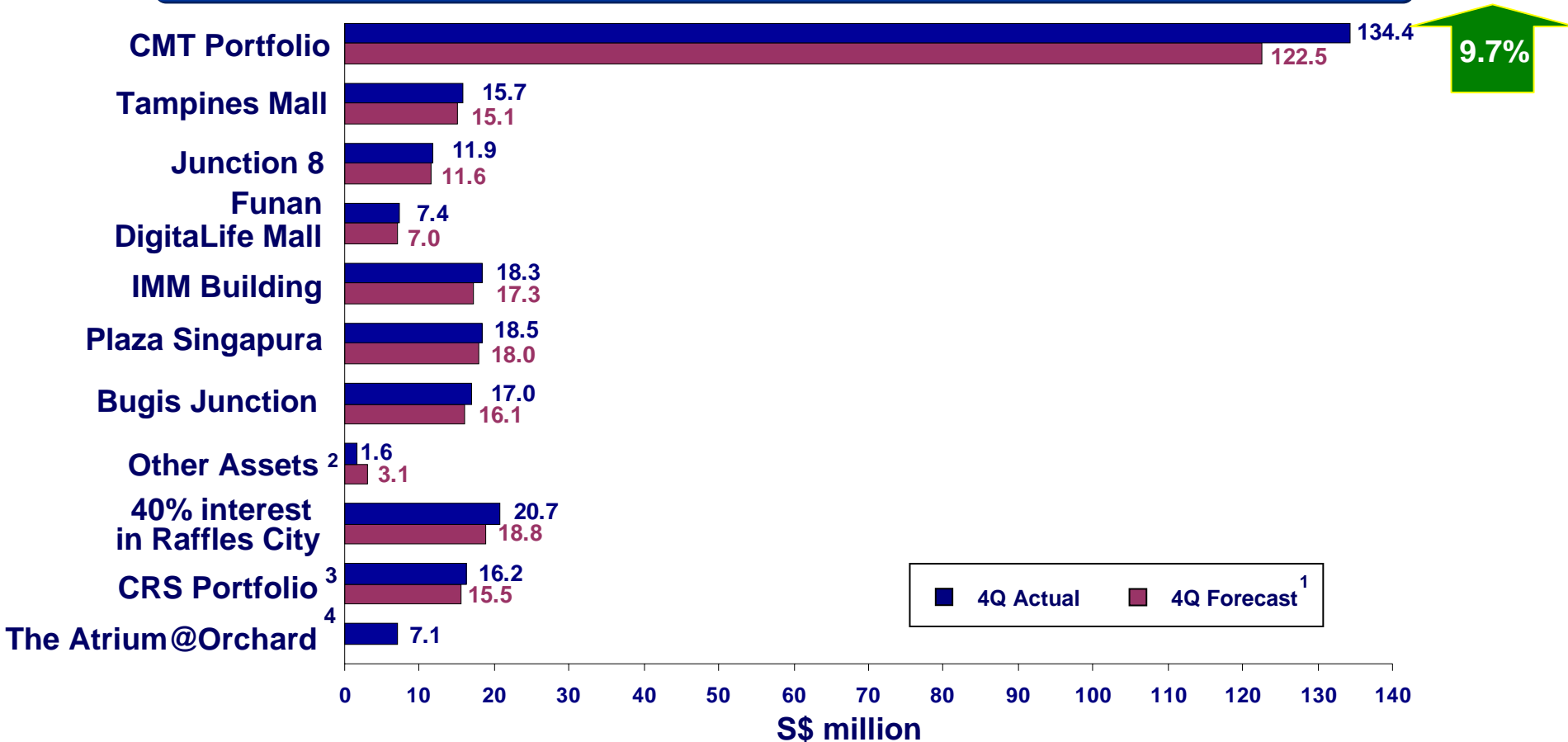


# Annexes

# Property Gross Revenue

## 4Q 2008 (1 Oct – 31 Dec 2008)

Portfolio Gross Revenue Exceeded Forecast<sup>1</sup> by 9.7%

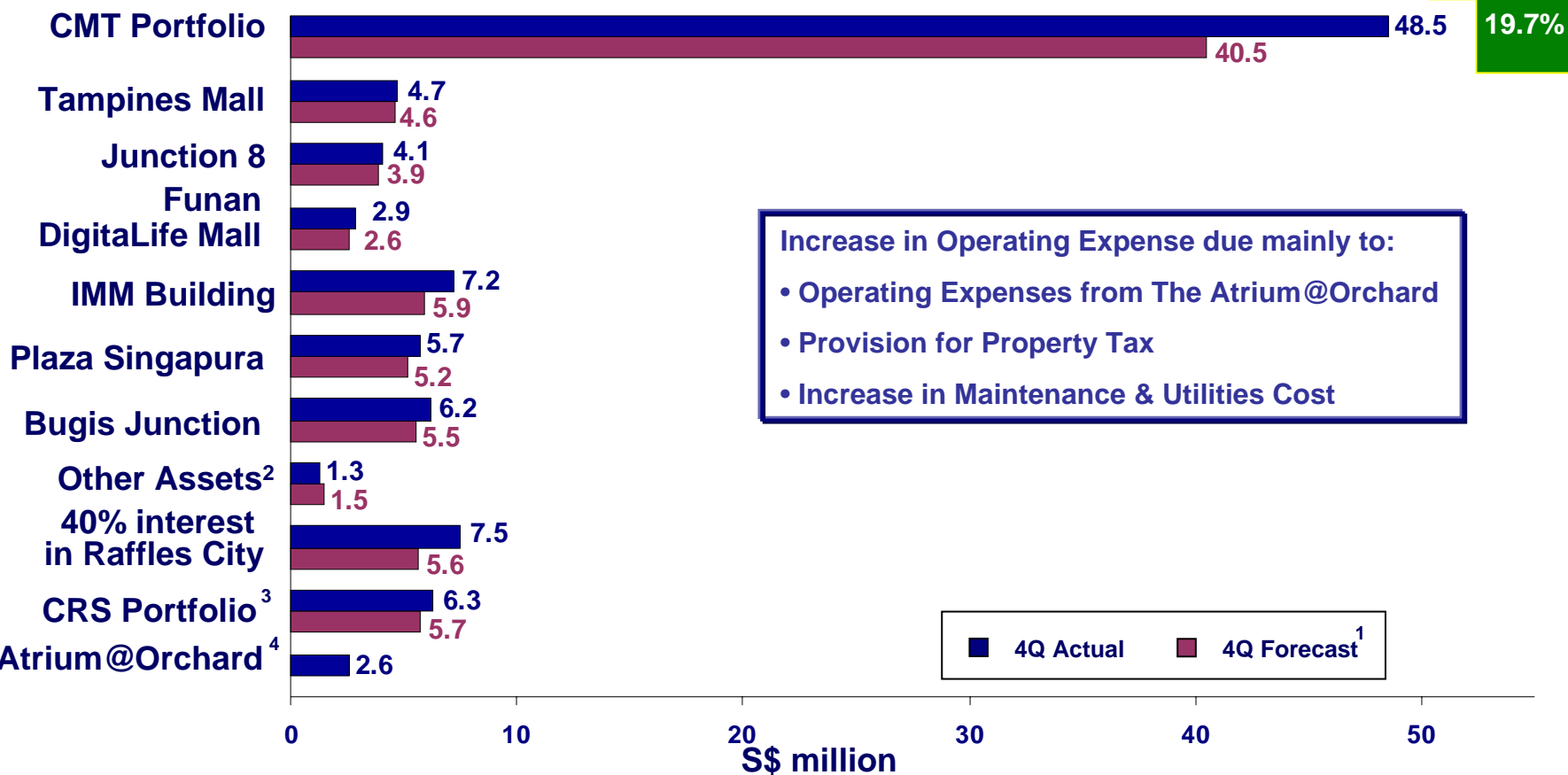


- For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CCT on 9 June 2008.
- Comprising Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.
- Comprising Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.
- As The Atrium@Orchard was acquired only on 15 Aug 2008, no forecast is available.

# Property Operating Expense

## 4Q 2008 (1 Oct – 31 Dec 2008)

Property Operating Expense Exceeded Forecast<sup>1</sup> by 19.7%



1. For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CCT on 9 June 2008.

2. Comprising Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.

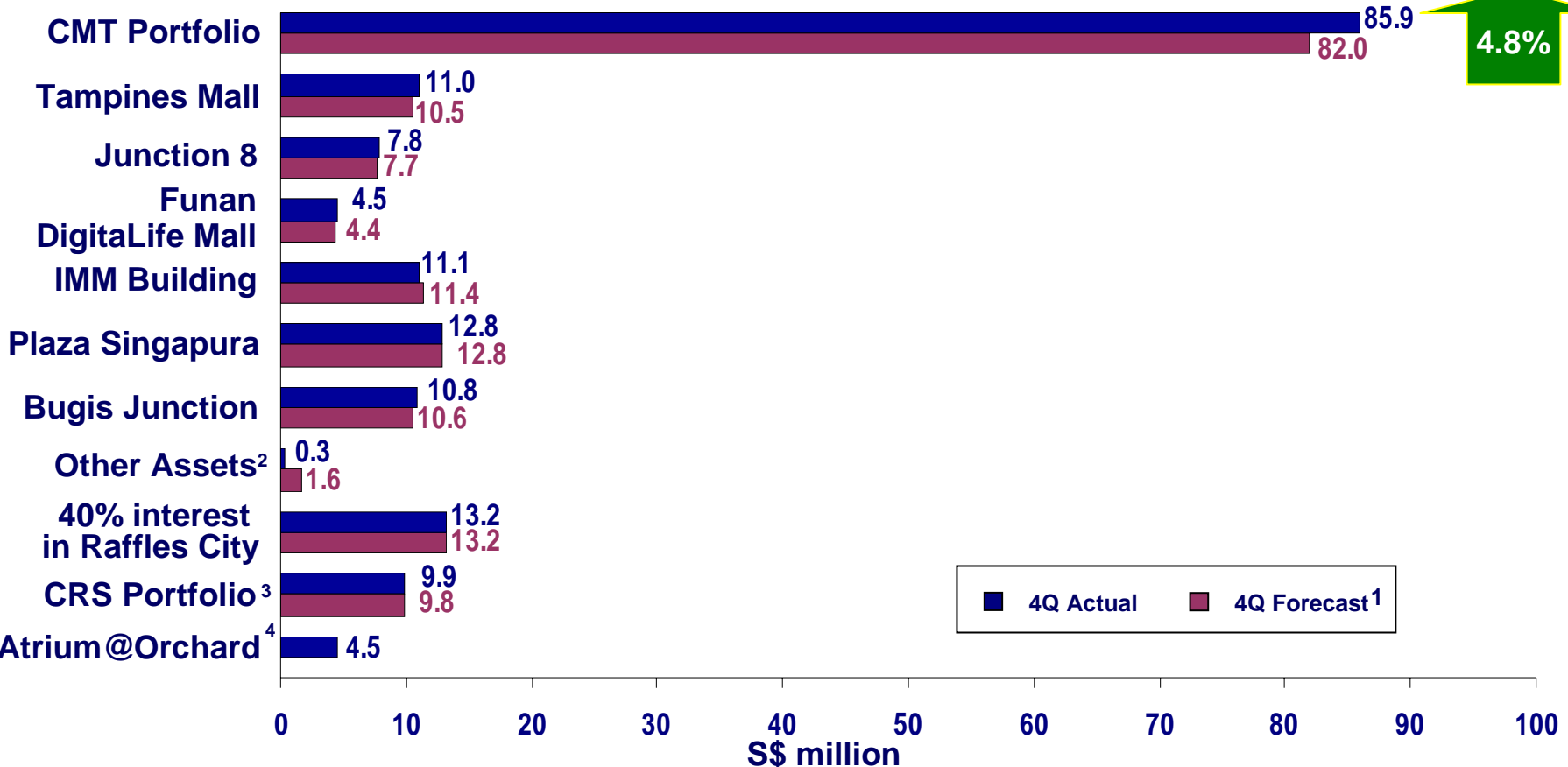
3. Comprising Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.

