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 *	Tan Lee Nah
Designation *	Company Secretary
Date & Time of Broadcast	20-Jun-2013 17:55:18
Announcement No.	00080

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CapitaRetail China Trust - "Presentation Slides for SGX Sector Connect Seminar on 20 June 2013"
Description	CapitaMalls Asia Limited's subsidiary, CapitaRetail China Trust Management Limited, the manager of CapitaRetail China Trust, has today issued an announcement on the above matter, as attached for information.
Attachments	Slides_SGXSectorConnectSeminar_20130620.pdf Total size = **2801K** (2048K size limit recommended) **Total attachment size has exceeded the recommended value**

CAPITARETAIL CHINA TRUST (CRCT)

First and Only China Shopping Mall S-REIT

SGX Sector Connect Seminar

Tapping into China's Consumption Growth

20 June 2013

Important Notice and 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 CapitaRetail China Trust ("CRCT") is not indicative of the future performance of CRCT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

The value of units in CRCT ("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.

Contents

CapitaMall Qibao, Shanghai

Overview

First and Only China Shopping Mall S-REIT

Geographically diversified portfolio of 9 income-producing shopping malls
Positioned as one-stop family-oriented shopping, dining and entertainment destinations

6 Growth Cities

535,279 sq m Total GRA

RMB7.6 billion Valuation

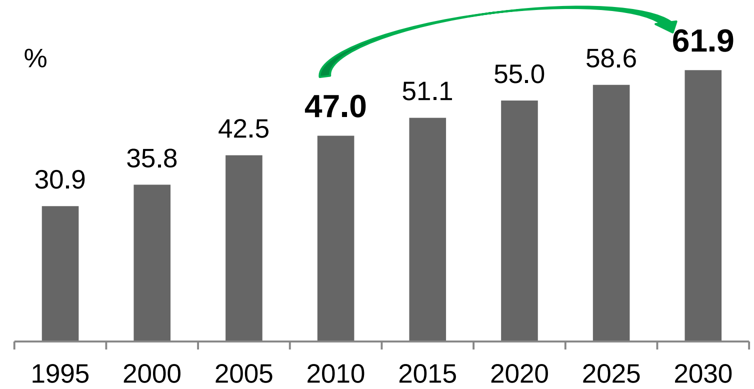
77.2 million Shopper Traffic

Total Gross Rentable Area as at 31 Mar 2013.
Valuation as at 31 December 2012.
Shopper Traffic for FY 2012.

CapitaRetail China Trust

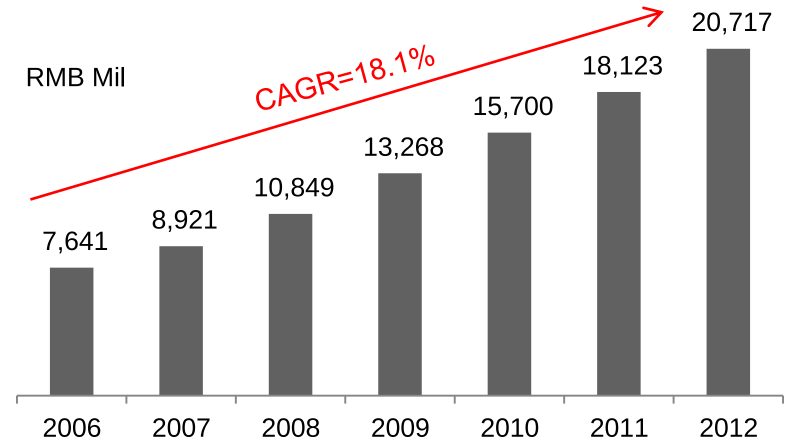
Access to China's Rapidly Growing Retail Market

1 Increasing Urbanisation – Projected to reach 61.9% in 2030



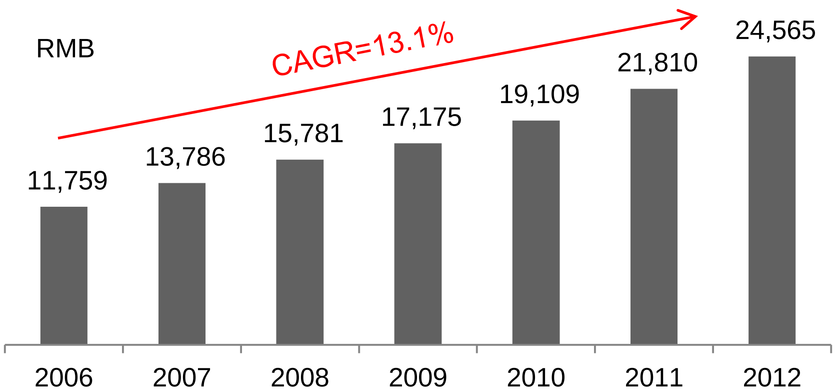
Source: United Nations

2 Retailers Continue to Enjoy Strong Sales



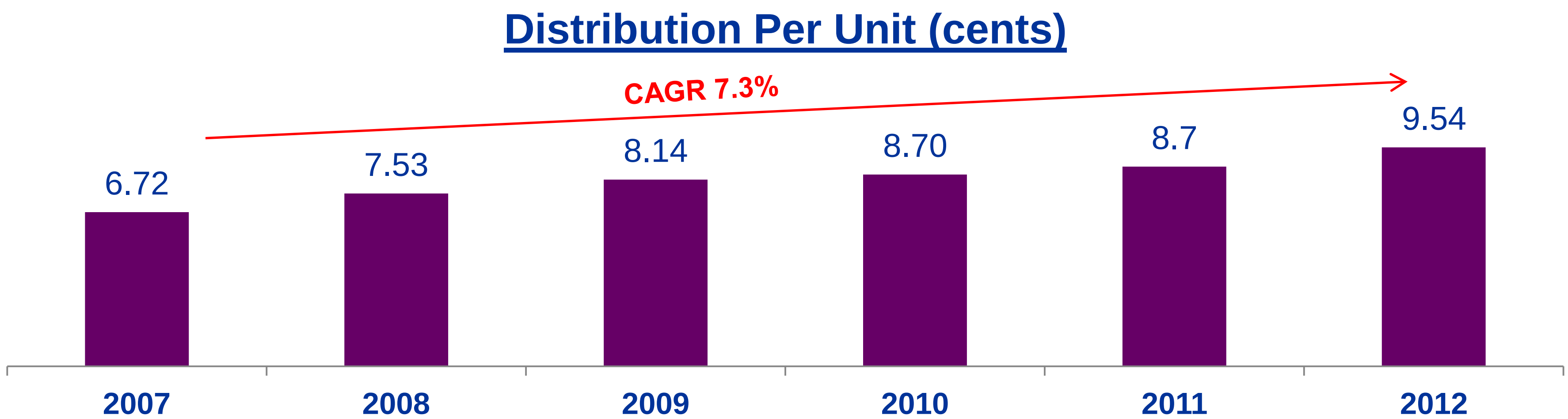
Source: National Bureau of Statistics of China

