
Asset Enhancements Update

Tampines Mall – Completed AEI Works

**Overwhelming Response for the Live
Telecast of FA Cup Final**



**Monthly Rent Increased 59% after
Reconfiguration of Beauty Hub on Lvl 3**



Jean Yip Hub



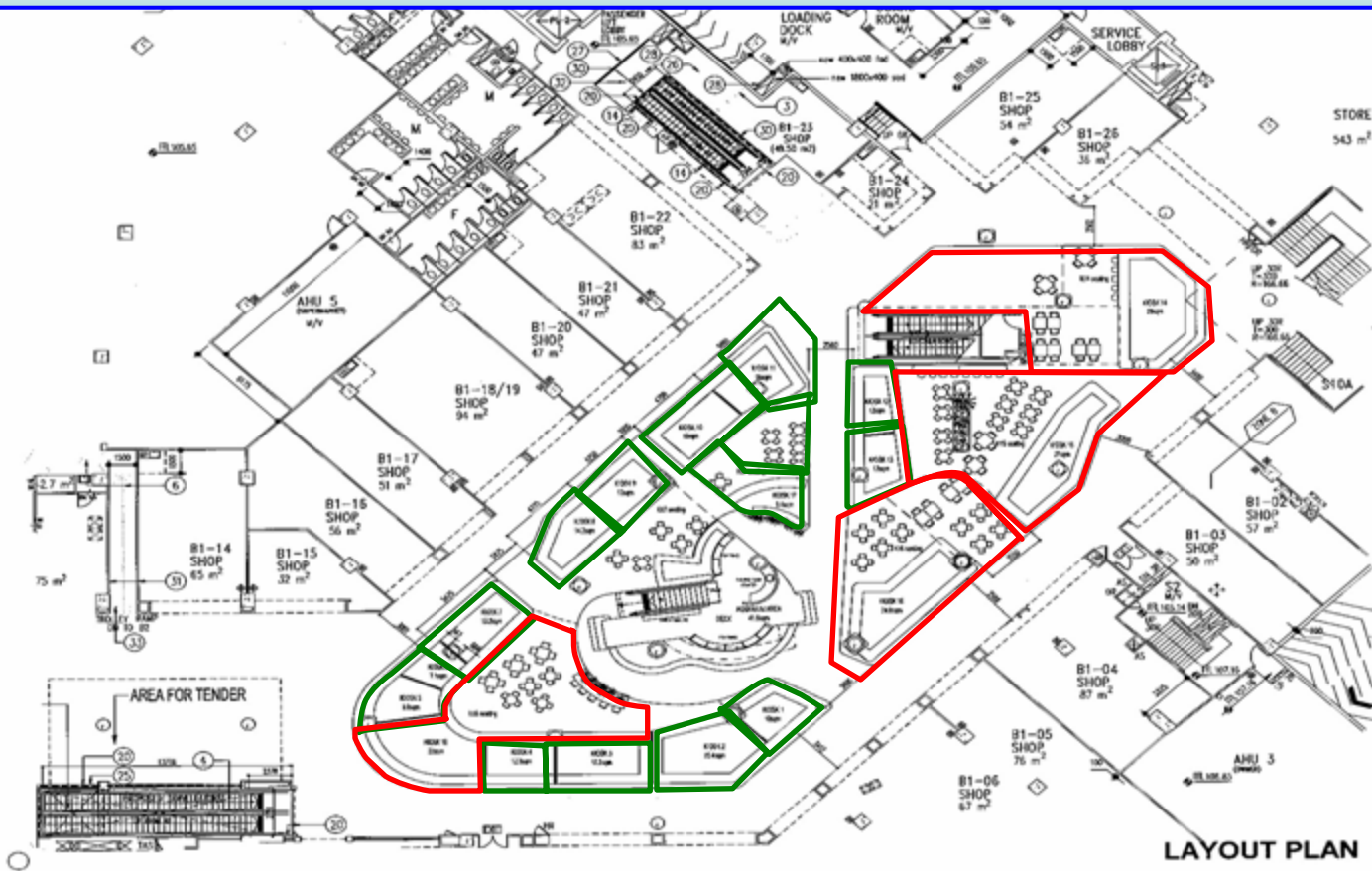
Reds Hairdressing & Sand Arts



Tampines Mall – Planned AEI Works

Upgrading of Basement 1 Food Kiosks

- 14 (or more than 70%) of the 18 kiosks have already been committed



- Take-away Kiosk
- Kiosk with Seatings



Funan DigitaLife Mall – Unveiling of New Logo

Rebranded from “Funan The IT Mall” to “Funan DigitaLife Mall”



Funan DigitaLife Mall – Completed AEI

Achieved Higher Revenue with the Opening of InBox 5



- Committed leases increased rental revenue by **\$0.44 million** p.a.
- Overall repositioning effort increased shoppers' traffic by **165%** since IPO, crossing 1 million mark in June 2005



IMM Building – Completed AEI Works

Optimised Space Efficiency through Erecting Four Glass Kiosks on Level 1



- Rental revenue increased by **\$0.27 million p.a.**



Plaza Singapura – Completed AEI Works

Achieved Higher Rental Revenue through Reconfiguration of E-Zone Space



The Manhattan Fish Market



Comics Connection



Ichiban Sushi

- Former E-Zone space on Level 6 sub-divided into three units
- Average rental rate psf increased by **28.7%**
- Rental revenue increased by **\$0.12 million p.a.**



Plaza Singapura – Completed AEI Works

Achieved Higher Rental Revenue through Relocation of Customer Service Counter



- Achieved higher revenue by converting customer service counter into retail unit
- Increased rental revenue by **\$0.17 million** p.a.

CapitaRetail Singapore Update



Summary of Renewals / New Leases

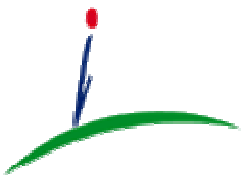
CRS is on Target to Deliver 8.2% Coupon Rate

From Acquisition to 30 June 2005 (Excluding Newly Created Units)

Property	No. of Renewals/ New Leases	Net Lettable Area		Increase/(Decrease) in Current Rental Rates VS.	
		Area (sq ft)	% Total NLA ¹	Forecast Rental Rates	Preceding Rental Rates
Lot One	67	102,661	49.6%	10.9%	26.2%
Bukit Panjang Plaza	68	52,069	36.1%	4.6%	9.5%
Rivervale Mall	64	83,706	102.7%	2.5%	13.2%
CRS Portfolio	199	238,436	55.1%	7.1%	18.2%

1. As at 30 June 2005.

Thank You



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