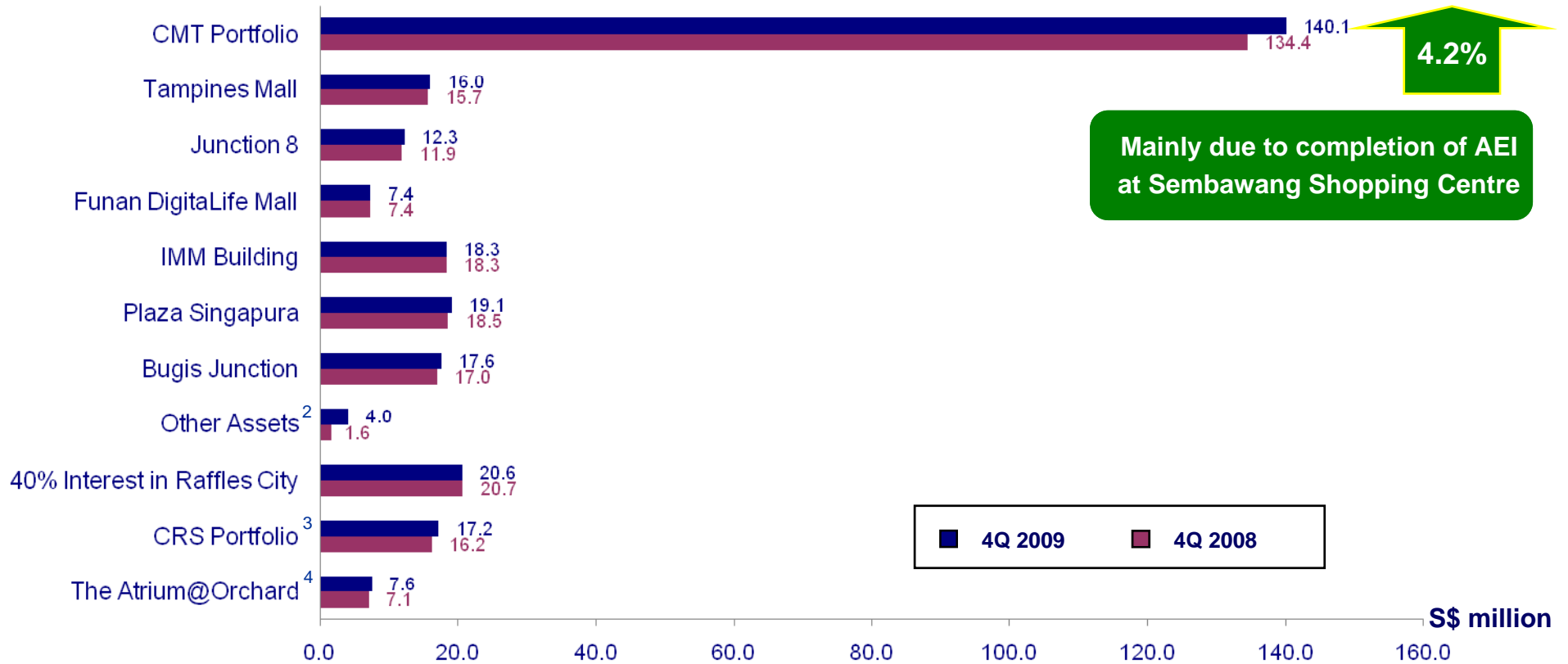


Annexes



4Q 2009 Gross Revenue Increased by 4.2% versus 4Q 2008

On a comparable mall basis¹, 4Q 2009 Gross Revenue grew by 2.1% versus 4Q 2008



1.Excludes Sembawang Shopping Centre, Jurong Entertainment Centre and The Atrium@Orchard.

2.Includes Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre was completed in December 2008. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.