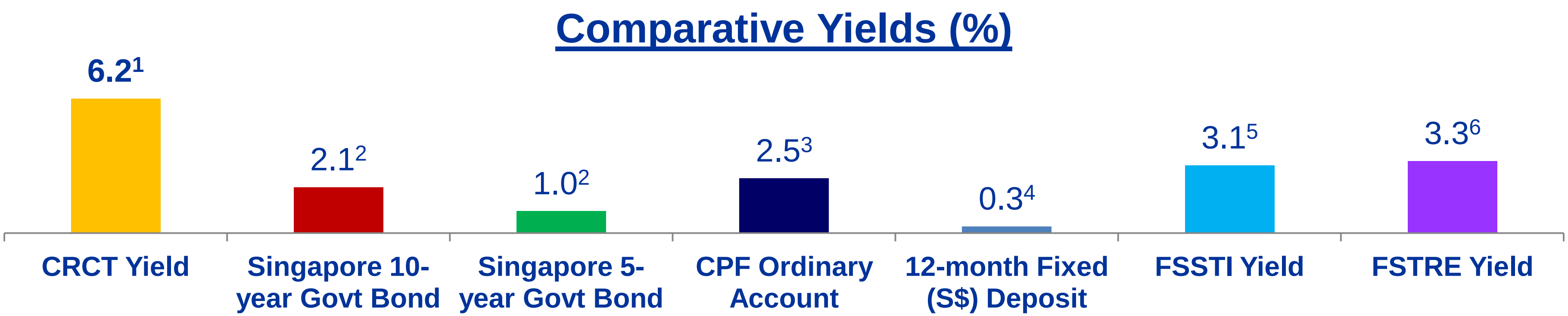
3 Rising Disposable Income per Capita Creating Stimulus for Consumption



Source: National Bureau of Statistics of China

Riding on China's Growth…





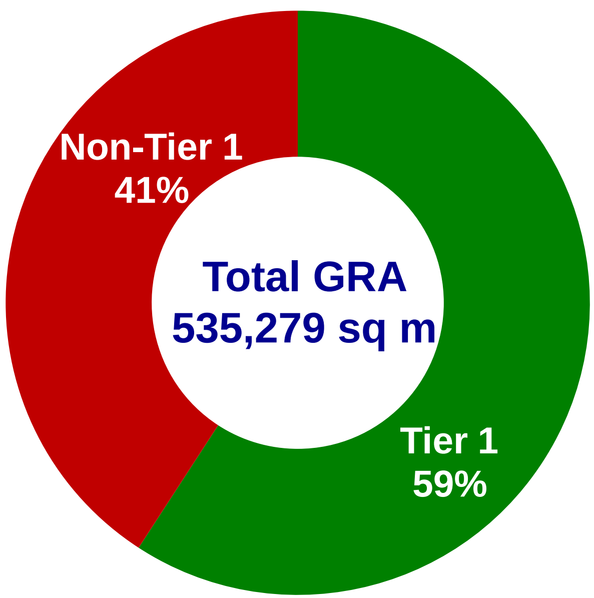
Sources: Bloomberg, CPF Board, Monetary Authority of Singapore

Notes:
1. Based on 9.54 cents for FY 2012 and the unit closing price of S$1.52 on 19 June 2013.
2. Singapore Government 10-year bond and 5-year bond yield as at 19 June 2013.
3. Prevailing CPF Ordinary Account savings rate.
4. Average 12-month S$ fixed deposit savings rate as at 19 June 2013.
5. Average 12-month gross dividend yield of Straits Times Index as at 19 June 2013.
6. Average 12-month gross dividend yield of Straits Times Real Estate Index as at 19 June 2013.

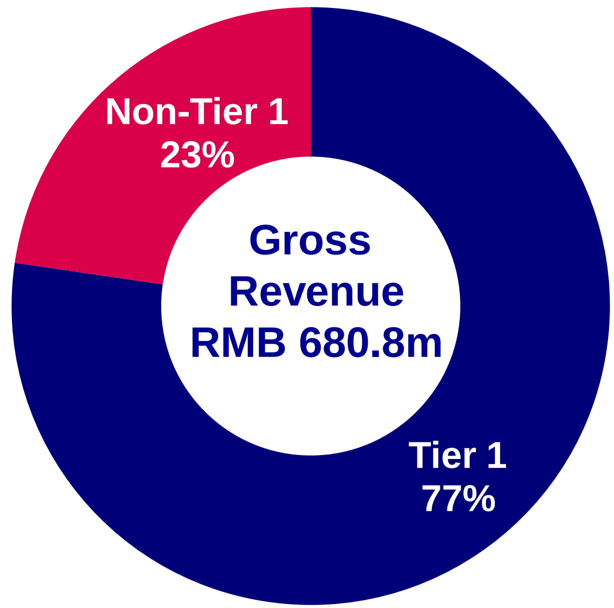
Unique Exposure into China's Tier 1, 2 and 3 Cities

- CRCT offers unique opportunity to tap into the growth of both Tier 1 and non-Tier 1 Chinese cities

CRCT's Portfolio Gross Rentable Area
(Mar 2013)



CRCT's Portfolio Gross Revenue
(FY 2012)



Balanced Property Portfolio

6 multi-tenanted malls drive portfolio growth
(73% of portfolio NPI*)

CapitaMall Wangjing, Beijing

CapitaMall Xizhimen, Beijing

CapitaMall Qibao, Shanghai

CapitaMall Wuhu, Wuhu

CapitaMall Saihan, Huhhot

CapitaMall Minzhongleyuan, Wuhan

3 master-leased malls provide stability
(27% of portfolio NPI*)

CapitaMall Anzhen, Beijing

CapitaMall Shuangjing, Beijing

CapitaMall Erqi, Zhengzhou

* Based on NPI for FY 2012.

Growth Strategy

CapitaMall Wangjing, Beijing

Key Achievements

114% ⬆ in Net Property Income

2012: S$99.7 mil

2007: S$46.5 mil

30% ⬆ in Net Asset Value Per Unit

2012: S$1.31

2007: S$1.01

20% ⬆ in Market Capitalisation

2012: S$1,232 mil

2007: S$1,023 mil

CapitaRetail China Trust

Growth Strategy

Build Foundation for Future Growth

Create value through active asset enhancement initiatives

Maintain Growth Momentum

Generate organic growth from existing portfolio through proactive asset management