4. As The Atrium@Orchard was acquired only on 15 Aug 2008, no forecast is available.

# Net Property Income

## 4Q 2008 (1 Oct – 31 Dec 2008)

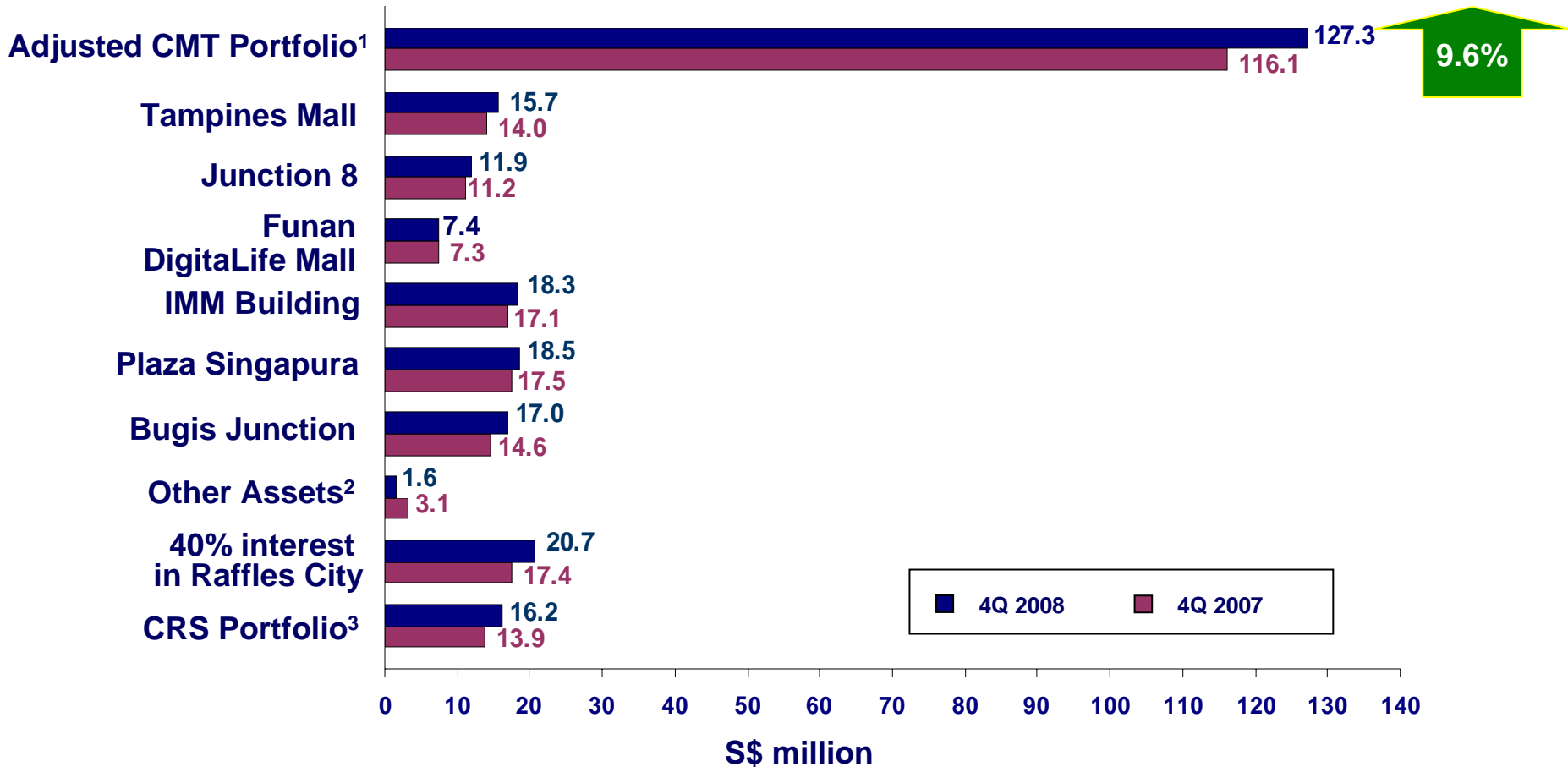
Portfolio Net Property Income Exceeded Forecast<sup>1</sup> by 4.8%



1. For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CCT on 9 June 2008.  
 2. Comprising Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.  
 3. Comprising Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.  
 4. As The Atrium@Orchard was acquired only on 15 Aug 2008, no forecast is available.

# Property Gross Revenue 4Q 2008 vs 4Q 2007

Gross Revenue Outperformed by 9.6% on Comparable Mall Basis



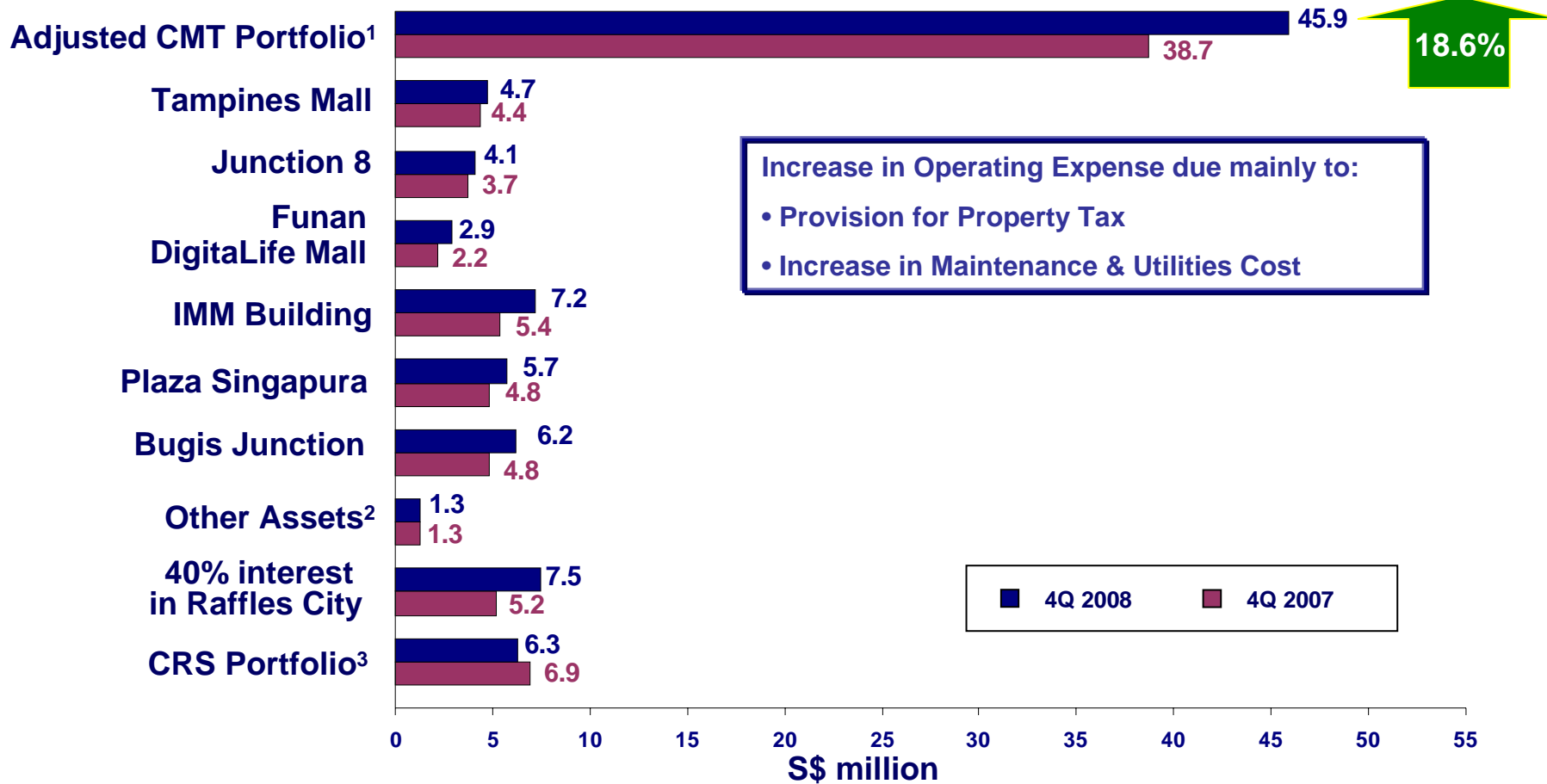
1. Excluding The Atrium@Orchard which was acquired on 15 August 2008, so as to maintain a comparable mall basis.

2. Comprising Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.

3. Comprising Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.

# Property Operating Expense 4Q 2008 vs 4Q 2007

Operating Expenses Increased<sup>2</sup> on Comparable Mall Basis, due to provision for property tax and increased utilities cost



1. Excluding The Atrium@Orchard which was acquired on 15 August 2008, so as to maintain a comparable mall basis.

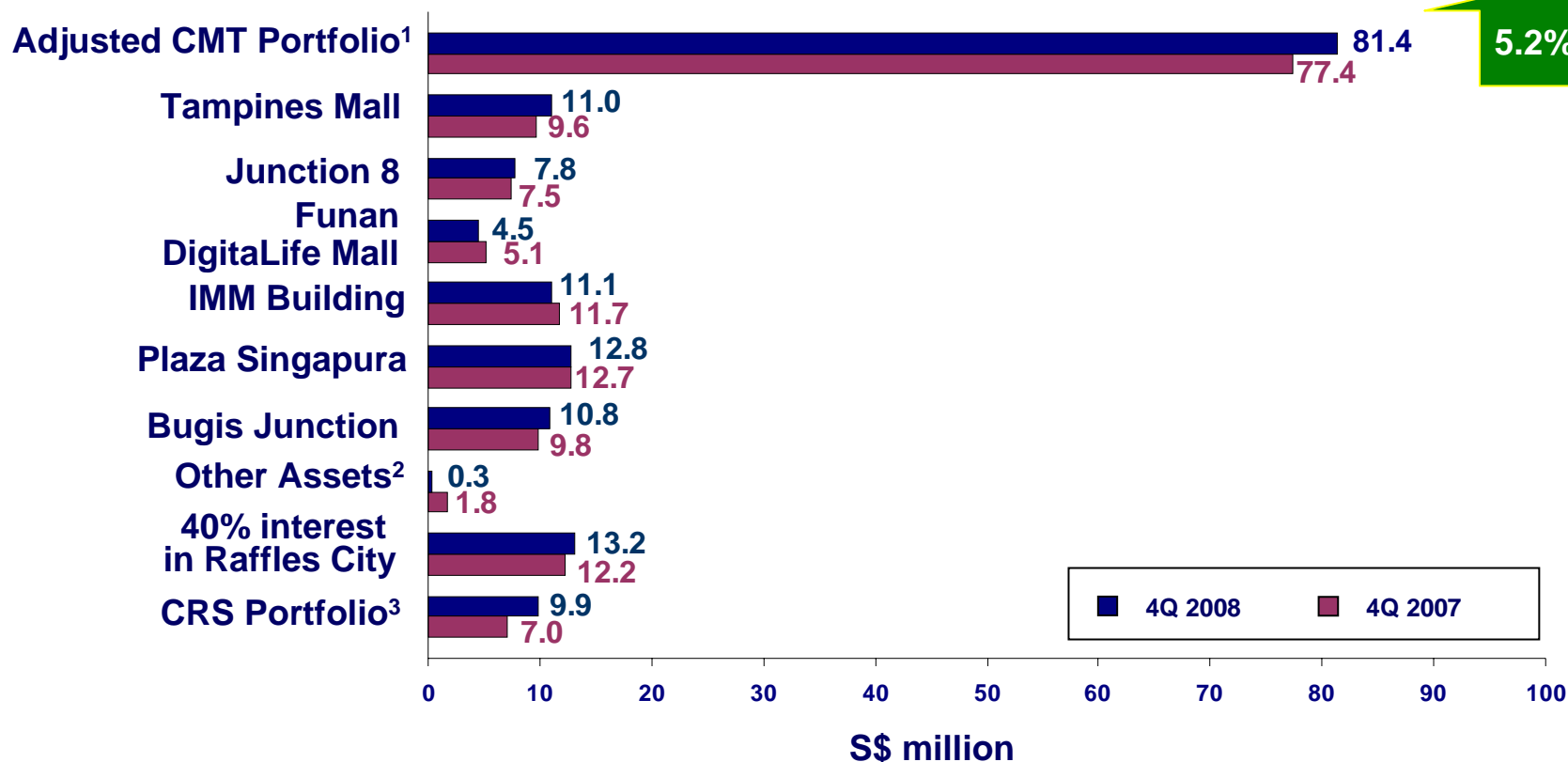
2. Comprising Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.

3. Comprising Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall

# Net Property Income

## 4Q 2008 vs 4Q 2007

Net Property Income Outperformed by 5.2% on Comparable Mall Basis



1. Excluding The Atrium@Orchard which was acquired on 15 August 2008, so as to maintain a comparable mall basis.

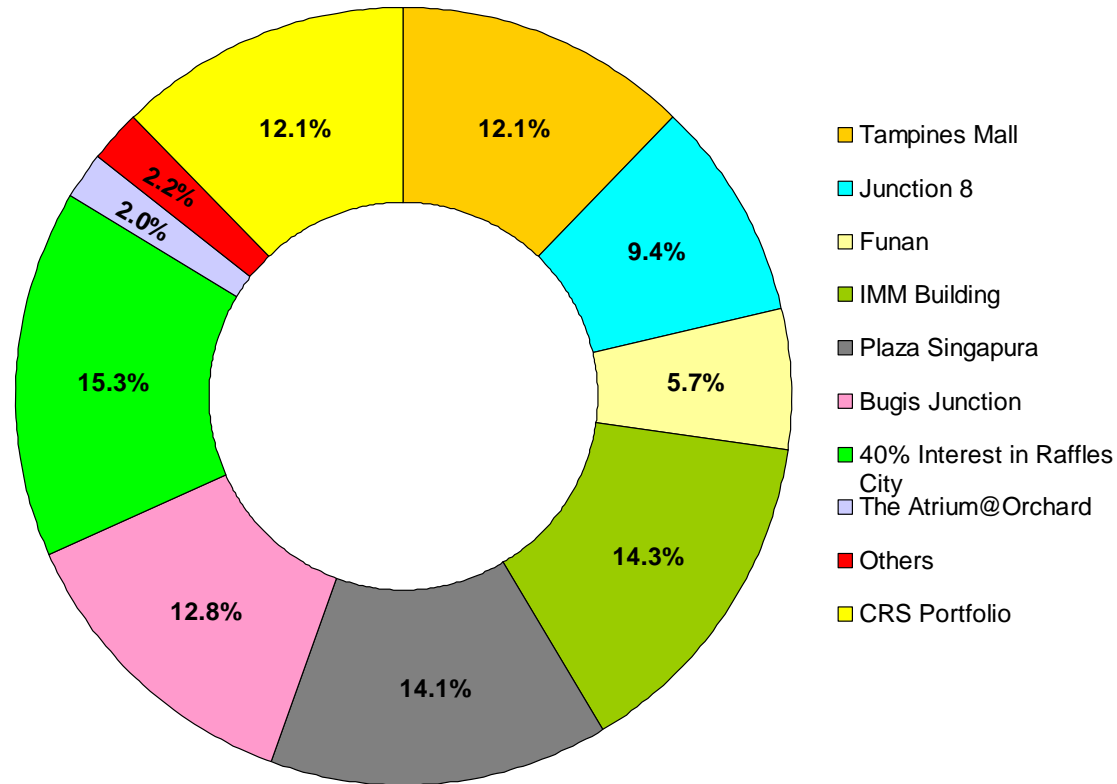
2. Comprising Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.