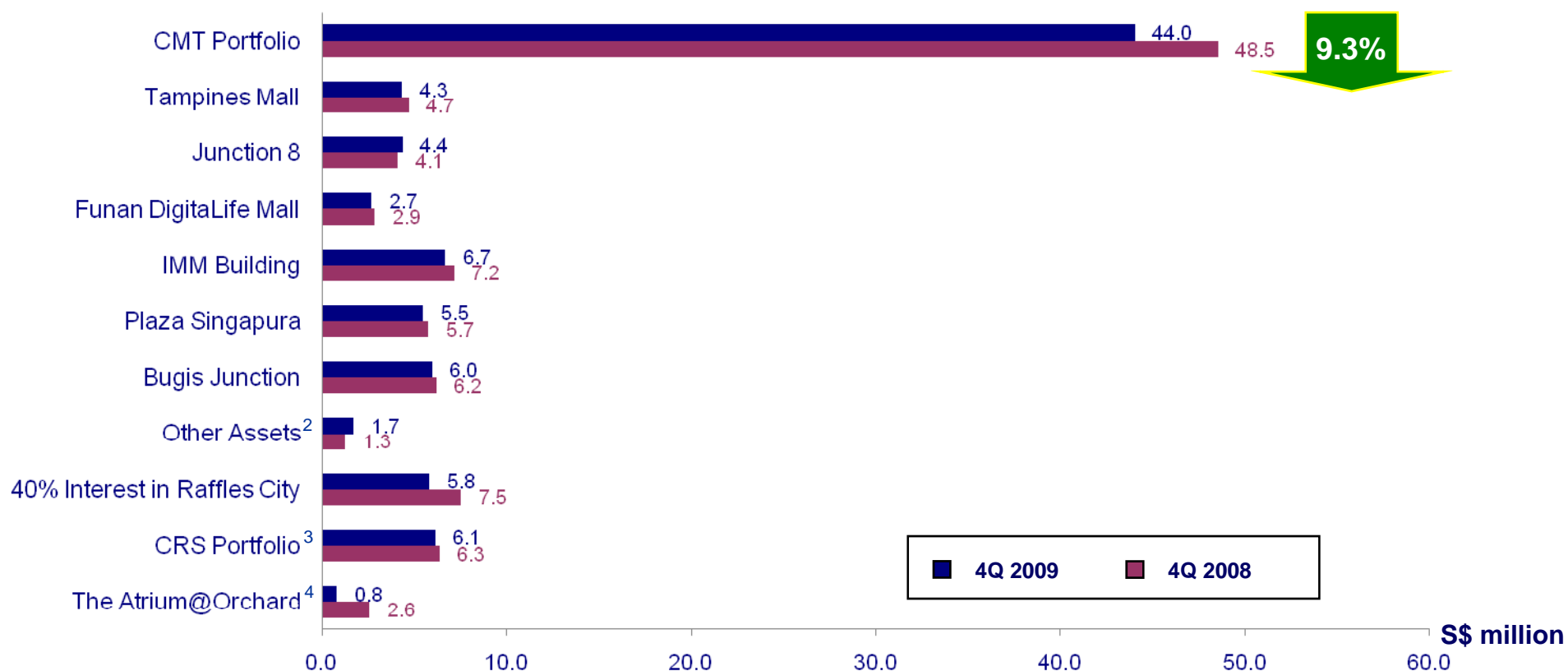
3.Includes Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.

4.The Atrium@Orchard was acquired on 15 August 2008.



4Q 2009 Operating Expenses

On a comparable mall basis¹, 4Q 2009 Operating Expenses decreased by 6.9% versus 4Q 2008



1.Excludes Sembawang Shopping Centre, Jurong Entertainment Centre and The Atrium@Orchard.

2.Includes Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre was completed in December 2008. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.