External Growth

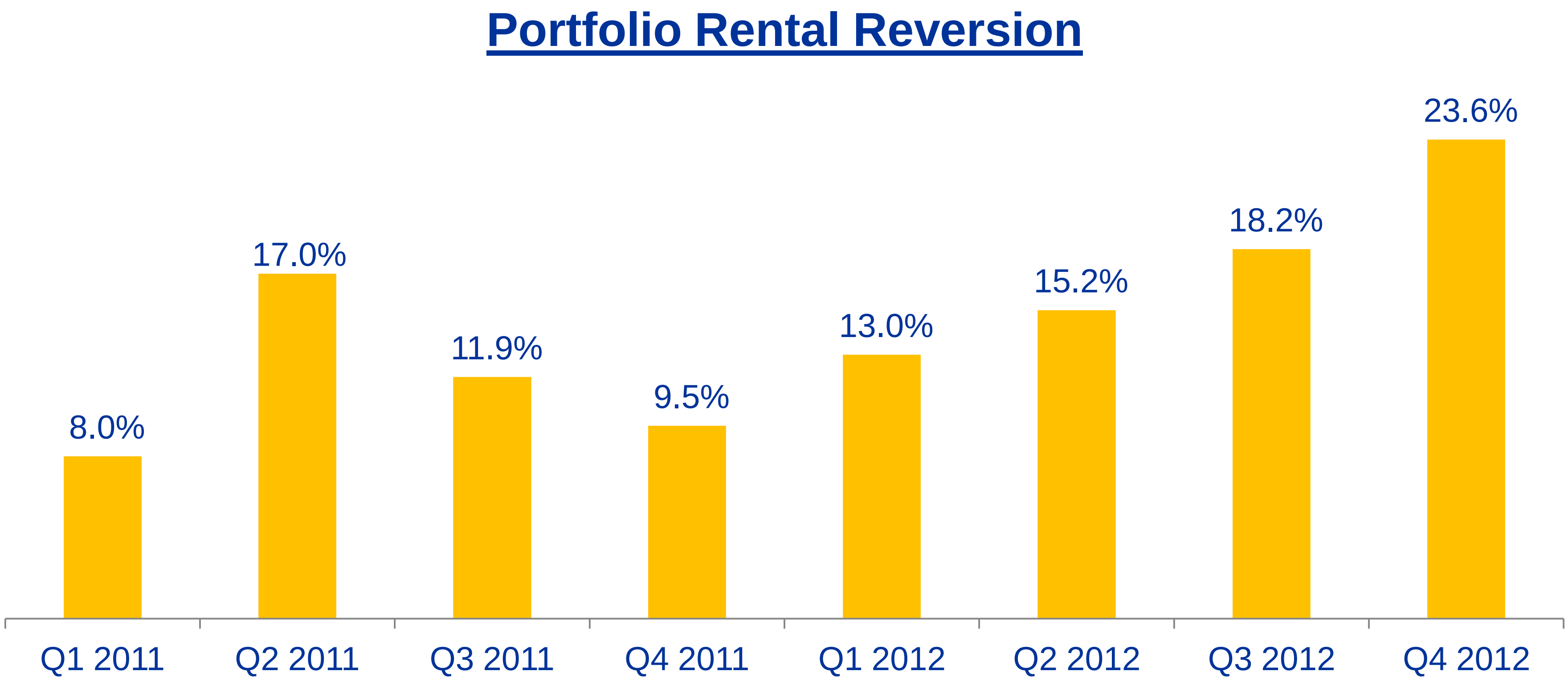
Backed by strong balance sheet, explore expansion through acquisitions from both internal and external sources

Generate Organic Growth through Rebranding

Case Study: CapitaMall Qibao

- Better and more attractive street frontage
- Widened popular fashion offerings
- Strengthening edutainment offerings
- Strong F&B operators to attract office crowds and residents

Generate Organic Growth through Strong Rental Reversion



Creating New Value through Active Asset Enhancement Initiatives (AEI)

Case Study: CapitaMall Saihan

Pre-Asset Enhancement

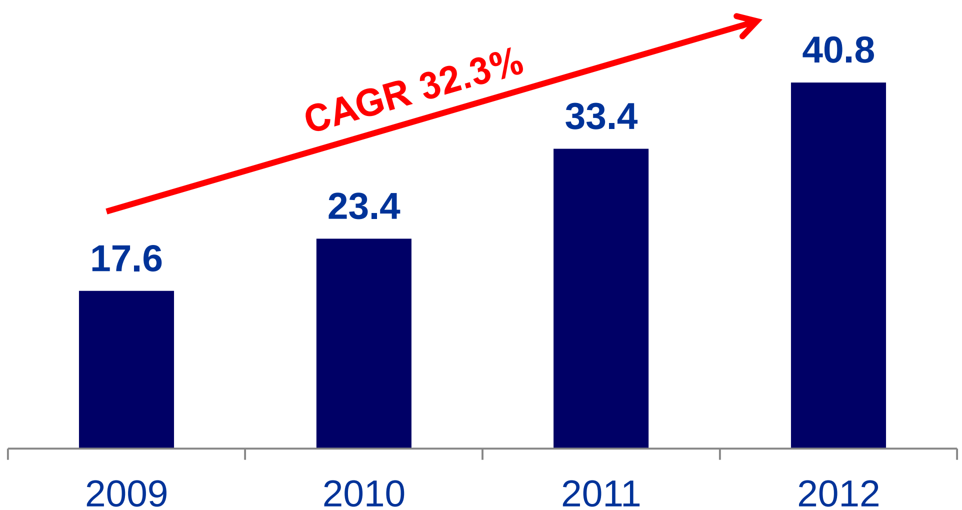
Post-Asset Enhancement

Creating New Value through Active Asset Enhancement Initiatives (AEI)

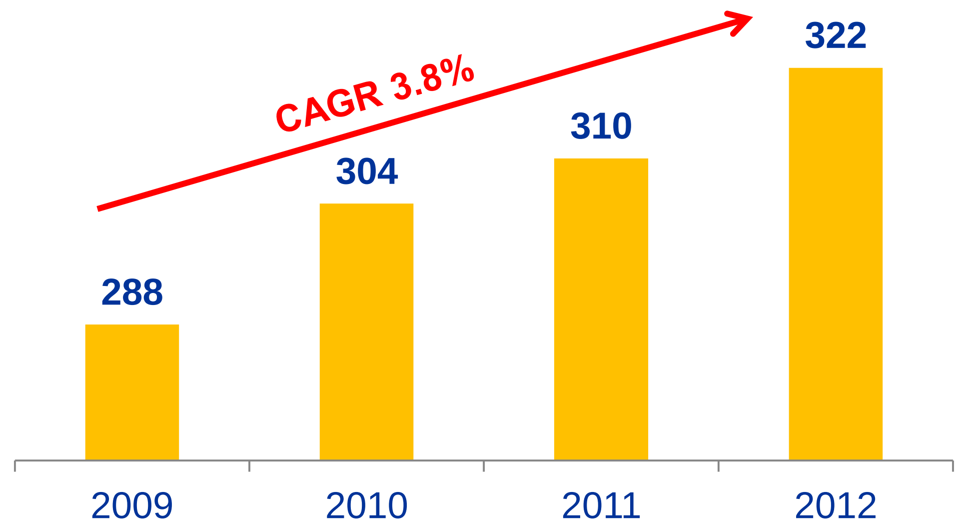
Case Study: CapitaMall Saihan

Successful transformation of the mall to a one-stop family shopping, dining and entertainment destination

Gross Revenue (RMB Mil)



Asset Value (RMB Mil)



Building Foundation for Future Growth – CapitaMall Minzhongleyuan AEI

- Transformation into an iconic, modern and vibrant mall in Wuhan through enhance shopping environment, refreshing tenant mix and improve layout
- Upgrade facilities to improve efficiency and accommodate more F&B tenants

Enhance Shopping Environment	• Upgrade facilities to attract new tenant mix, brands and shoppers • Freshen up common areas, washrooms, tiles etc
Refresh Tenant Mix	• Optimise use of large spaces currently leased to single tenants • Introduce more exciting brands and F&B choices
Improve Layout	• Reconfigure space for better shop front visibility • Introduce additional corridors to enhance circulation

Building Foundation for Future Growth – CapitaMall Minzhongleyuan AEI

- **Average rental rate of mall expected to increase ~ 35% compared to pre-AEI**
- **Maintains ROI at above 10%**

	Estimate (RMB million)
Estimated Incremental Net Property Income	**10.4**
Estimated Capital Expenditure Required	**103.0**
Return on AEI Investment	**10.1%**
Stabilised NPI Yield on Acquisition Cost + AEI	**8.4%**