3. Comprising Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.



# FY 2008 Total Gross Revenue by Property

## Percentage of Portfolio by FY 2008 Total Gross Revenue

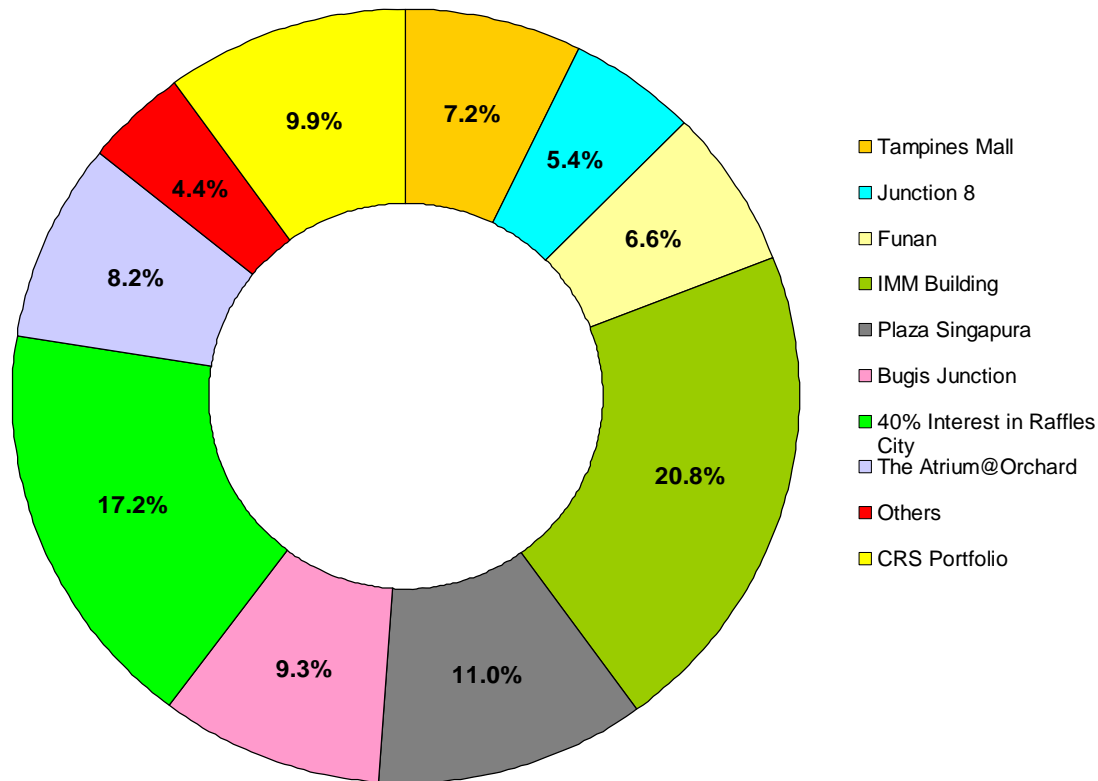






# Net Lettable Area by Property

Percentage of Portfolio<sup>1</sup> by Net Lettable Area  
as at 31 Dec 2008

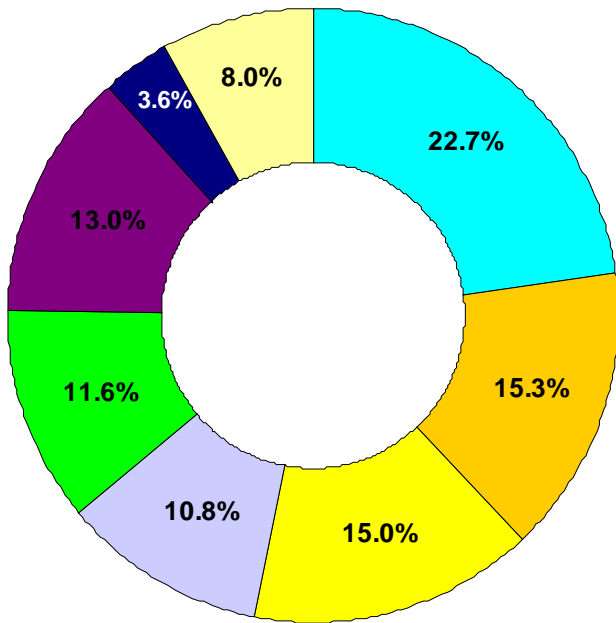


1. Excluding Jurong Entertainment Centre which was closed in November 2008 pending asset enhancement work.

# Well Diversified Trade Mix

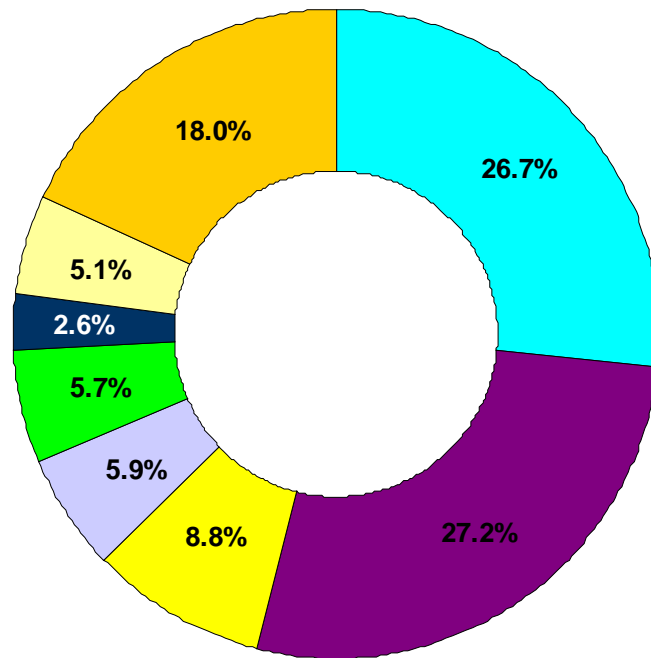
## TAMPINES MALL

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Home Furnishings
- Books/Gifts & Specialty/Hobbies/Toys

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

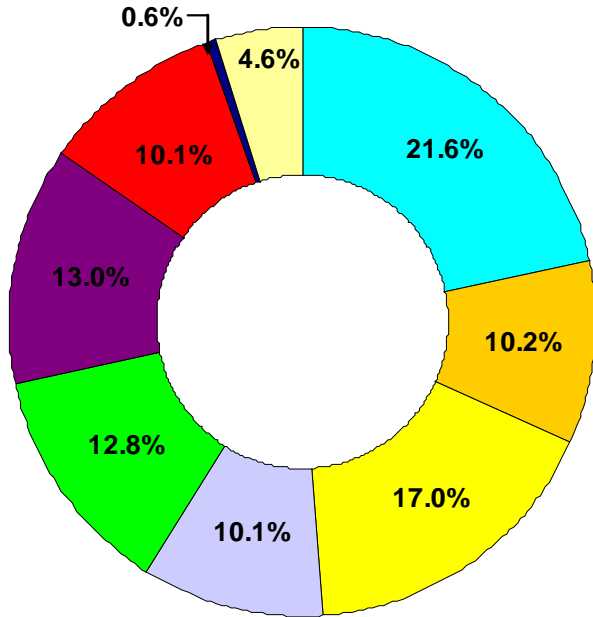


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

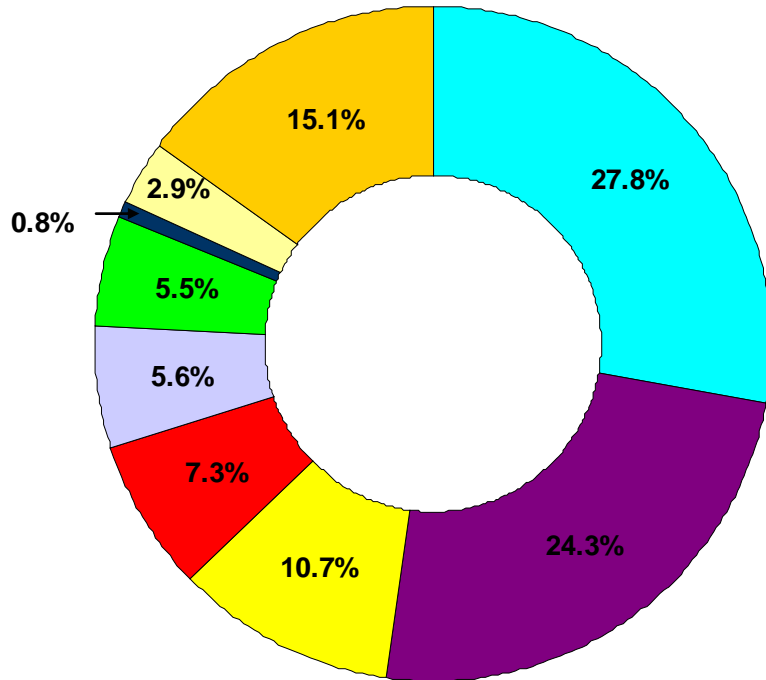
## JUNCTION 8

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Electronics
- Home Furnishings
- Books/Gifts & Specialty/Hobbies/Toys

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

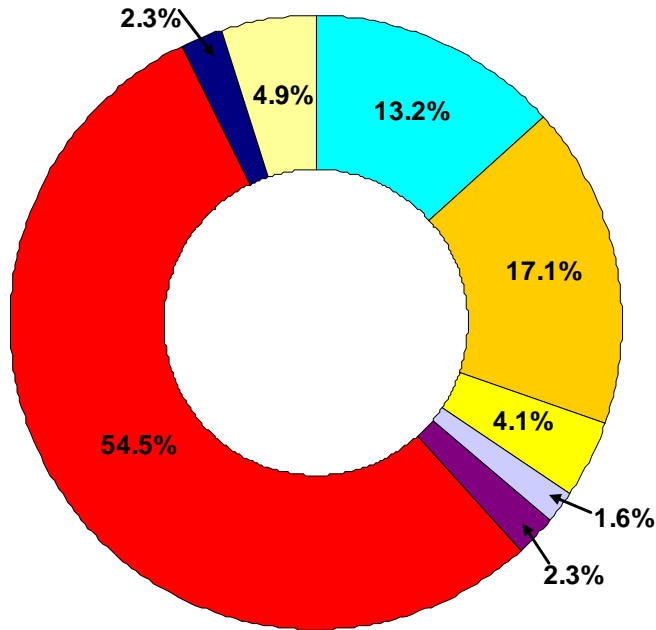


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

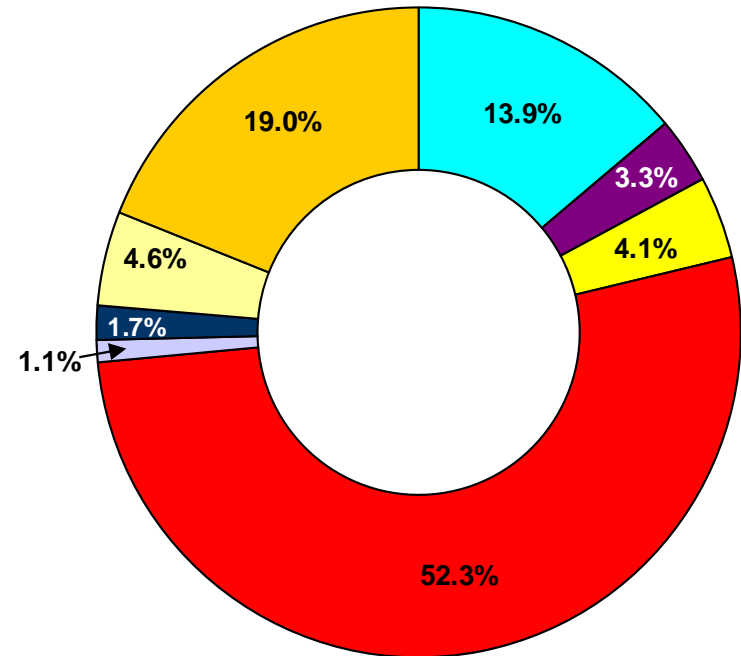
## FUNAN DIGITALIFE MALL

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Fashion
- Electronics
- Home Furnishings
- Books/Gifts & Specialty/Hobbies/Toys

