CAPITAMALL TRUST - "PRESENTATION SLIDES - RAFFLES CITY SINGAPORE FULL YEAR 2012 FINANCIAL RESULTS" * FINANCIAL STATEMENT AND RELATED ANNOUNCEMENT

** 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 *	Choo Wei-Pin
Designation *	Company Secretary
Date & Time of Broadcast	18-Jan-2013 07:31:58
Announcement No.	00017

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

For the Financial Period Ended *	31-12-2012
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	RCSSlidesFY2012CMT.pdf Total size = **247K** (2048K size limit recommended)

Raffles City Singapore
Full Year 2012

18 January 2013

Important Notice

Raffles City Singapore is jointly owned by CapitaCommercial Trust (CCT) and CapitaMall Trust (CMT) through RCS Trust 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 2012 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.

This presentation is for information only. 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 presentation. Neither CCTML or CMTML or any of their 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 presentation or its contents or otherwise arising in connection with this presentation.

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 2012

	CMT's 40% Interest				RCS Trust 100%
	FY 2012 S$'000	FY 2011 S$'000	S$'000	Variance %	FY 2012 S$'000
Gross Revenue	**88,370**	**86,751**	**1,619**	**1.9**	**220,926**
- Retail	38,821	37,457	1,364	**3.6**	97,053
- Office	13,776	13,899	(123)[1]	**(0.9)**	34,439
- Hotel	32,651	32,474	177	**0.5**	81,627
- Others	3,122	2,921	201	**6.9**	7,807
Net Property Income	**64,525**	**63,471**	**1,054**	**1.7**	**161,314**

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

RCS Trust – Financial Ratios

	As at 31 December 2012
Net Debt / Total Assets	33.2%

	4Q 2012
Net Operating Profit / CMBS Debt Service (1)	5.78 x
Net Operating Profit / Total Debt Service (2)	4.64 x

Notes:

(1) NOP / CMBS debt service – (Net property income less other borrowing cost and trust expenses) / (CMBS interest expense)

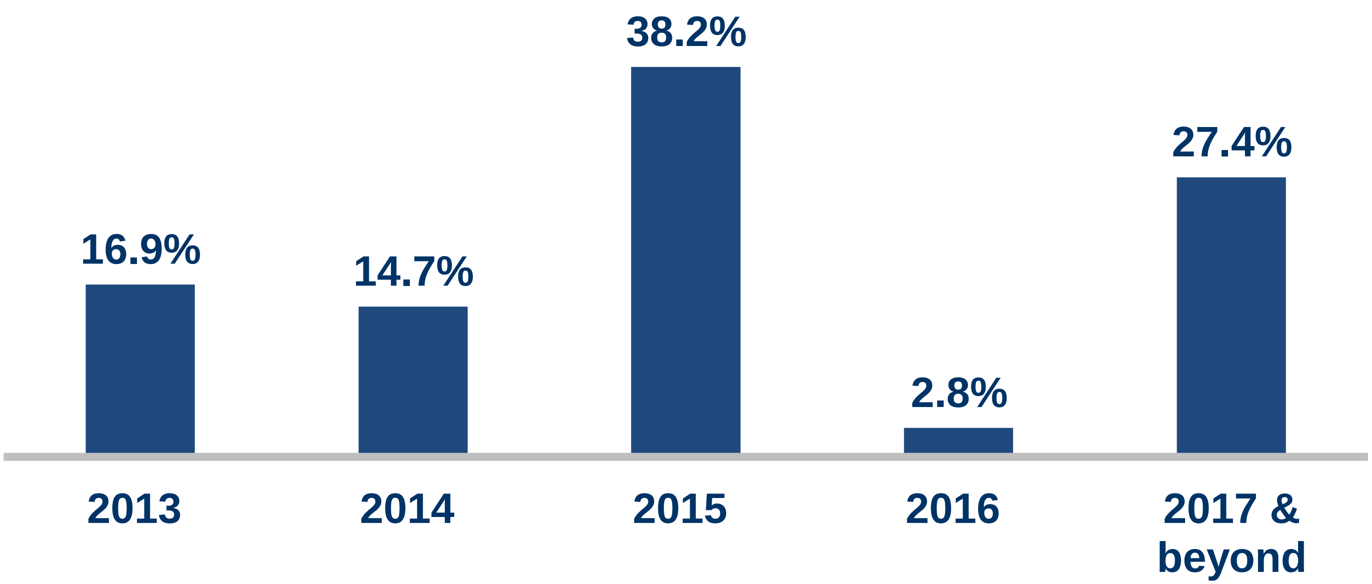
(2) NOP / Total debt service – (Net property income less other borrowing cost and trust expenses) / (CMBS and bank loan interest expenses)