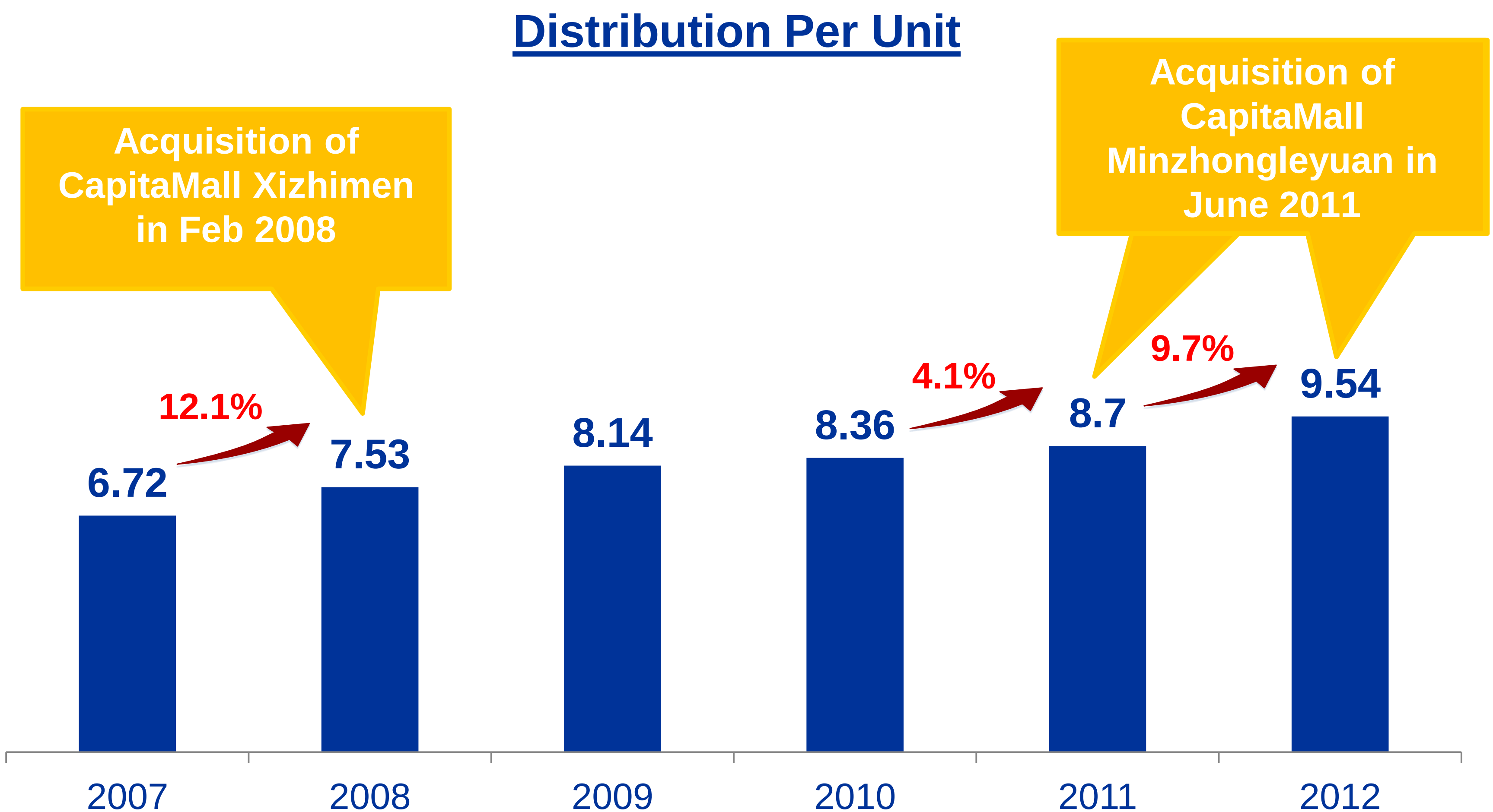
Atrium*

Corridor*

Entrance to mall*

* Artist's impressions, subject to changes.

Enhancing Returns through Expansion



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Healthy Balance Sheet Providing Capacity to Grow

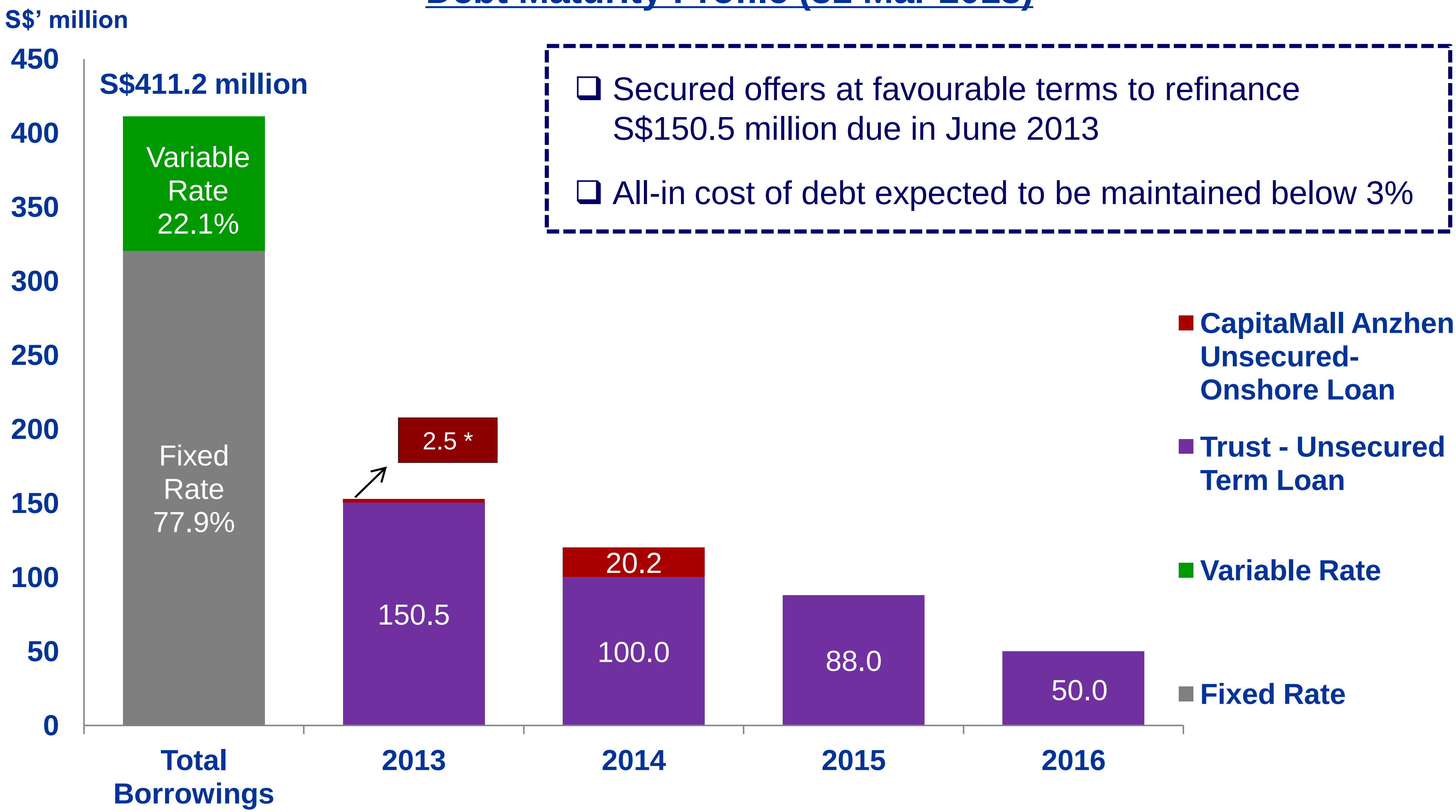
	31 March 2013
Unencumbered Assets as % of Total Assets	100.0%
Gearing	25.4%
Net Debt / EBITDA (Times)	4.2
Interest Coverage (Times)	8.4
Average Term to Maturity (Years)	1.30
Average Cost of Debt	2.51%

CapitaRetail China Trust

Prudent Debt Maturity Profile

Debt Maturity Profile (31 Mar 2013)

- ❑ Secured offers at favourable terms to refinance S$150.5 million due in June 2013
- ❑ All-in cost of debt expected to be maintained below 3%



* Amortisation payment for CapitaMall Anzhen unsecured loan in 2013 is S$2.5 million.