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

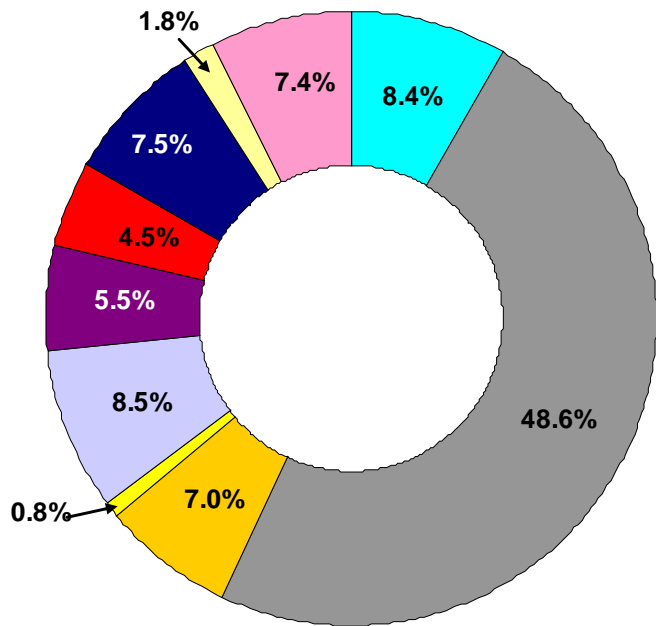


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

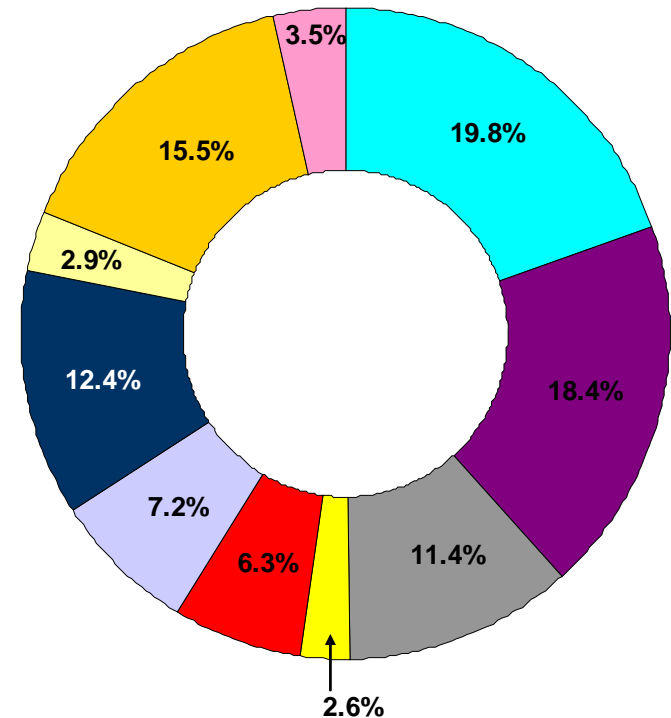
## IMM BUILDING

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Warehouse
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Fashion
- Electronics
- Home Furnishings
- Books/Gifts & Specialty/Hobbies/Toys
- Office Rental

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

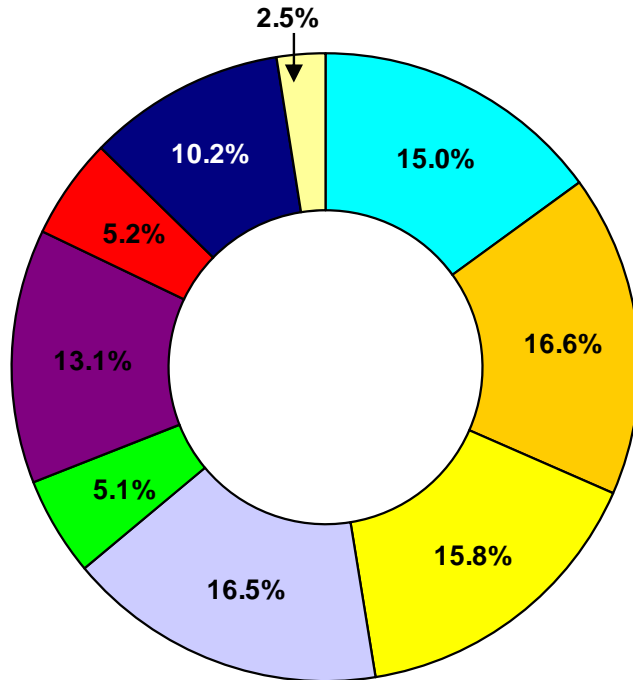


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

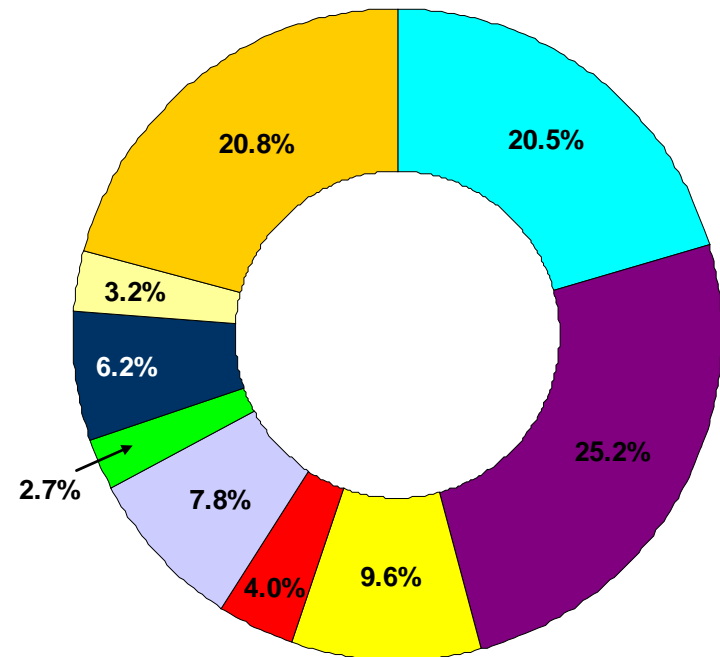
## PLAZA SINGAPURA

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Electronics
- Home Furnishings
- Books/Gifts & Specialty/Hobbies/Toys

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

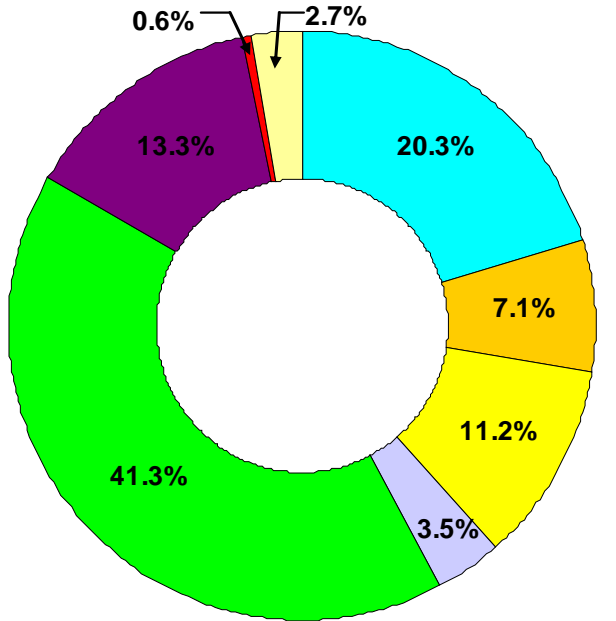


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

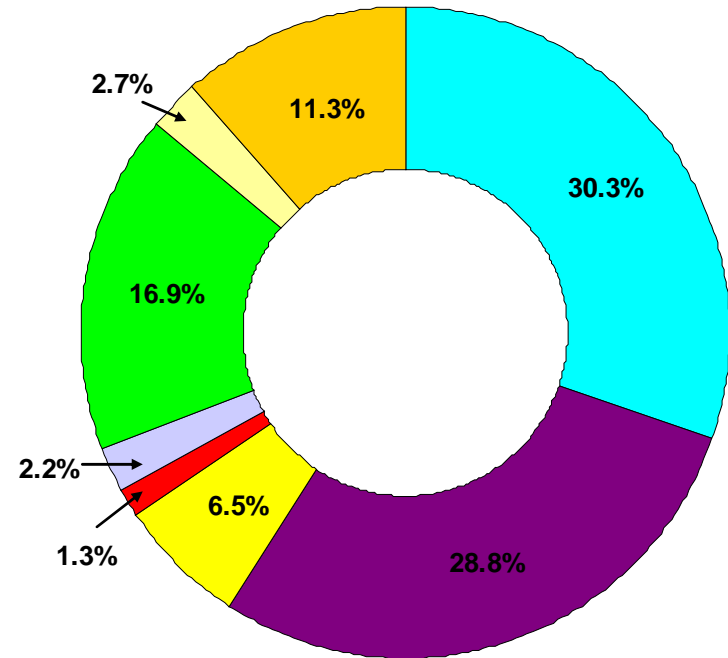
## BUGIS JUNCTION

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Electronics
- Books/Gifts & Specialty/Hobbies/Toys

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

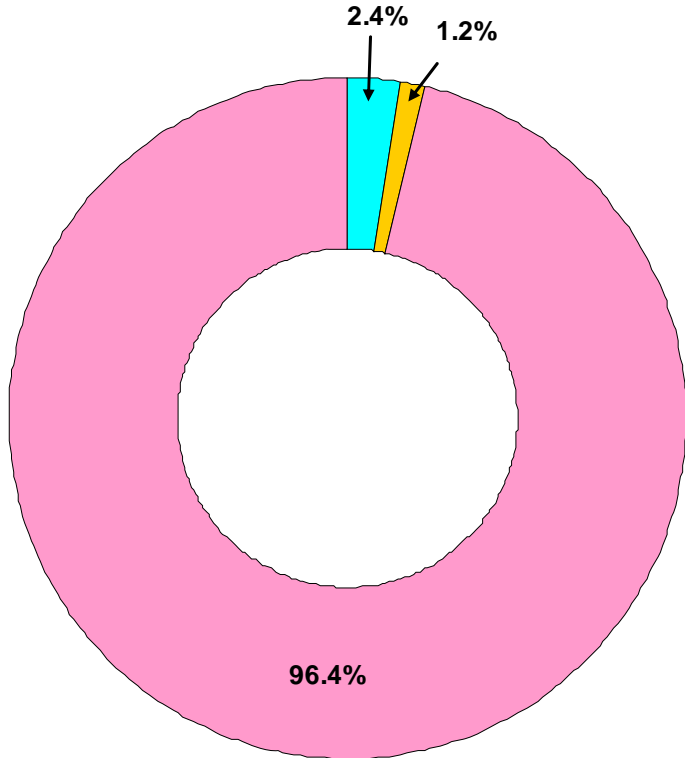


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

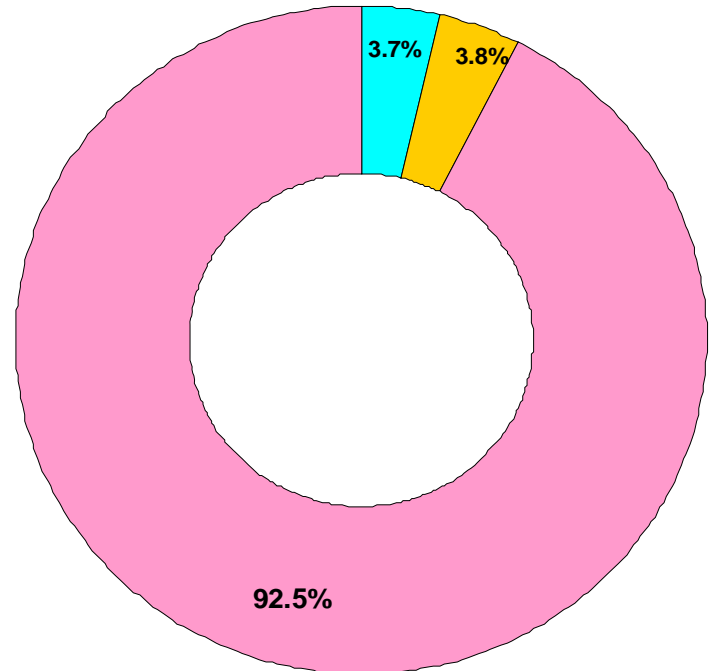
## THE ATRIUM@ORCHARD

By Net Lettable Area  
as at 31 Dec 2008



- Food & Beverage/Food Court
- Services/Educational
- Office Rental

By Gross Rent  
as at 31 Dec 2008<sup>1</sup>



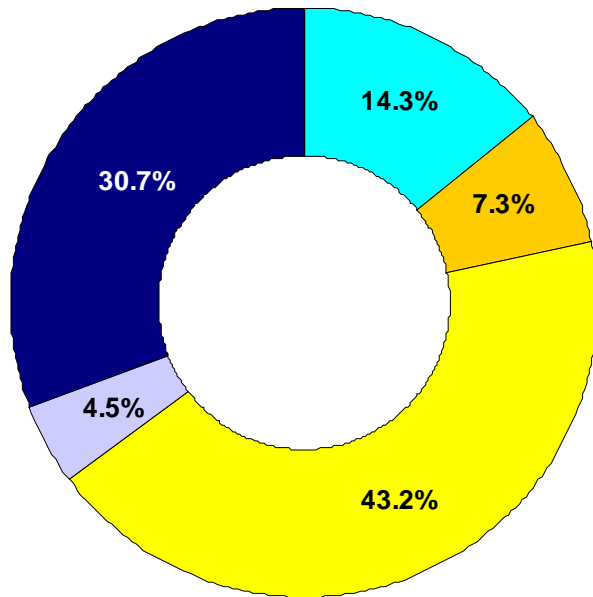
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# Well Diversified Trade Mix

