements. These forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Forward-looking statements involve inherent risks and uncertainties. A number of factors could cause the actual results or outcomes to differ materially from those expressed in any forward-looking statement. 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.

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This presentation also does not constitute an invitation or offer to acquire, purchase or subscribe for units in CCT and/or CMT.

Performance of RCS Trust – FY 2011

	CMT's 40% Interest				RCS Trust 100%
	FY 2011 S$'000	FY 2010 S$'000	S$'000	Variance %	FY 2011 S$'000
Gross Revenue	**86,751**	**81,280**	**5,471**	**6.7**	**216,877**
- Retail	37,457	33,168	4,289	12.9	93,643
- Office	13,899	15,117	(1,218)[1]	(8.1)	34,748
- Hotel	32,474	30,085	2,389	7.9	81,184
- Others	2,921	2,910	11	0.4	7,302

Net Property Income	**63,471**	**58,607**	**4,864**	**8.3**	**158,678**

(1) The decline in office revenue was due to higher vacancy and lower renewed or signed rents as compared to expiring rents.

RCS Trust – Financial Ratios

	As at 31 December 2011
Net Debt / Total Assets	32.7%

	4Q 2011
Net Operating Profit / CMBS Debt Service	5.7 x
Net Operating Profit / Total Debt Service	4.6 x

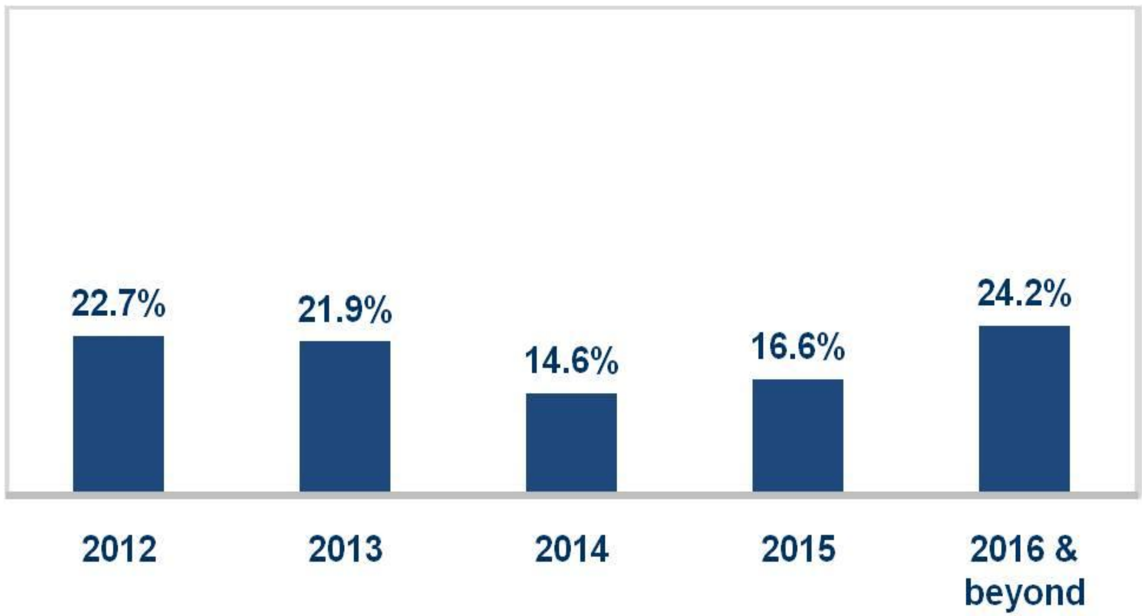
Raffles City Singapore – Summary

Key Details (As at 31 December 2011)	
Gross Floor Area	3,449,727 sq ft (or 320,490 sq m)
Net Lettable Area	Office: 380,317 sq ft (or 35,333 sq m) Retail: 421,676 sq ft (or 39,175 sq m) Total: 801,996 sq ft (or 74,508 sq m)
Number of Tenants	Office: 51 Retail: 224 Hotels & Convention Centre: 1 Total: 276
Number of Hotel Rooms	2,030
Carpark Lots	1,043
Title	Leasehold tenure of 99 years expiring 15 July 2078
Valuation (as at 31 Dec 2011)	S$2,833 million by CB Richard Ellis (Pte) Ltd and Jones Lang LaSalle Hotels (1)
Committed Occupancy	Office: 97.7% Retail: 100.0% Total: 98.9%
Awards	Green Mark (Gold) Award 2010 by Building Construction Authority National Safety & Security Award 2010 - Marina SSWG (Safety & Security Watch Group) by Singapore Police Force- Individual Category

(1) CB Richard Ellis (Pte) Ltd was engaged to conduct the valuation of the retail and office components and Jones Lang LaSalle Property Consultants Pte. Ltd. was engaged to conduct the valuation of the hotel component.