A Well-regarded Corporate with Award-winning Malls

- **Singapore Corporate Award**
  - Won Gold Award for “Best Annual Report – REITs and Business Trusts” in 2011
  - Won Silver Award for “Best Annual Report – REITs and Business Trusts” in 2010
  - Won Bronze Award for “Best Annual Report – REITs and Business Trusts” in 2009
  - Won Bronze Award for “Best Investor Relations (companies with S$300 million to less than S$1 billion in market capitalisation)” in 2011

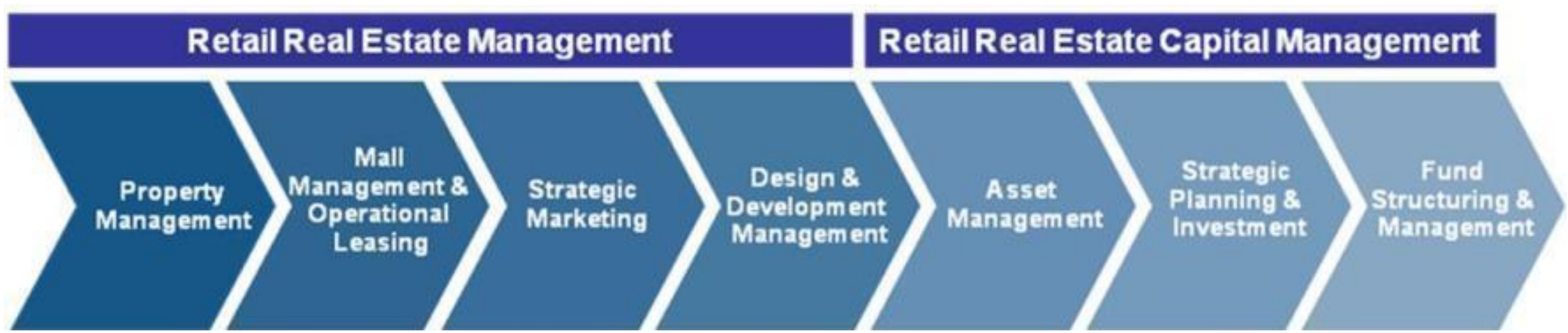
SINGAPORE CORPORATE AWARDS

- **Mall Awards**
  - CapitaMall Xizhimen won the “China’s Most Progressive Mall” conferred by China Commercial Real Estate Association in 2012
  - CapitaMall Wangjing won the prestigious “2008-2009 Operation Award” at the Mall China Golden Mall Awards

Strong Sponsor

CRCT is managed by an external manager, CapitaRetail China Trust Management Limited, which is an indirect wholly-owned subsidiary of CapitaMalls Asia Limited (CMA), one of Asia's largest listed shopping mall developers, owners and managers. CMA has 60 malls in 36 cities across China with total property value of S$14.6 bil and GFA of 62.6 mil sqm.

- ✓ Long-term growth potential from rights of first refusal to purchase CMA's extensive portfolio of malls in China
- ✓ Access to CMA's integrated shopping mall business model



CapitaMall Wuhu, Wuhu

Market Outlook

Market Outlook

- **China maintains GDP growth target at 7.5% for 2013**
  - ✓ GDP in Q1 2013 grew 7.7%
- **Retail sales expected to grow 14.5% in 2013**
- **China strives to drive economic growth through domestic consumption. Measures include:**
  - ✓ Promoting urbanisation
  - ✓ Increasing wages for both urban and rural residents
  - ✓ Stimulating credit consumption

Source: National People's Congress, National Bureau of Statistics, National Development and Reform Commission

CRCT: An Attractive Investment

First and Only China Shopping Mall REIT in Singapore

- ✓ Unique vehicle offering unparalleled growth potential
- ✓ Proven track record underpinned by strong cash flow
- ✓ Mid to long term appreciation of RMB
- ✓ Most resilient sector through economic cycles
- ✓ Strong sponsor with secured acquisition pipeline

Thank You

Appendix

CapitaMall Minzhongleyuan, Wuhan

Portfolio at a Glance

	CapitaMall Xizhimen 凯德MALL•西直门	CapitaMall Wangjing 凯德MALL•望京	CapitaMall Anzhen 凯德MALL•安贞	CapitaMall Erqi 凯德广场•二七	CapitaMall Shuangjing 凯德MALL•双井	CapitaMall Minzhong leyuan 新民众乐园	CapitaMall Qibao 凯德七宝购物广场	CapitaMall Saihan 凯德MALL•赛罕	CapitaMall Wuhu[1] 凯德广场•芜湖
Location	Beijing	Beijing	Beijing	Zhengzhou	Beijing	Wuhan	Shanghai	Huhhot	Wuhu
GFA[2] (sq m)	83,075	83,768	43,443	92,356	49,463	41,717	83,986	41,938	59,624
GRA[2] (sq m)	83,075	68,010	43,442	92,356	49,463	38,631	72,729	41,938	45,634
Land Use Right Expiry	23 Aug 2044 23 Aug 2054	15 May 2043 15 May 2053	7 Oct 2034 5 Mar 2042 3 Jun 2042	31 May 2042	10 Jul 2042	30 Jun 2044[4] 15 Sep 2045	10 Mar 2043[5]	11 Mar 2041 20 Mar 2041	29 May 2044
Valuation[3] (RMB million)	2,449	1,690	940	583	533	449	420	322	228
NPI Yield on Valuation[3]	6.3%	7.0%	7.0%	6.5%	6.3%	5.9%	7.8%	6.0%	6.4%
Number of Leases[2]	240	188	2	2	6	306	143	147	141
Committed Occupancy[2]	96.0%[6]	99.8%	100%	100%	100%	72.1%[6]	97.2%	97.0%	88.5%[6]
Shopper Traffic for 2012 (million)	31.7	10.1	-	-	-	7.6	11.2	8.0	8.6

1. CRCT has a 51.0% interest in CapitaMall Wuhu.
2. As at 31 Mar 2013.
3. NPI yield is based on NPI for FY 2012 and valuation as at 31 December 2012.
4. The conserved building is under a lease from the Wuhan Cultural Bureau.
5. CapitaMall Qibao is indirectly held by CRCT under a master lease which expires in Jan 2024, with the right to renew for a further term of 19 years and two months.
6. Tenancy adjustment on level five of CapitaMall Xizhimen. Planned asset enhancement underway at CapitaMall Minzhongleyuan. Tenancy adjustments on levels one and four of CapitaMall Wuhu.

CapitaRetail China Trust

Strong Portfolio Occupancy Rate

	31 Mar 12[1]	30 Jun 12[1]	30 Sep 12[1]	31 Dec 12[1]	31 Mar 13[1]
CapitaMall Xizhimen	98.5%	98.9%	98.5%	94.8%	96.0%
CapitaMall Wangjing	99.5%	100%	99.8%	99.5%	99.8%
CapitaMall Anzhen	100%	100%	100%	100%	100%
CapitaMall Erqi	100%	100%	100%	100%	100%
CapitaMall Shuangjing	100%	100%	100%	100%	100%
CapitaMall Minzhongleyuan[2]	85.3%	76.0%	79.6%	81.3%	72.1%
CapitaMall Qibao	95.4%	96.0%	97.5%	97.4%	97.2%
CapitaMall Saihan	97.9%	99.7%	99.0%	99.9%	97.0%
CapitaMall Wuhu	95.2%	94.7%	90.1%[3]	90.3%[3]	88.5%[3]
CRCT Portfolio	97.4%	97.1%	97.5%	97.2%	96.5%

1. Based on committed leases.
2. Planned asset enhancement works underway.
3. Tenancy adjustments on levels one and four.