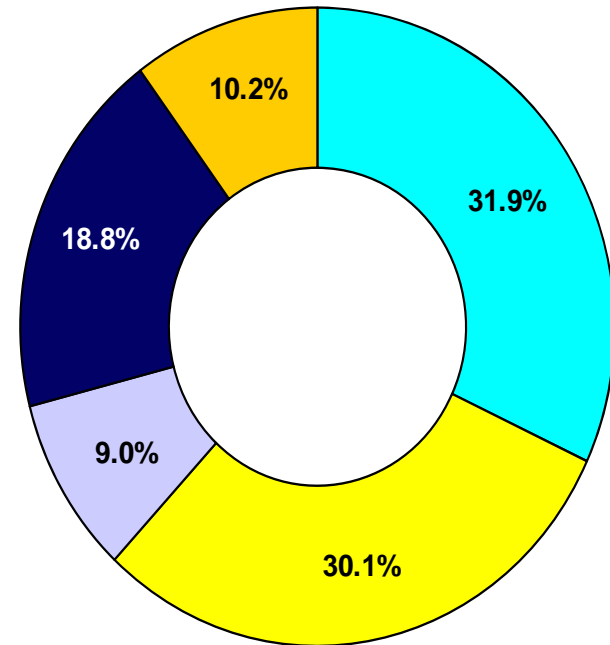
## HOUGANG PLAZA

By Net Lettable Area  
as at 31 Dec 2008



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Home Furnishings

By Gross Rent  
as at 31 Dec 2008<sup>1</sup>

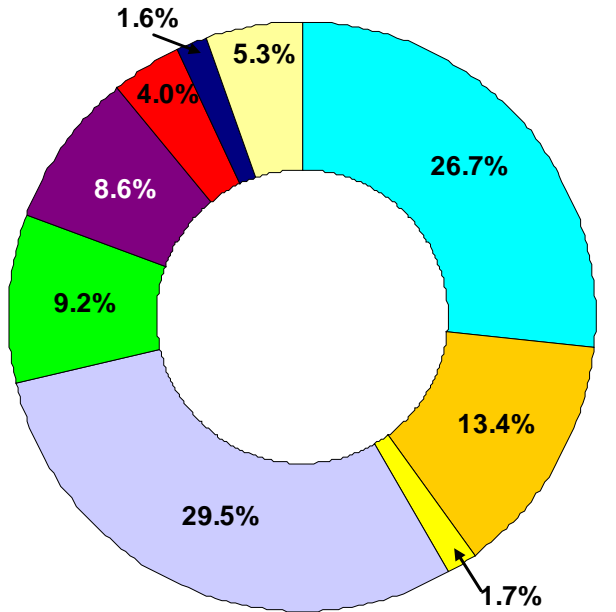


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

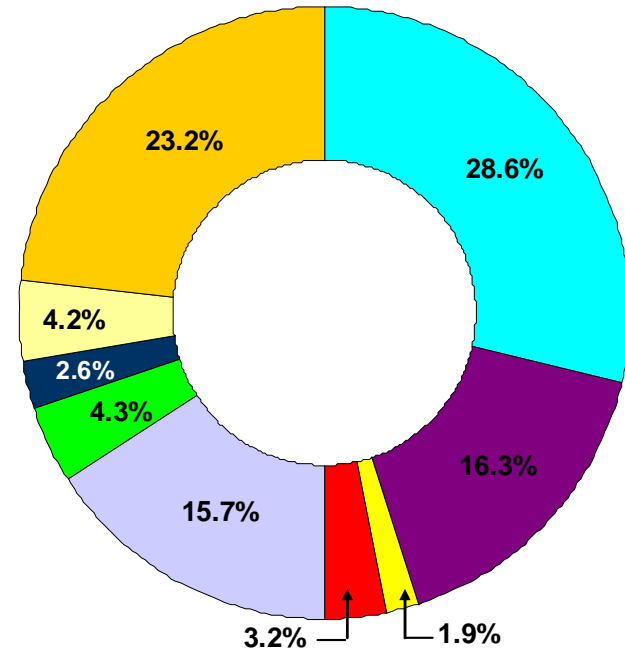
## SEMBAWANG SHOPPING CENTRE

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Electronics
- Home Furnishings
- Books/Gifts & Specialty/Hobbies/Toys

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

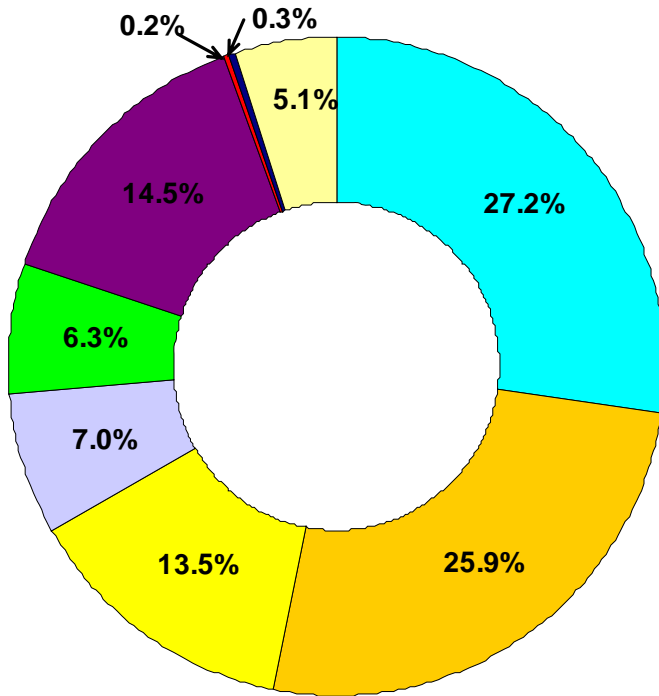


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

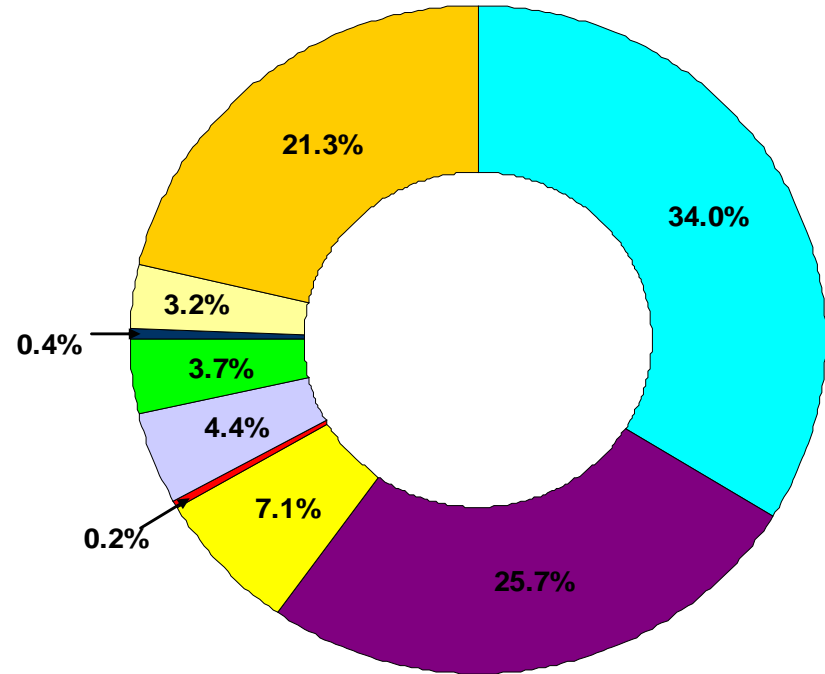
## LOT ONE SHOPPERS' MALL

By Net Lettable Area  
as at 31 Dec 2008



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Electronics
- Home Furnishings
- Books/Gifts & Specialty/Hobbies/Toys

By Gross Rent  
as at 31 Dec 2008<sup>1</sup>

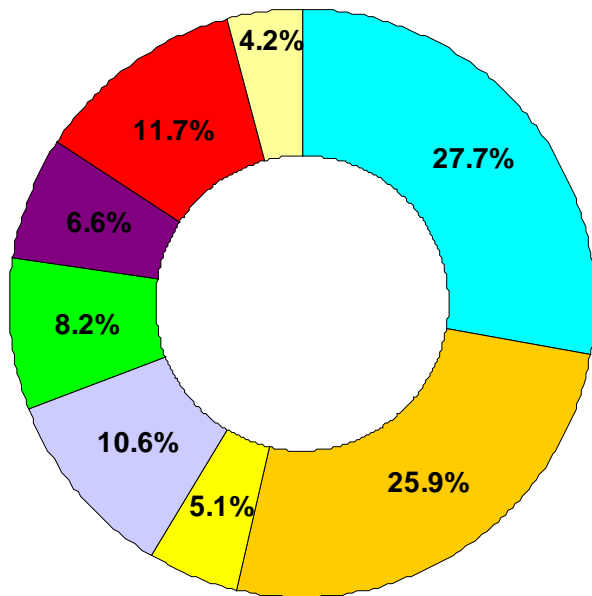


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

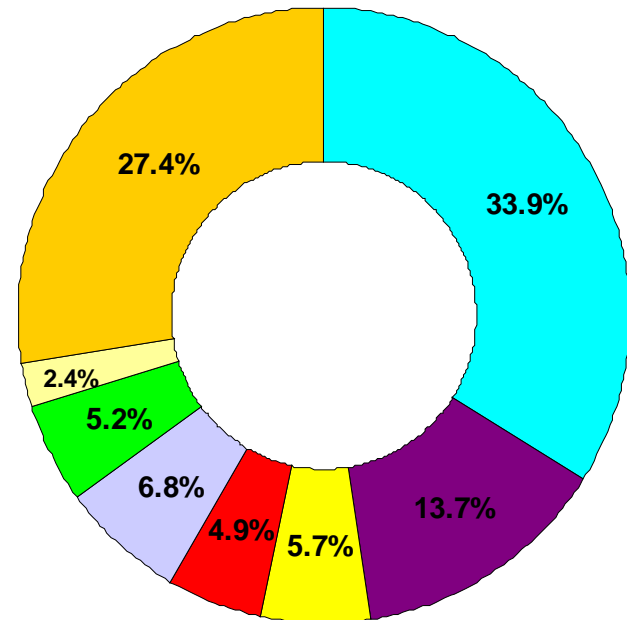
## BUKIT PANJANG PLAZA

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Electronics
- Books/Gifts & Specialty/Hobbies/Toys

**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**

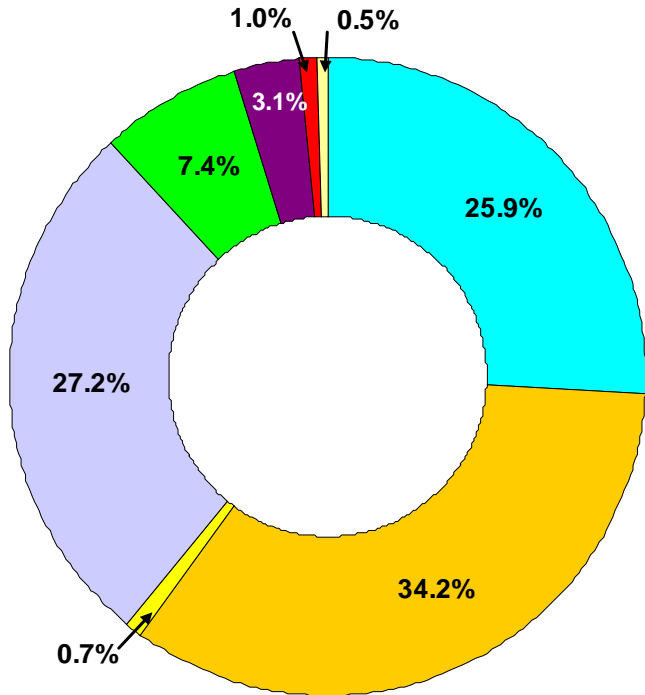


1. Based on tenancy schedule as at 31 Dec 2008.

# Well Diversified Trade Mix

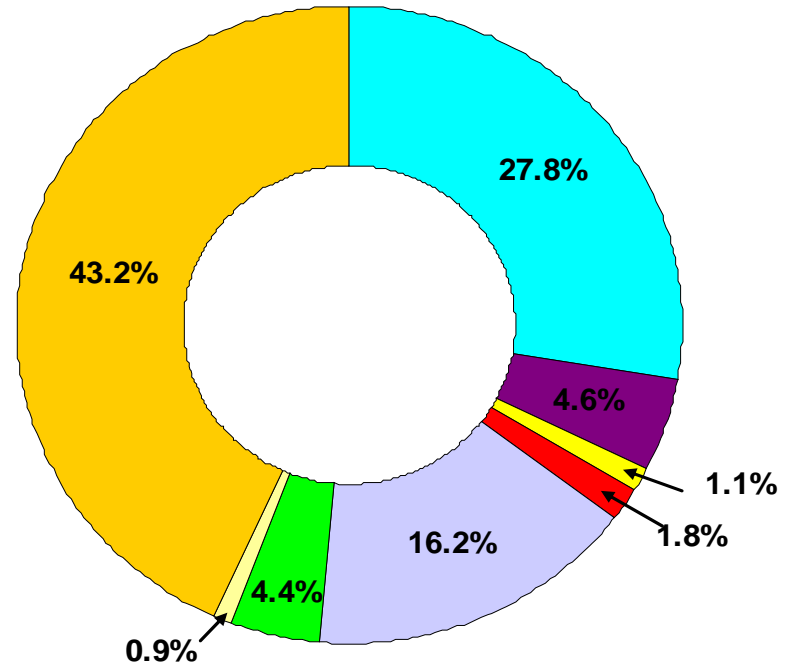
## RIVERVALE MALL

**By Net Lettable Area  
as at 31 Dec 2008**



- Food & Beverage/Food Court
- Services/Educational
- Leisure and Entertainment/Sports & Fitness
- Supermarkets
- Department Store
- Fashion
- Electronics
- Books/Gifts & Specialty/Hobbies/Toys