Lease Expiry Profile – Raffles City Tower (Office)

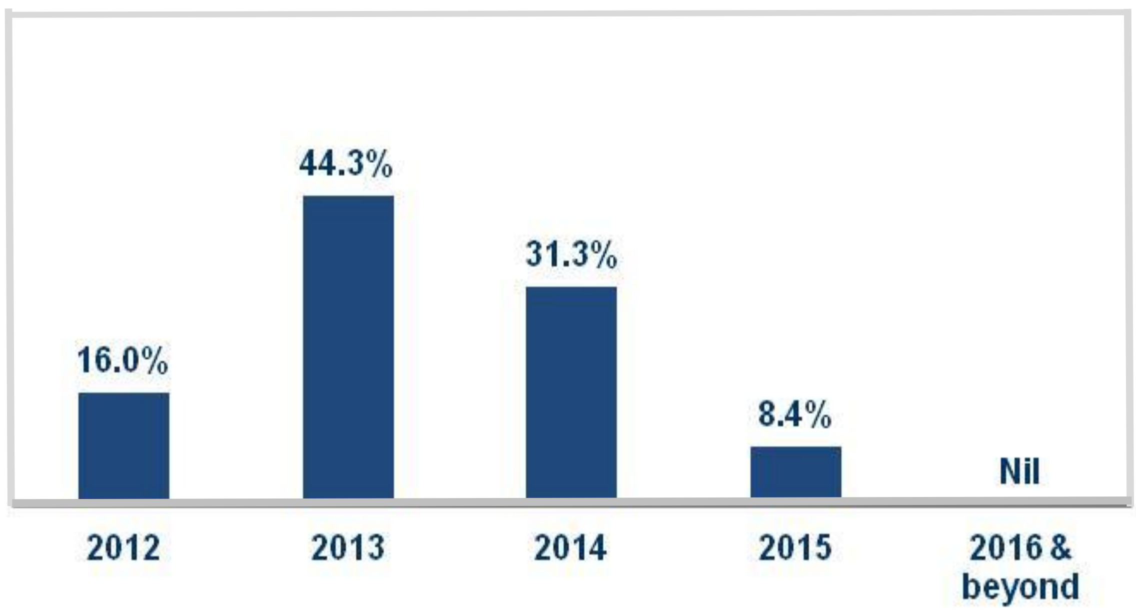
Leases up for Renewal as a % of Gross Rental Income as at 31 December 2011



Weighted Average Expiry by Gross Rental Income	2.84 Years

Lease Expiry Profile – Raffles City Shopping Centre

Leases up for Renewal as a % of Gross Rental Income as at 31 December 2011



Weighted Average Expiry by Gross Rental Income	**1.85 Years**

Top 10 Tenants – Raffles City Tower (Office)

Tenant	% of Gross Rental Income[1]
Economic Development Board	27.2%
Accenture Pte Ltd	12.3%
Philip Securities Pte Ltd	11.5%
AAPC Hotels Management Pte. Ltd.	4.2%
Total Trading Asia Pte. Ltd.	4.1%
Raffles International Limited	3.2%
Delegation of the European Union to Singapore	2.8%
Petro-Diamond Singapore (Pte) Ltd	2.4%
Noonday Asset Management Asia Pte Ltd	2.3%
OSIsoft Asia Pte Ltd	2.3%
Top 10 Tenants	**72.3%**
Other Tenants	27.7%
TOTAL	**100.0%**

(1) Based on gross rental income of existing tenants as at 31 December 2011.