CapitaRetail China Trust

Portfolio Valuation

	Current Valuation (31 Dec 2012) RMB million	Previous Valuation (30 Jun 2012) RMB million	Variance (%)	NPI Yield[1] (%)	Current Valuation (per sq m of GRA) RMB
CapitaMall Xizhimen	2,449	2,313	5.9	6.3	29,479
CapitaMall Wangjing	1,690	1,552	8.9	7.0	24,849
CapitaMall Anzhen	940	935	0.5	7.0	21,638
CapitaMall Erqi	583	580	0.5	6.5	6,313
CapitaMall Shuangjing	533	530	0.6	6.3	10,776
CapitaMall Minzhongleyuan	449	445	0.9	5.9	11,623
CapitaMall Qibao	420	393	6.9	7.8	5,775
CapitaMall Saihan	322	310	3.9	6.0	7,678
CapitaMall Wuhu	228	213	7.0	6.4	4,996
Total	7,614	7,271	4.7	6.6	N.M.

1. Based on NPI for FY 2012 and valuation as at 31 December 2012.

N.M. – not meaningful

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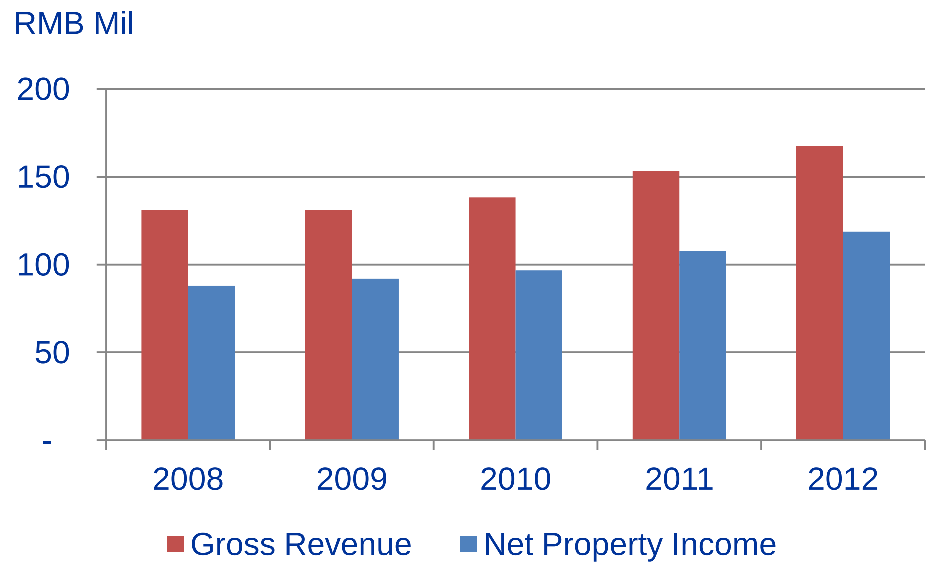
CapitaMall Wangjing



Description	Five-level retail podium with a seven-level tower above the podium
Address	No. 33 Guangshun North Street, Chaoyang District, Beijing
Gross Rental Area (sq m)	68,010
Market Valuation[1]	RMB 1,690.0 million
Committed Occupancy[2]	99.8%
Key Tenants	Beijing Hualian Group, Uniqlo, Vero Moda Classic / Select / Only / Jack & Jones, 为之味(夹拣成厨麻辣烫/金汤玉线/川成元麻辣香锅/姑姑宴), I.T, ZARA

Note:
1. As at 31 December 2012
2. As at 31 March 2013

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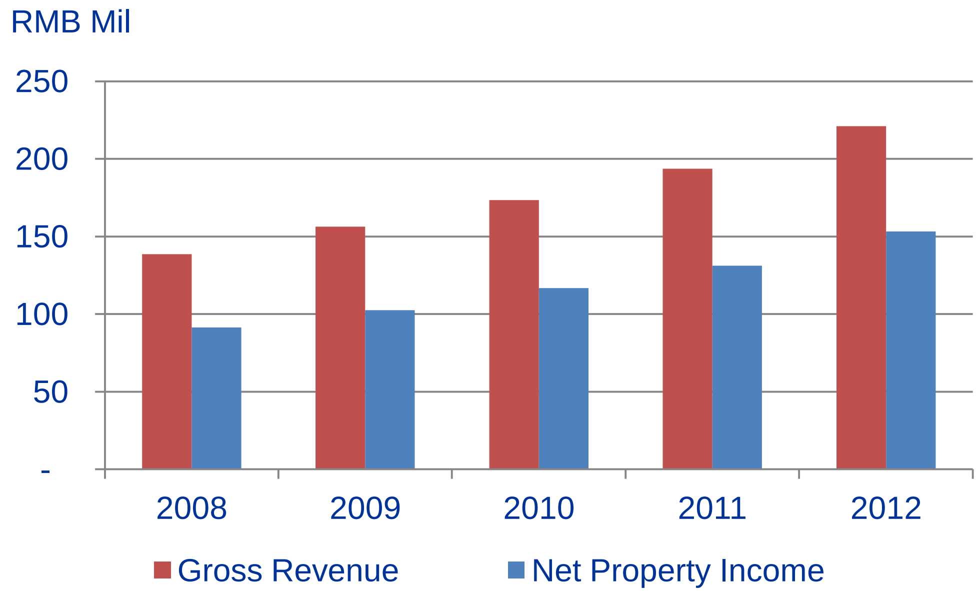
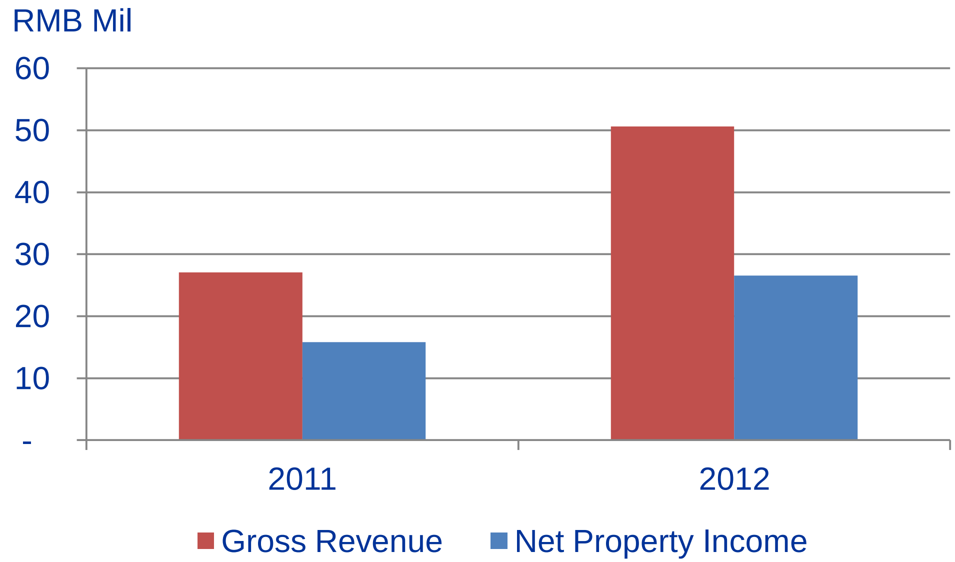
CapitaMall Xizhimen