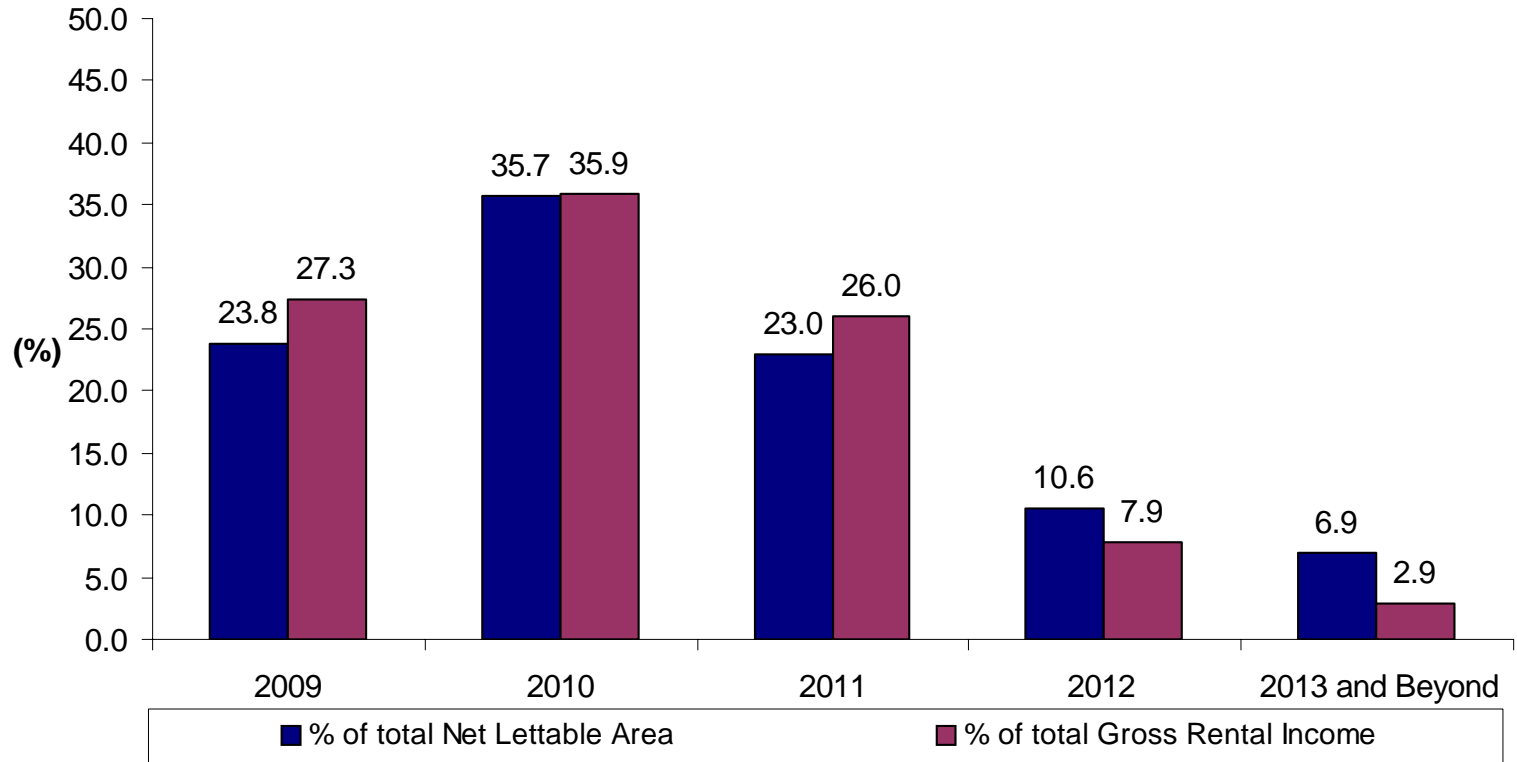
**By Gross Rent  
as at 31 Dec 2008<sup>1</sup>**



1. Based on tenancy schedule as at 31 Dec 2008.



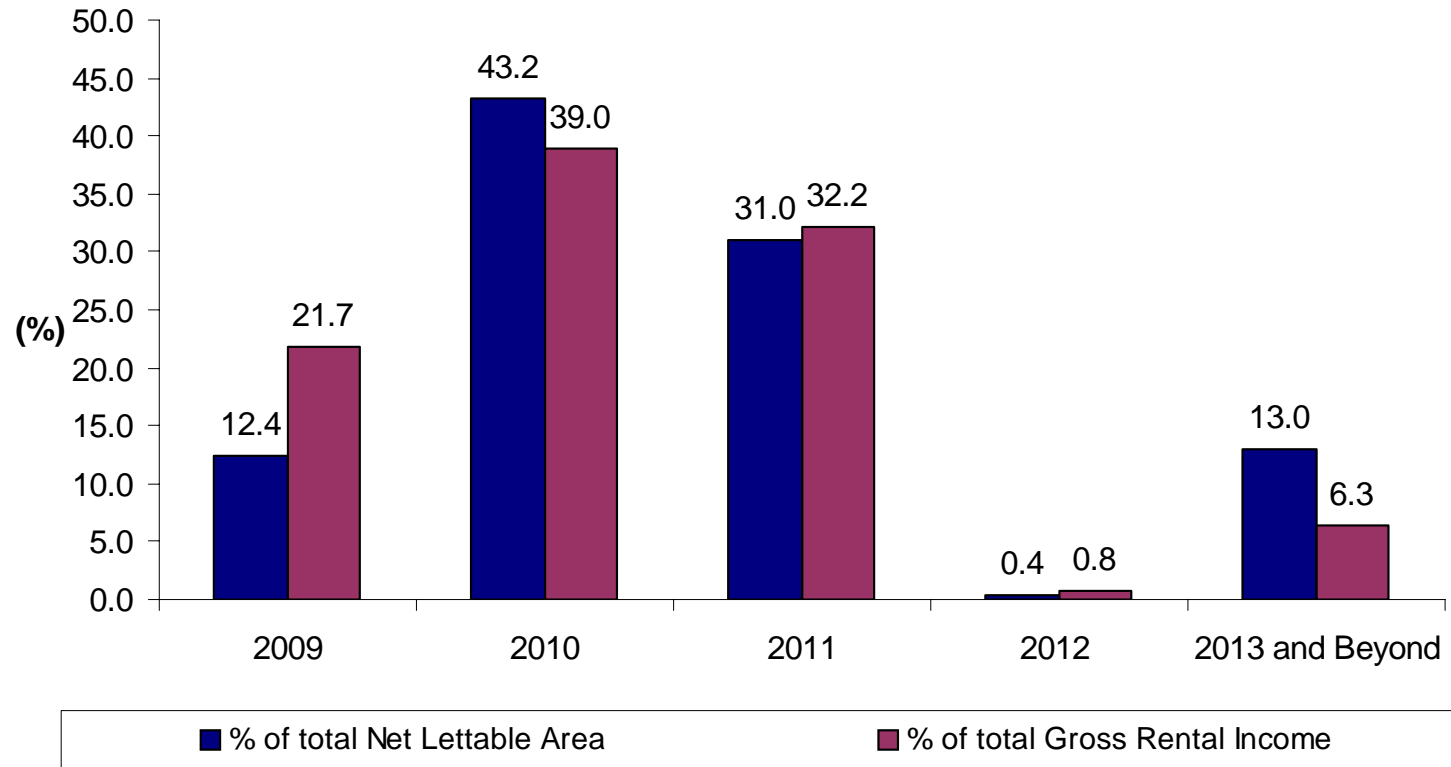
# Lease Expiry Profile - Portfolio <sup>1</sup>