Raffles City Singapore – Summary

Key Details (As at 31 December 2012)	
Gross Floor Area	3,449,727 sq ft (or 320,490 sq m)
Net Lettable Area	Office: 380,904 sq ft (or 35,387 sq m) Retail: 420,900 sq ft (or 39,103 sq m) Total: 801,804 sq ft (or 74,490 sq m)
Number of Tenants	Office: 48 Retail: 224 Hotels & Convention Centre: 1 Total: 273
Number of Hotel Rooms	2,030
Carpark Lots	1,045
Title	Leasehold tenure of 99 years expiring 15 July 2078
Valuation (as at 31 Dec 2012)	S$2,902.0 million by Knight Frank Pte Ltd
Committed Occupancy	Office: 100.0% Retail: 100.0% Total: 100.0%
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

Lease Expiry Profile – Raffles City Tower (Office)

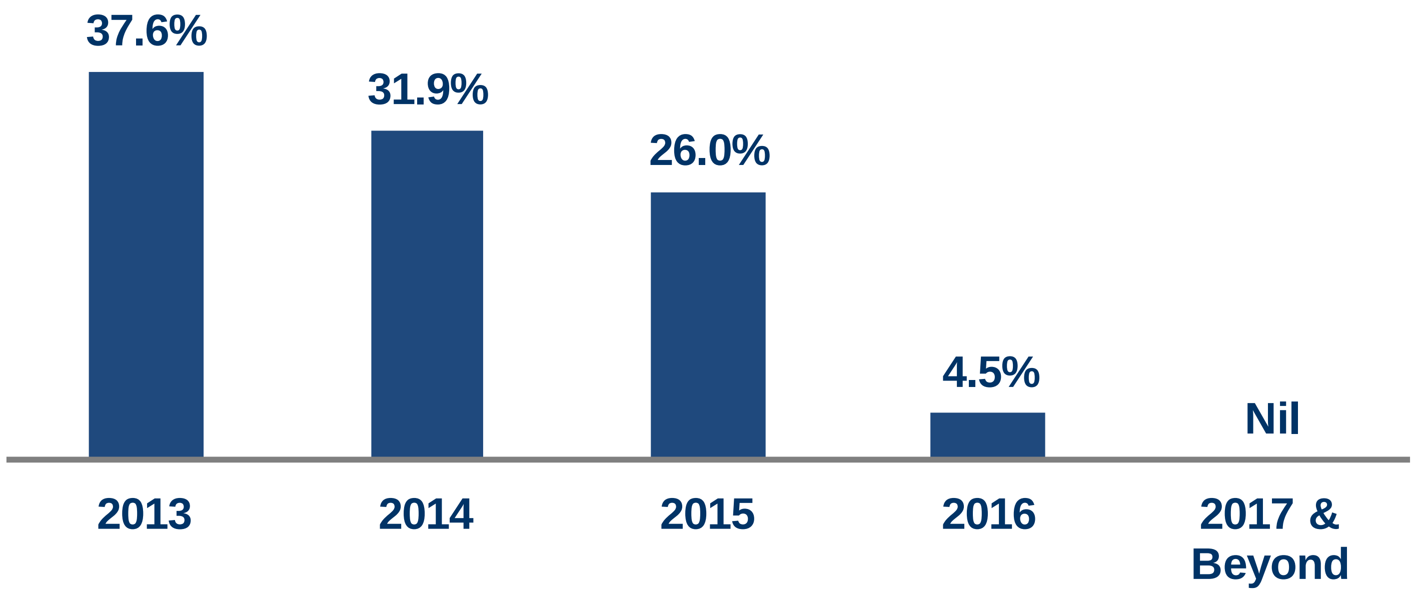
Leases up for Renewal as a % of Gross Rental Income as at 31 December 2012



Weighted Average Expiry by Gross Rental Income	2.75 Years

Lease Expiry Profile – Raffles City Shopping Centre

Leases up for Renewal as a % of Gross Rental Income as at 31 December 2012



Weighted Average Expiry by Gross Rental Income	**1.49 Years**

Top 10 Tenants – Raffles City Tower (Office)

Tenant	% of Gross Rental Income(1)
Economic Development Board	26.2%
Accenture Pte Ltd	12.5%
Philip Securities Pte Ltd	10.7%
Total Trading Asia Pte. Ltd.	4.8%
AAPC Hotels Management Pte. Ltd.	3.9%
Raffles International Limited	3.0%
Delegation of the European Union to Singapore	2.6%
Petro-Diamond Singapore (Pte) Ltd	2.3%
Noonday Asset Management Asia Pte Ltd	2.2%
Swiss Life Private Placement (S) Pte Ltd	1.7%
Top 10 Tenants	**69.9%**
Other Tenants	30.1%
TOTAL	**100.0%**

(1) Based on gross rental income of existing tenants as at 31 December 2012.