Description	Seven-level retail mall
Address	No. 1 Xizhimenwai Avenue, Xicheng District, Beijing
Gross Rental Area (sq m)	83,075
Market Valuation[1]	RMB 2,449.0 million
Committed Occupancy[2]	96.0%
Key Tenants	Beijing Hualian Supermarket, Vero Moda / Only / Selected / Jack & Jones, Uniqlo, 为之味(夹拣成厨麻辣烫/金汤玉线/川成元麻辣香锅/姑姑宴), KFC

Note:
1. As at 31 December 2012
2. As at 31 March 2013

CapitaMall Minzhongleyuan

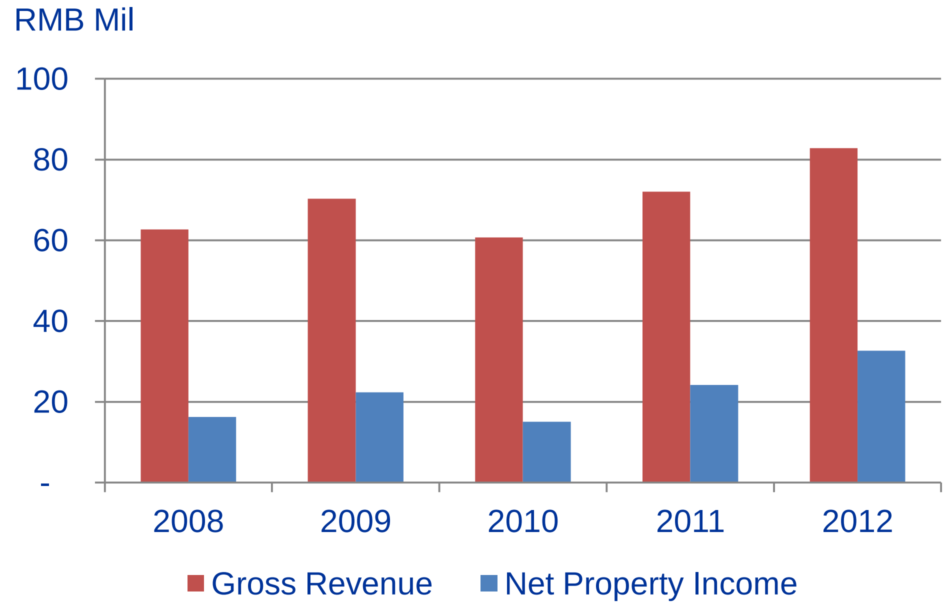


Description	Seven-storey annexed building and seven-storey conserved building
Address	No. 704 Zhongshan Avenue, Jianghan District, Hankou, Wuhan, Hubei Province
Gross Rental Area (sq m)	38,631
Market Valuation[1]	RMB 449.0 million
Committed Occupancy[2]	72.1%
Key Tenants	McDonald's, KFC, Pizza Hut, Studio City (Wuhan)

Note:

1. As at 31 December 2012
2. As at 31 March 2013, planned AEI underway

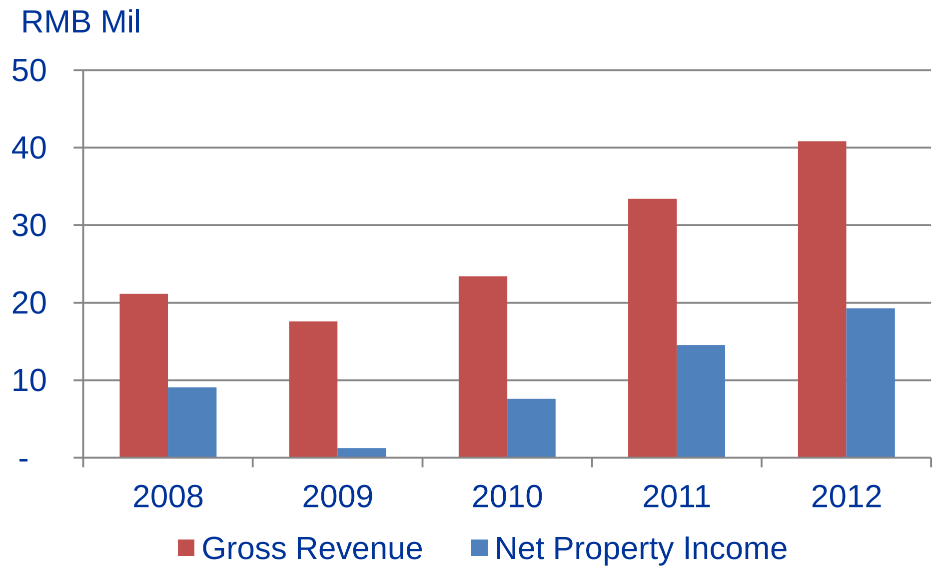
CapitaMall Qibao



Description	Four-level retail mall
Address	No. 3655 Qi Xin Road, Minhang District, Shanghai
Gross Rental Area (sq m)	72,729
Market Valuation[1]	RMB 420.0 million
Committed Occupancy[2]	97.2%
Key Tenants	Gome, Carrefour, Uniqlo, Bao Da Xiang Shopping For Kids, H3 Club (Gym), Haoledi (KTV)

Note:
1. As at 31 December 2012
2. As at 31 March 2013

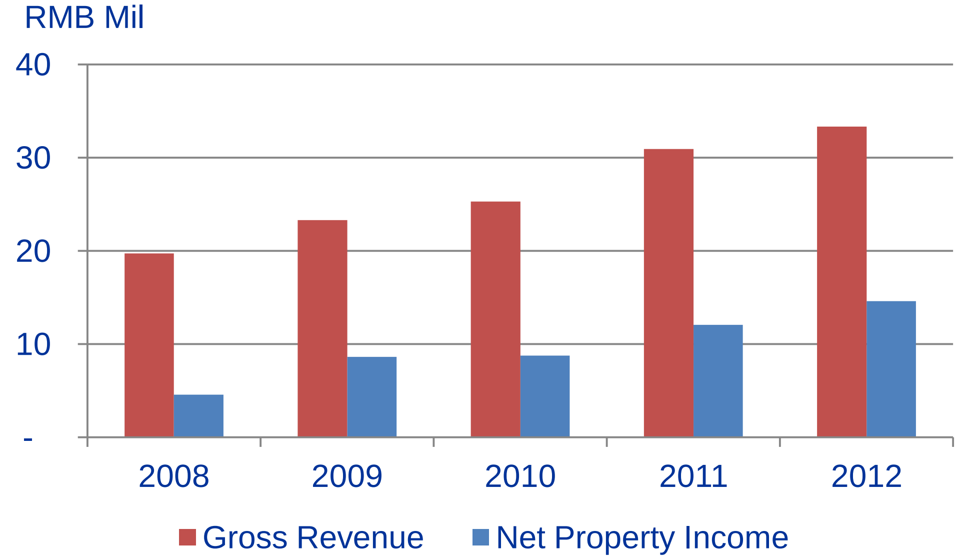
CapitaMall Saihan



Description	Four-level retail mall
Address	No. 26 Ordos Street, Saihan District, Huhhot, Inner Mongolia Autonomous Region
Gross Rental Area (sq m)	41,938
Market Valuation[1]	RMB 322.0 million
Committed Occupancy[2]	97.0%
Key Tenants	Beijing Hualian Supermarket, Belle, Jinyi Cinema, Nike, Vero Moda / Only, Watson's