1. Excluding Jurong Entertainment Centre and Raffles City.

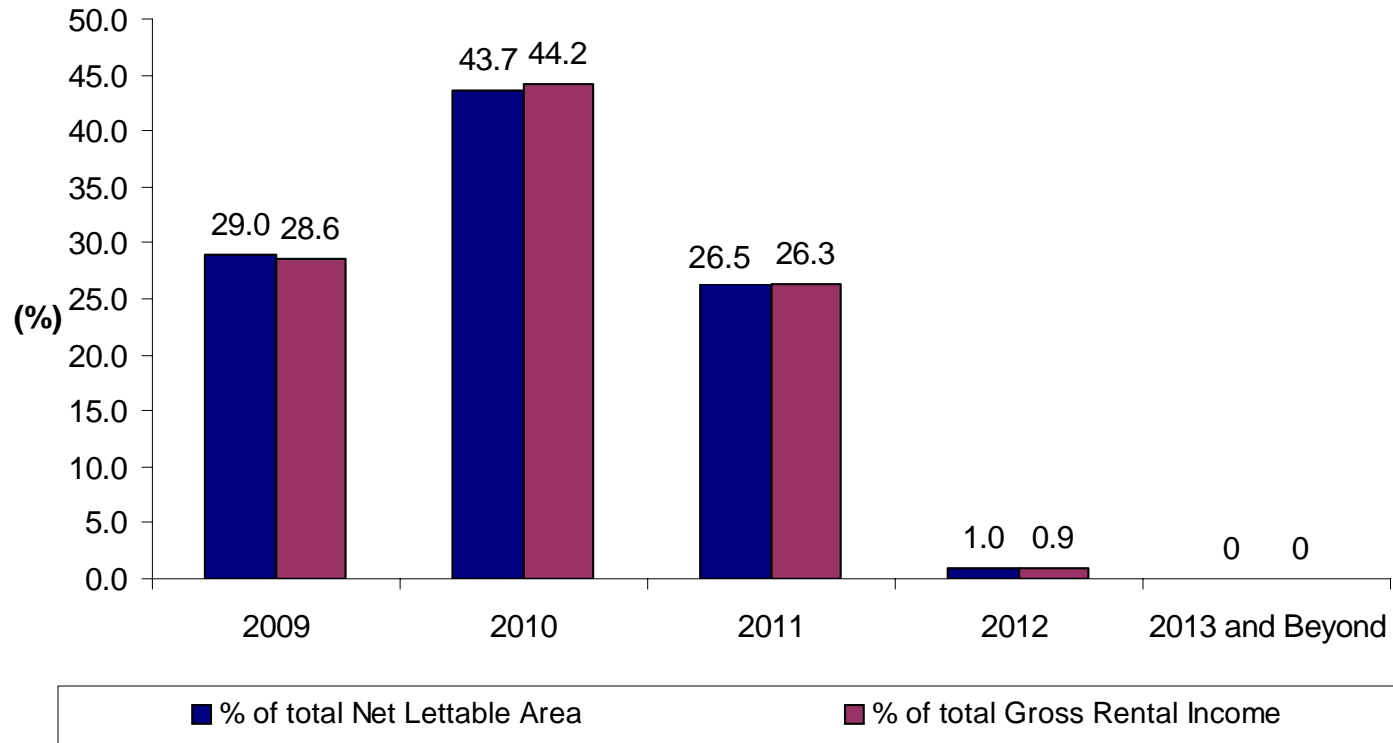


# Lease Expiry Profile – Tampines Mall





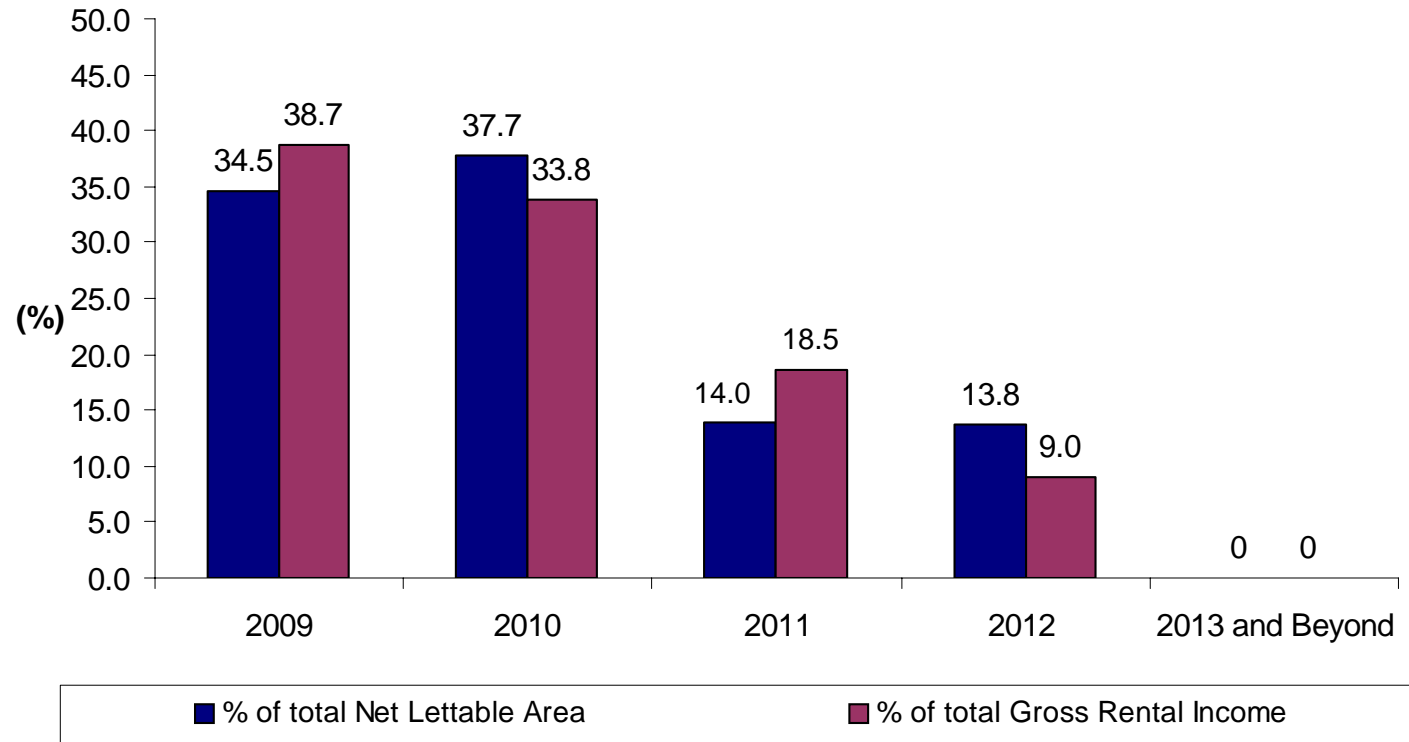
# Lease Expiry Profile – Junction 8





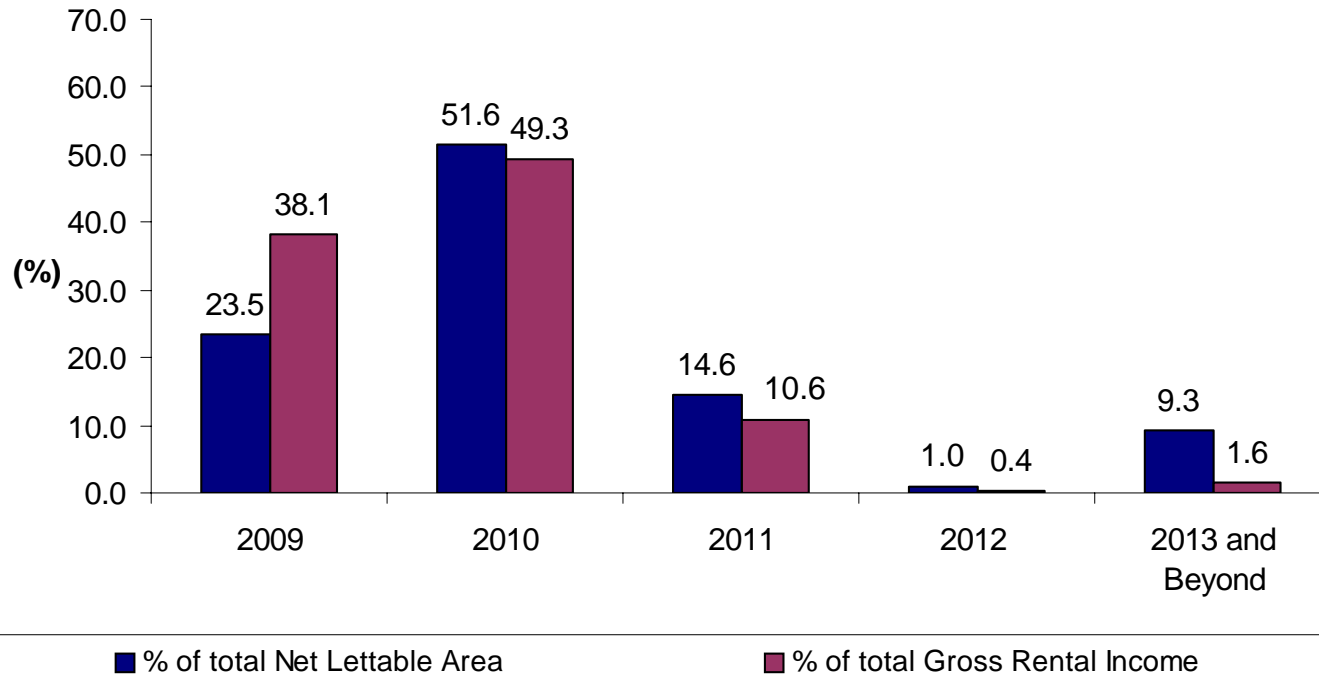


# Lease Expiry Profile – Funan DigitalLife Mall



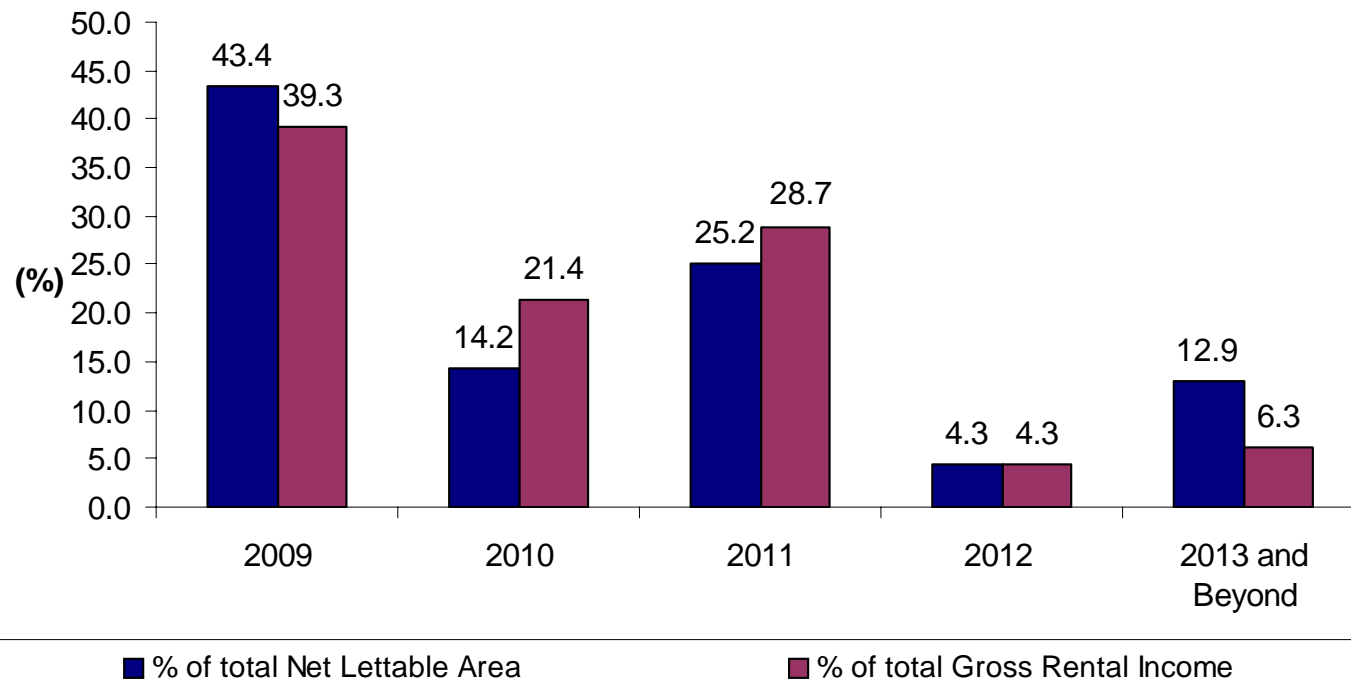


# Lease Expiry Profile – IMM Building



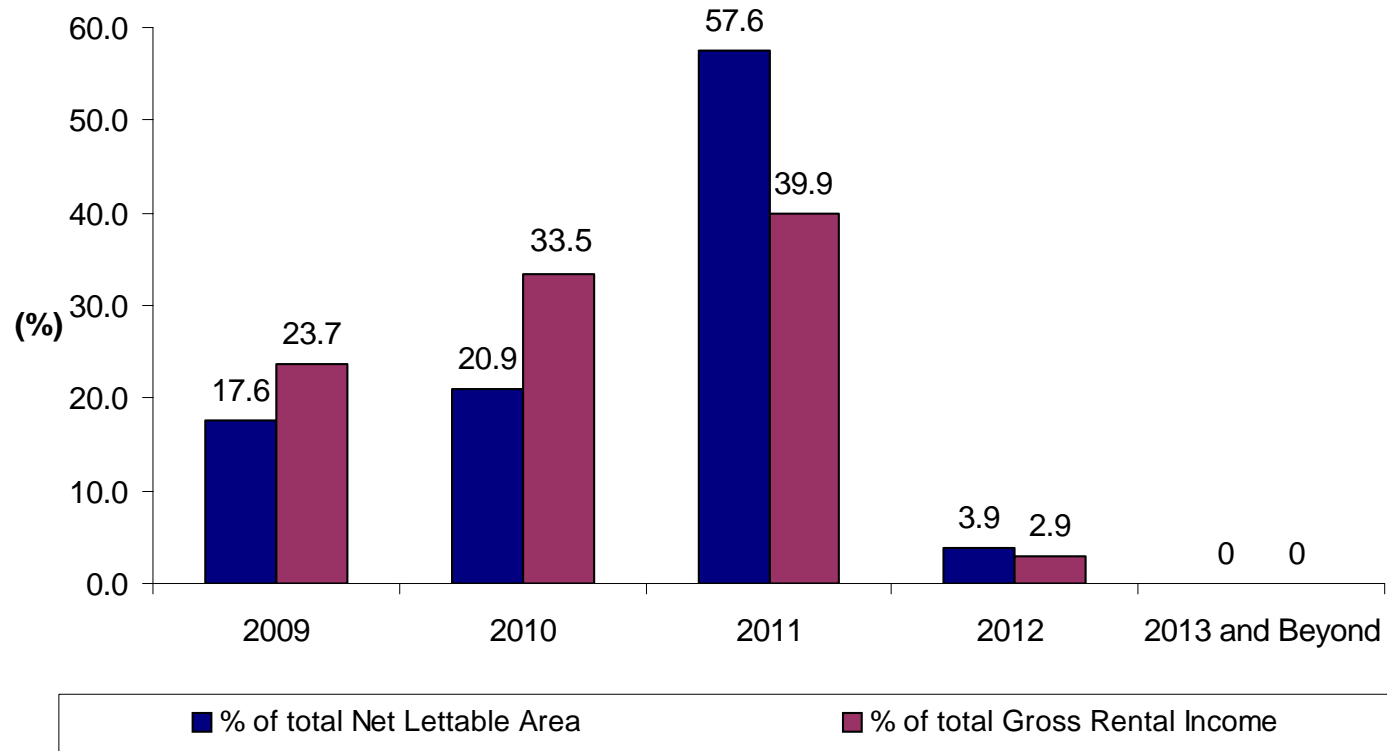


# Lease Expiry Profile – Plaza Singapura



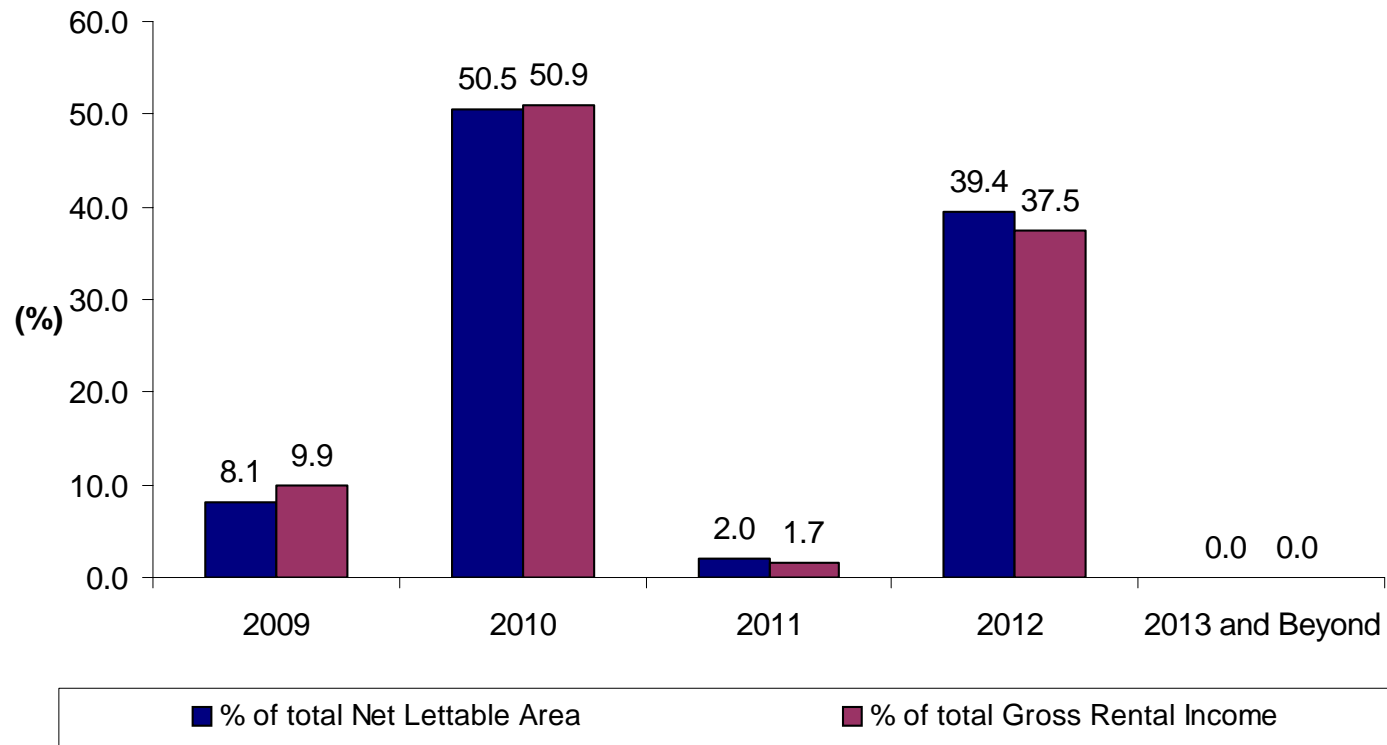