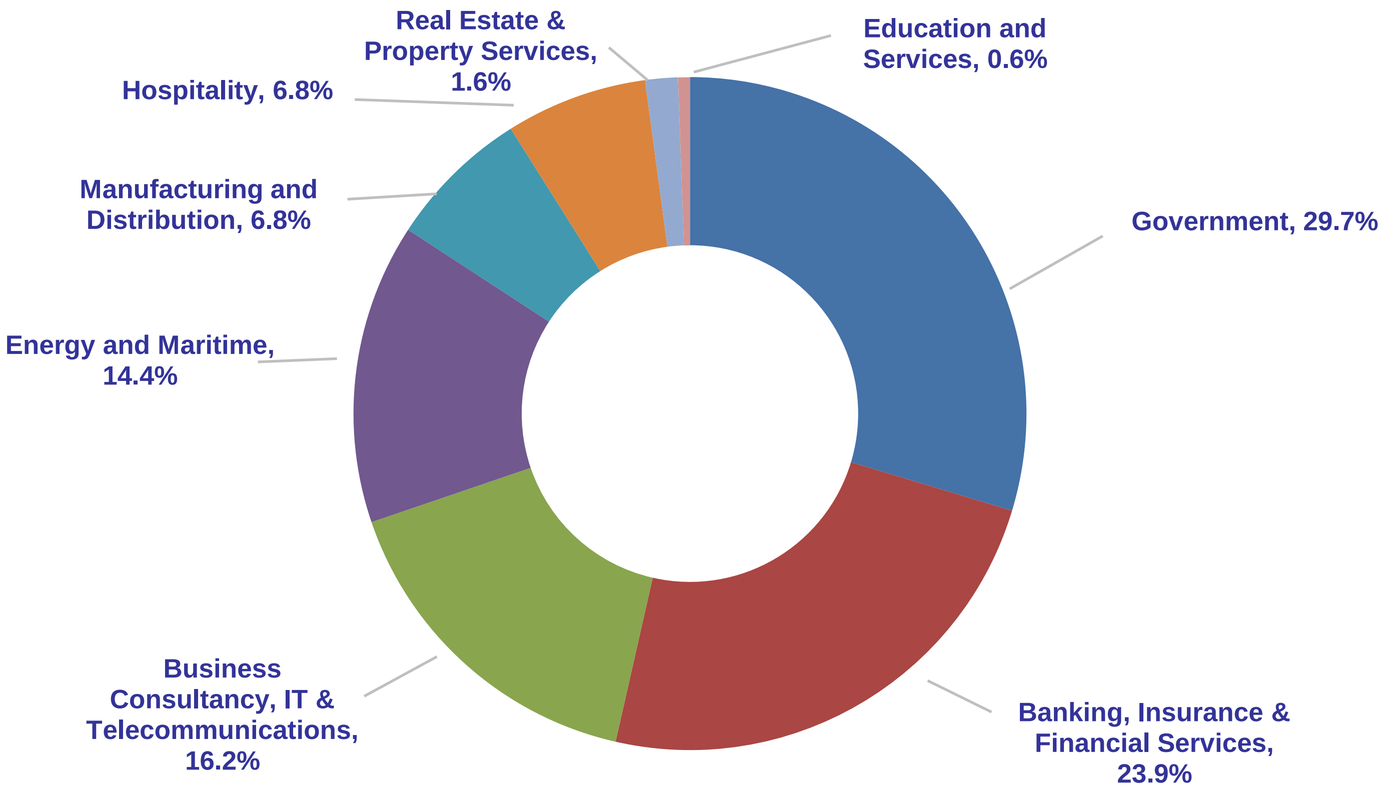
Top 10 Tenants – Raffles City Shopping Centre

Tenant	% of Gross Rental Income(1)
Robinson & Co. (Singapore) Pte Ltd	13.7%
Wing Tai Clothing Pte Ltd	4.1%
Jay Gee Enterprises (Pte.) Ltd.	3.1%
Cold Storage Singapore (1983) Pte Ltd	2.7%
Food Junction Management Pte Ltd	2.5%
Esprit Retail Pte Ltd	2.4%
TES 07 Pte. Ltd.	2.4%
Cortina Watch Pte Ltd	2.2%
DBS Bank Ltd.	1.8%
Dickson Stores Pte Ltd	1.7%
Top 10 Tenants	**36.6%**
Other Tenants	63.4%
TOTAL	**100.0%**

(1) Based on gross rental income for the month of December 2012.