Note:
1. As at 31 December 2012
2. As at 31 March 2013

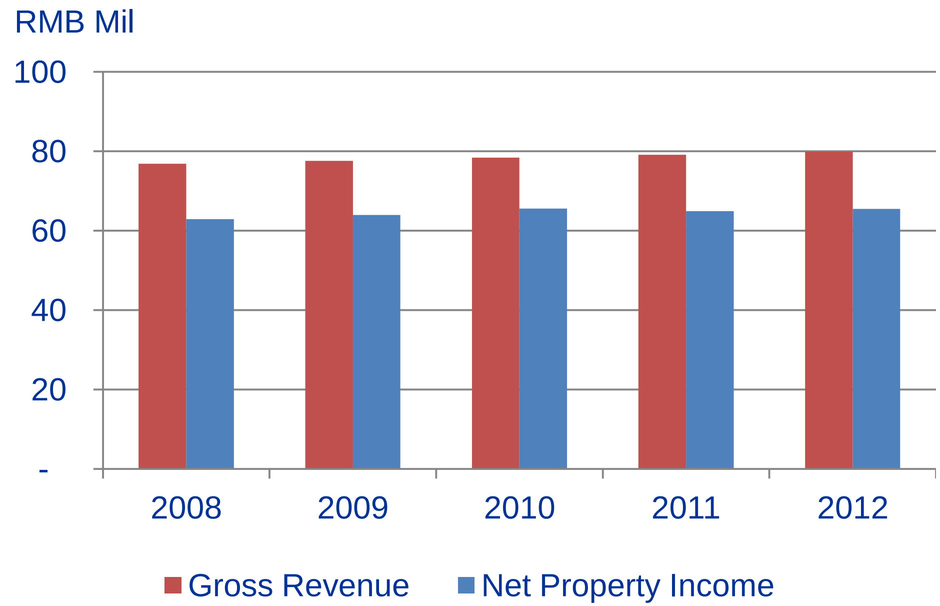
CapitaMall Wuhu



Description	Four-level plus one-level basement shopping mall
Address	No. 37 Zhongshan North Road, Jinghu District, Wuhu, Anhui Province
Gross Rental Area (sq m)	45,634
Market Valuation[1]	RMB 228.0 million
Committed Occupancy[2]	88.5%
Key Tenants	Wal-Mart, Tango KTV, 阿香婆麻辣涮火锅, Moli Restaurant, 来来永和豆浆, Weide Gym

Note:
1. As at 31 December 2012
2. As at 31 March 2013, tenancy adjustments on level one and four

CapitaMall Anzhen (Master Lease)



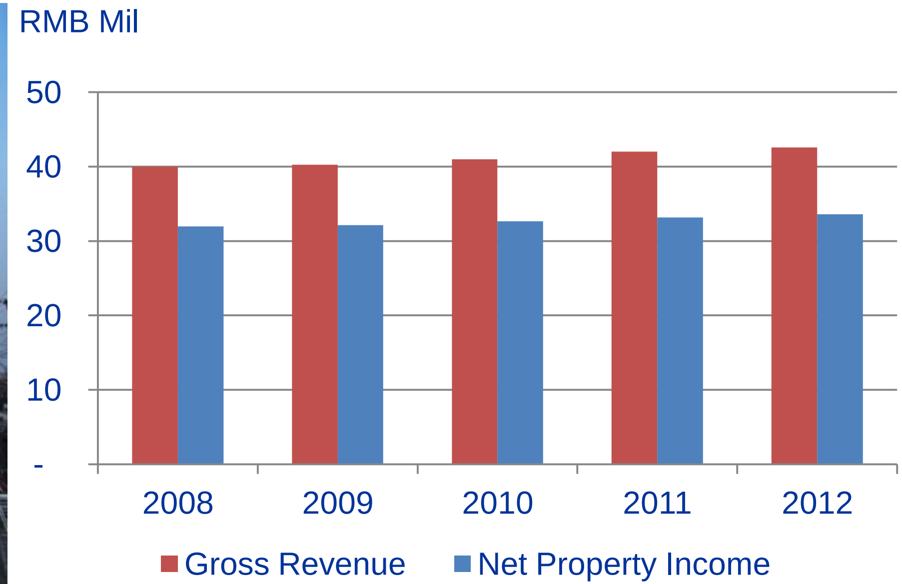
Description	Six-level retail mall
Address	Section 5 No. 4 of Anzhen Xi Li, Chaoyang District, Beijing
Gross Rental Area (sq m)	43,443
Market Valuation[1]	RMB 940.0 million
Committed Occupancy[2]	100.0%
Key Tenants	Beijing Hualian Department Store Beijing Hualian Supermarket

Note:

1. As at 31 December 2012
2. As at 31 March 2013

CapitaRetail China Trust

CapitaMall Shuangjing (Master Lease)

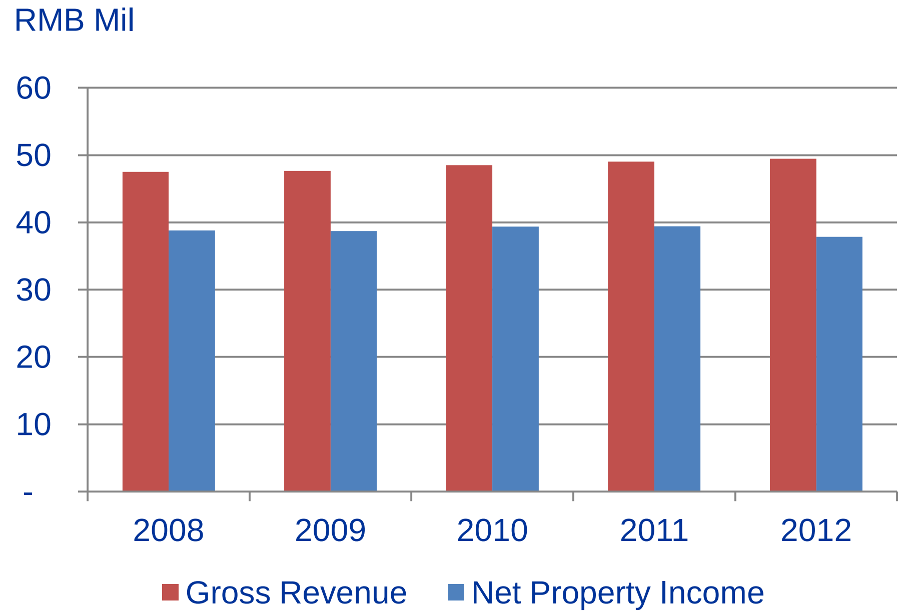


Description	Four-level retail mall
Address	No. 31 Guangqu Road, Chaoyang District, Beijing
Gross Rental Area (sq m)	49,463
Market Valuation[1]	RMB 533.0 million
Committed Occupancy[2]	100.0%
Key Tenants	Carrefour B&Q

Note:
1. As at 31 December 2012
2. As at 31 March 2013

CapitaRetail China Trust

CapitaMall Erqi (Master Lease)



Description	Seven-level retail mall
Address	No. 3 Minzhu Road, Erqi District, Zhengzhou, Henan Province
Gross Rental Area (sq m)	92,356
Market Valuation[1]	RMB 583.0 million
Committed Occupancy[2]	100.0%
Key Tenants	Beijing Hualian Department Store Beijing Hualian Supermarket

Note:
1. As at 31 December 2012
2. As at 31 March 2013

Thank You