# Lease Expiry Profile – Bugis Junction



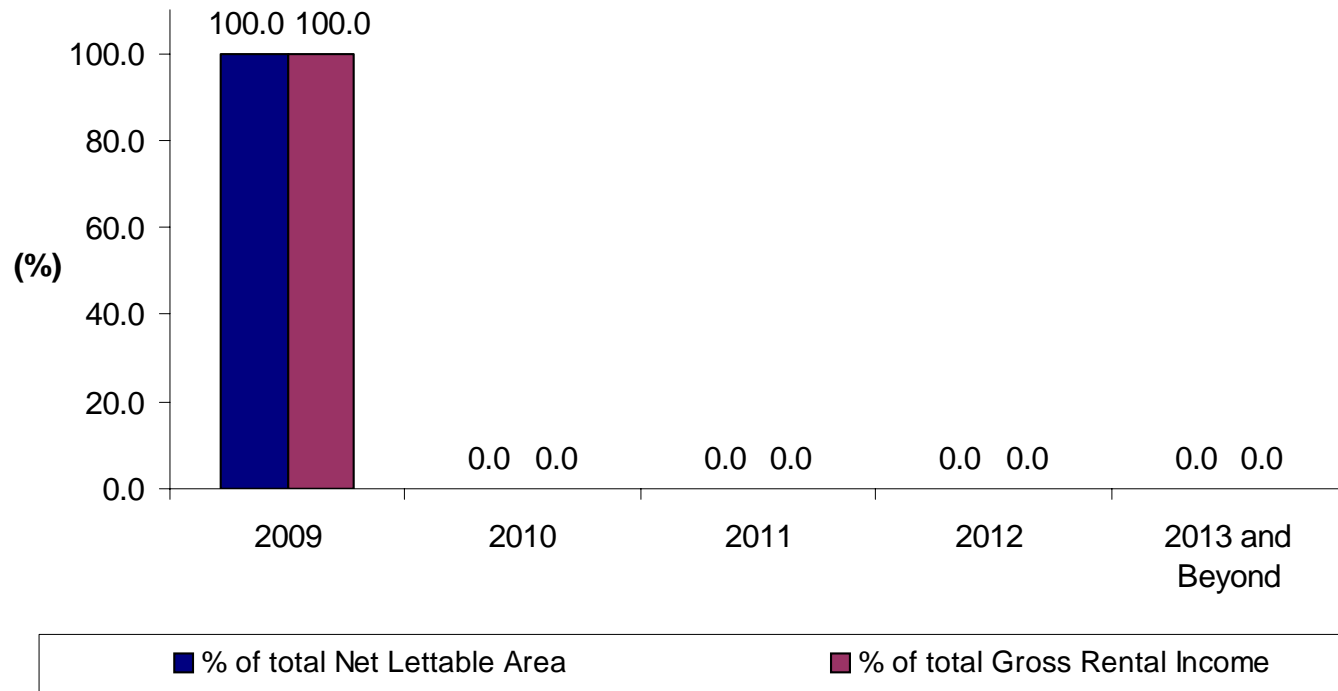


# Lease Expiry Profile – The Atrium@Orchard

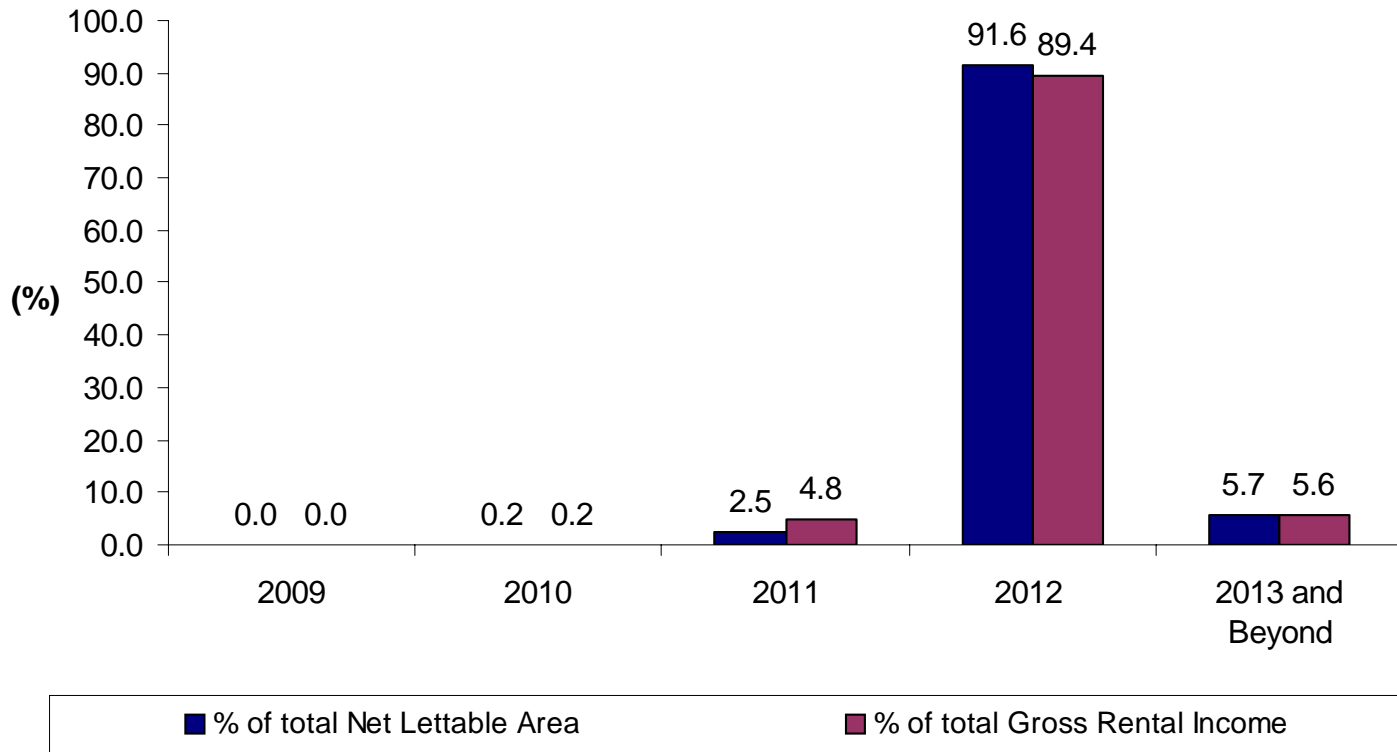




# Lease Expiry Profile – Hougang Plaza

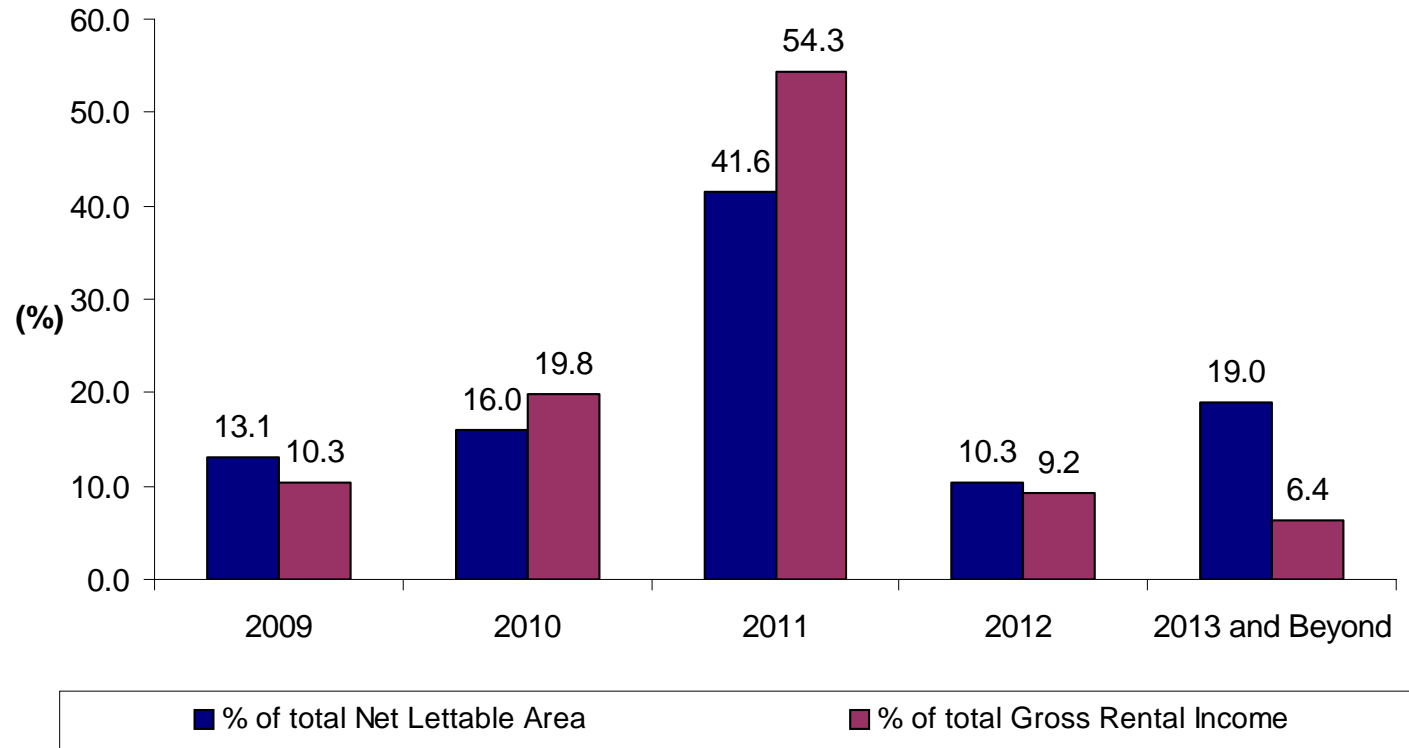


# Lease Expiry Profile – Sembawang Shopping Centre<sup>1</sup>





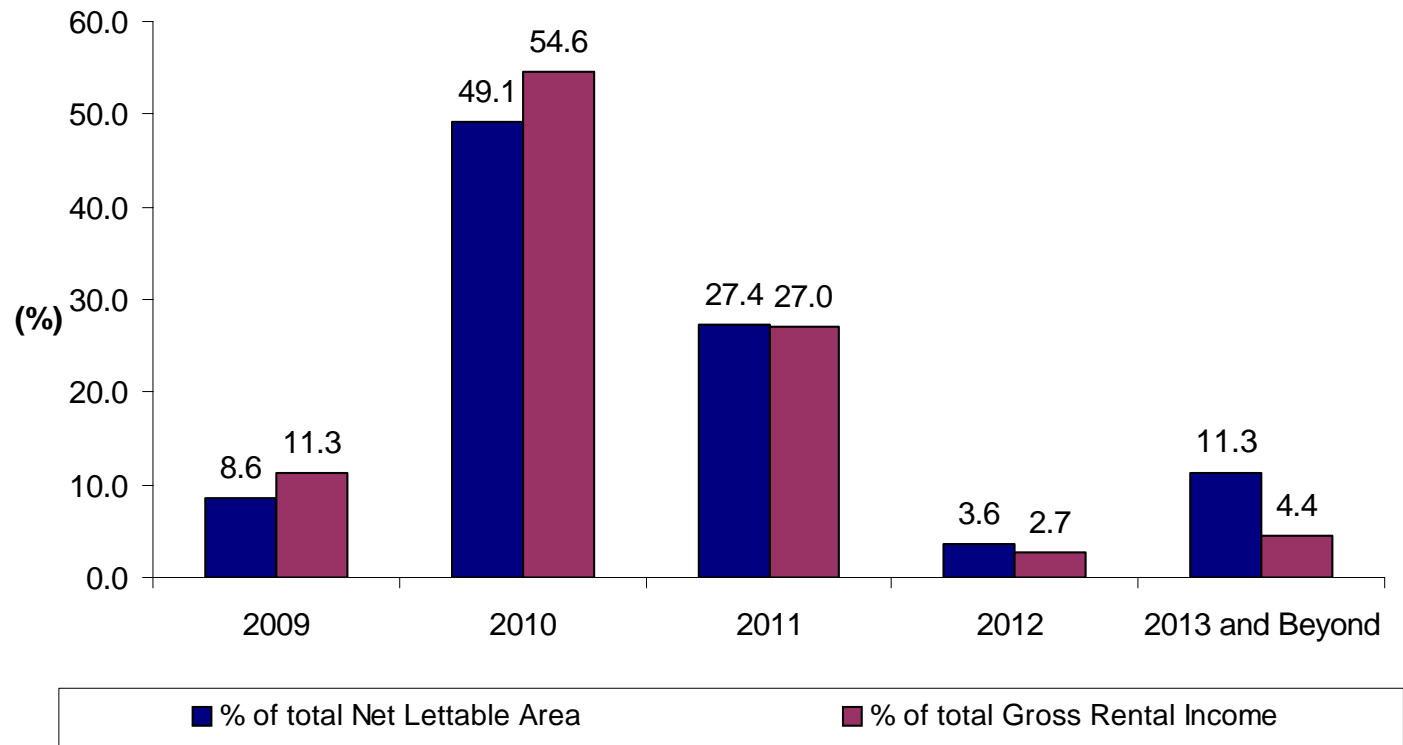
# Lease Expiry Profile – Lot One Shoppers' Mall







# Lease Expiry Profile – Bukit Panjang Plaza





# Lease Expiry Profile – Rivervale Mall