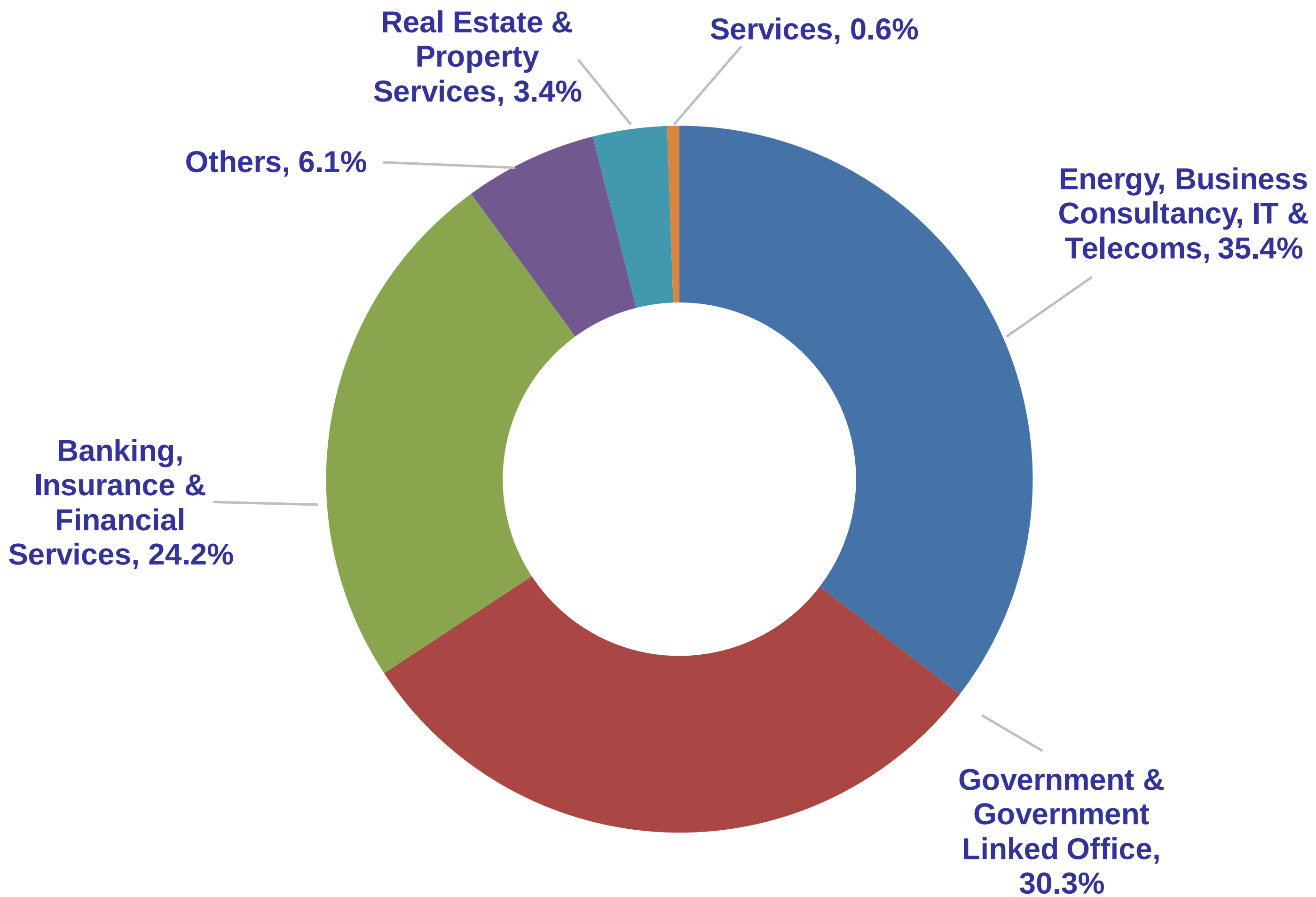
Top 10 Tenants – Raffles City Shopping Centre

Tenant	% of Gross Rental Income(1)
Robinson & Co (Singapore) Pte Ltd	13.8%
Wing Tai Clothing Pte Ltd	5.0%
Jay Gee Enterprises Pte Ltd	3.1%
TES 07 Pte Ltd	4.0%
Food Junction Management Pte Ltd	2.5%
Cold Storage Singapore (1983) Pte Ltd	2.6%
Esprit Retail Pte Ltd	2.3%
Cortina Watch Pte Ltd	2.1%
DBS Bank Ltd	1.9%
Dickson Stores Pte Ltd	1.7%
Top 10 Tenants	**39.0%**
Other Tenants	61.0%
TOTAL	**100.0%**

(1) Based on gross rental income for the month of December 2011.