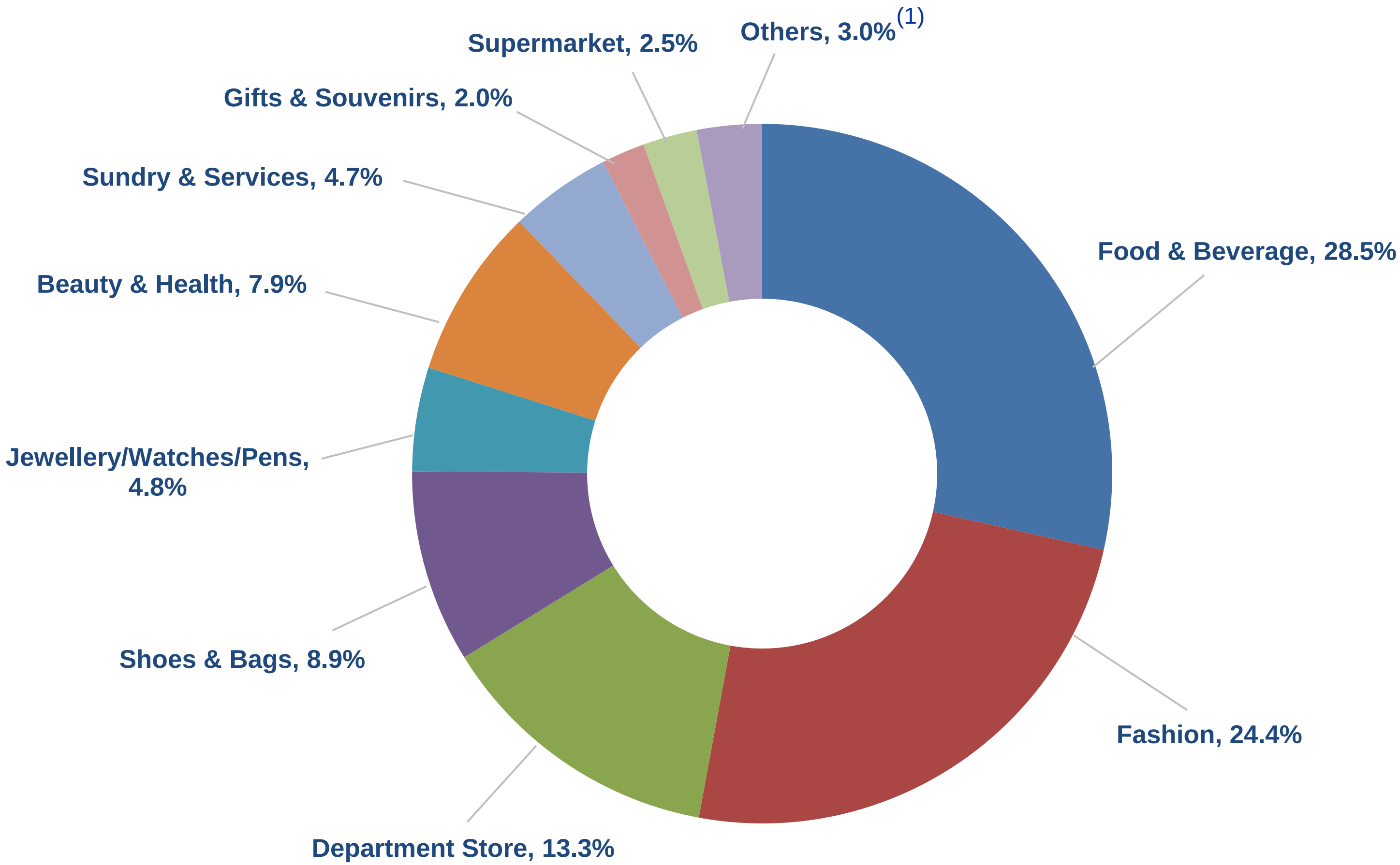
Trade Mix – Raffles City Tower (Office)

Tenant Business Sector Analysis as at 31 December 2012
Based on Monthly Gross Rental Income



Trade Mix – Raffles City Shopping Centre

Tenant Business Sector Analysis by Gross Rental Income for the Month of December 2012



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

Thank You

For enquiries, please contact:

HO Mei Peng
Head, Investor Relations & Communications
Tel : (65)-6826 5586
Fax : (65)-6533 6133
Email: ho.meipeng@capitaland.com
http://www.cct.com.sg

Jeanette PANG
Asst. Vice President, Investor Relations
Tel : (65)-6826 5307
Fax : (65)-6536 3884
Email: jeanette.pang@capitaland.com
http://www.capitamall.com