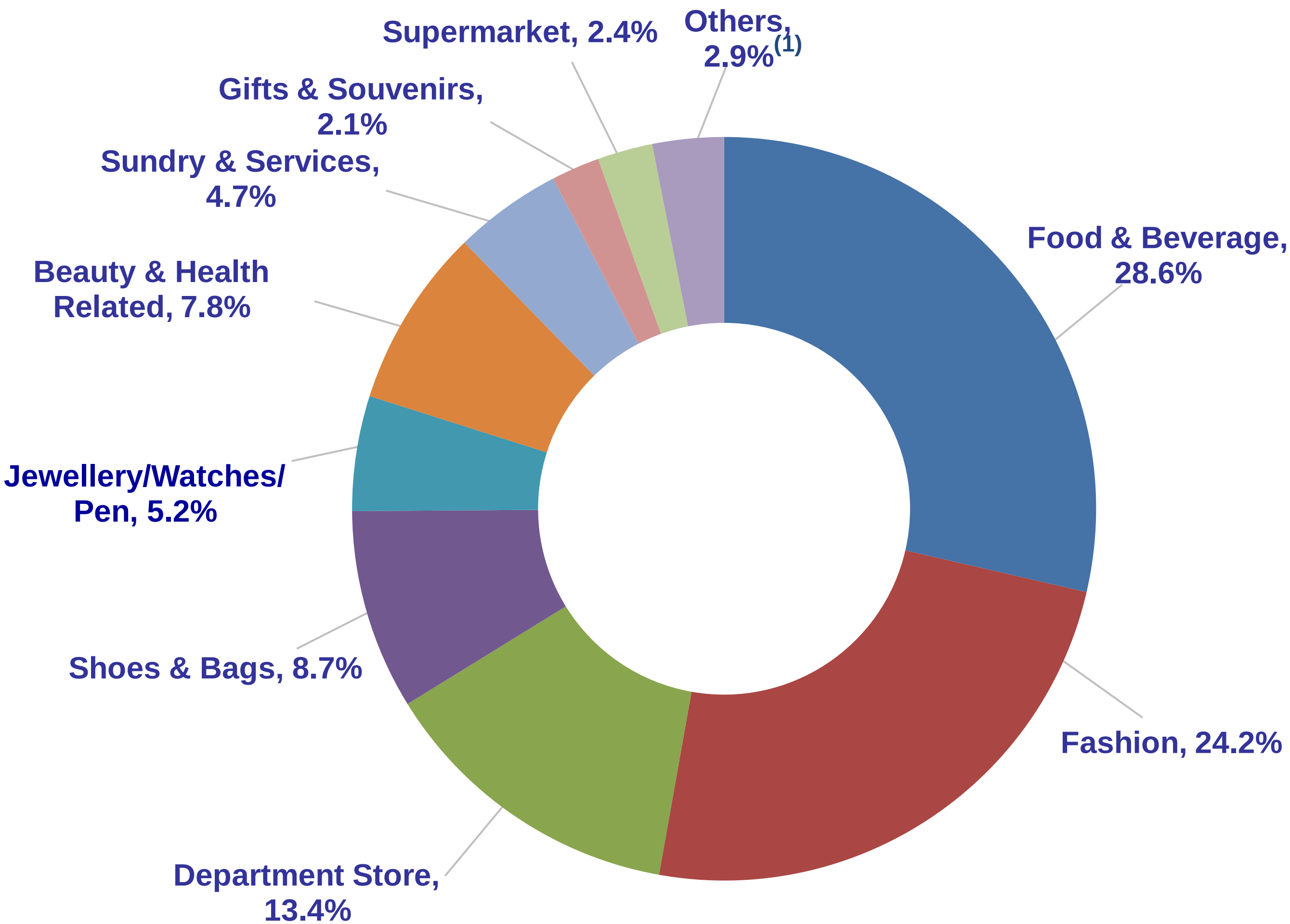
Trade Mix – Raffles City Tower (Office)

Tenant Business Sector Analysis by Gross Rental Income as at 31 December 2011



Trade Mix – Raffles City Shopping Centre

Tenant Business Sector Analysis by Gross Rental Income for the Month of December 2011



(1) Others include Books & Stationery, Sporting Goods & Apparel, Electrical & Electronics, Houseware & Furnishings, Art Gallery, Music & Video, Toys & Hobbies and Information Technology.

Thank You

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