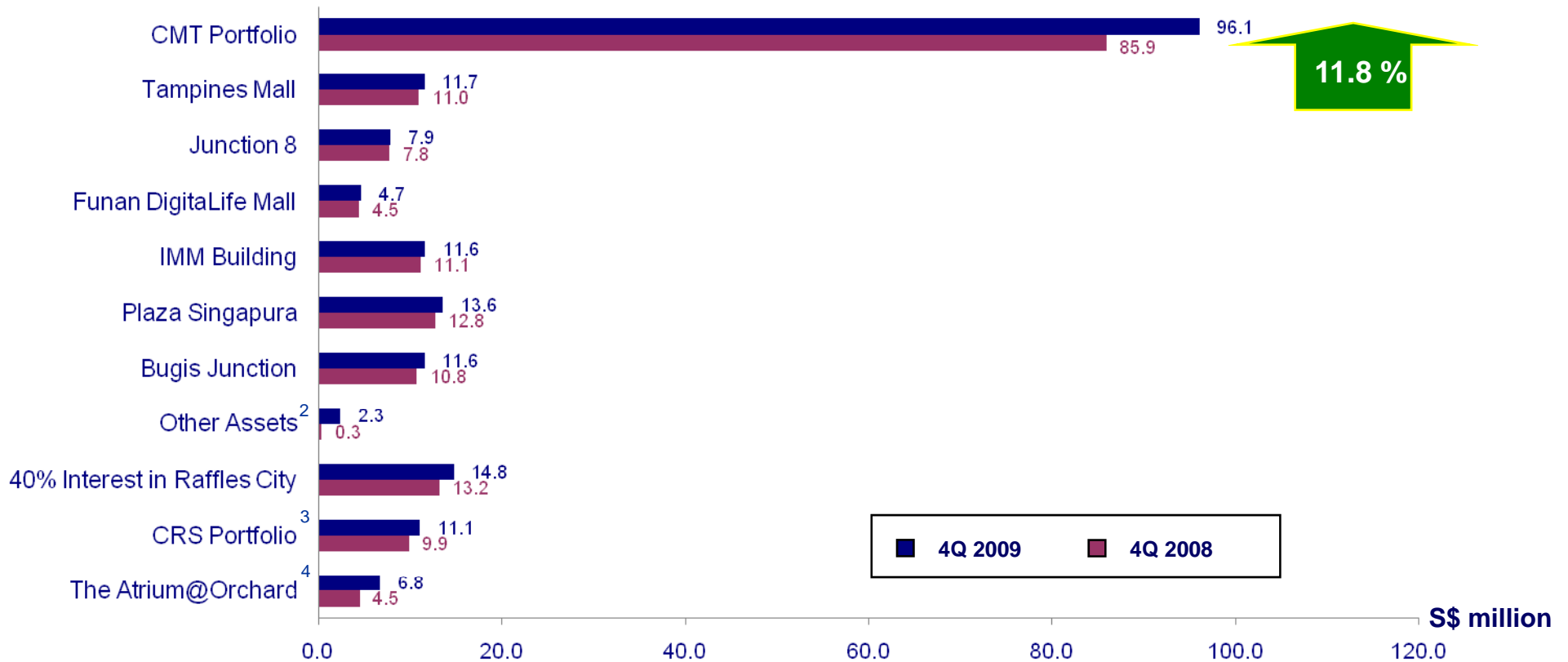
3.Includes Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.

4.The Atrium@Orchard was acquired on 15 August 2008.



4Q 2009 Net Property Income Increased by 11.8% versus 4Q 2008

On a comparable mall basis¹, 4Q 2009 Net Property Income grew by 7.0% versus 4Q 2008



- 1.Excludes Sembawang Shopping Centre, Jurong Entertainment Centre and The Atrium@Orchard.
- 2.Includes Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre was completed in December 2008. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.
- 3.Includes Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall.
- 4.The Atrium@Orchard was acquired on 15 August 2008.



Positive Renewals Achieved Year-on-Year

| CMT Portfolio (Year) ¹ | No. of Renewals / New Leases | Net Lettable Area | | Increase in Current Rental Rates Vs | | Average Growth Rate per Year ⁴ |
|-----------------------------------|------------------------------|-------------------|-----------------------------|-------------------------------------|---|---|
| | | Area (Sq Ft) | % of Total NLA ¹ | Forecast Rental Rates | Preceding Rental Rates ³ (typically committed 3 years ago) | |
| FY 2009 | 614 | 971,191 | 29.8 | N.A.² | 2.3% | 0.8% |
| 2008 | 421 | 612,379 | 19.0 | 3.6% | 9.6% | 3.1% |
| 2007 | 385 | 806,163 | 25.6 | 5.8% | 13.5% | 4.3% |
| 2006 | 312 | 511,045 | 16.0 | 4.7% | 8.3% | 2.7% |
| 2005 | 189 | 401,263 | 23.2 | 6.8% | 12.6% | 4.0% |
| 2004 | 248 | 244,408 | 14.2 | 4.0% | 7.3% | 2.4% |
| 2003 | 325 | 350,743 | 15.6 | 6.2% | 10.6% | 3.4% |

1. As at 31 December 2003, 31 December 2004, 31 December 2005, 31 December 2006, 31 December 2007, 31 December 2008 and 31 December 2009 respectively. For IMM Building and Raffles City Singapore, only retail units were included into the analysis.
2. Not applicable as there is no forecast for 2009.
3. Preceding rental rate refers to rentals that were typically committed 3 years ago.
4. Based on compound annual growth rate.



Gross Revenue locked-in for FY2010 is approximately 77%⁽¹⁾ of FY2009 Gross Revenue

Portfolio Lease Expiry Profile as at 31 December 2009⁽²⁾

| | Number of Leases | Gross Rental Income for the month of Dec 2009 | |
|-----------------|------------------|---|------------|
| | | S\$'000 | % of Total |
| 2010 | 772 | 12,595 | 32.7 |
| 2011 | 635 | 10,014 | 26.0 |
| 2012 | 753 | 12,490 | 32.3 |
| 2013 | 103 | 1,957 | 5.1 |
| 2014 and beyond | 28 | 1,485 | 3.9 |

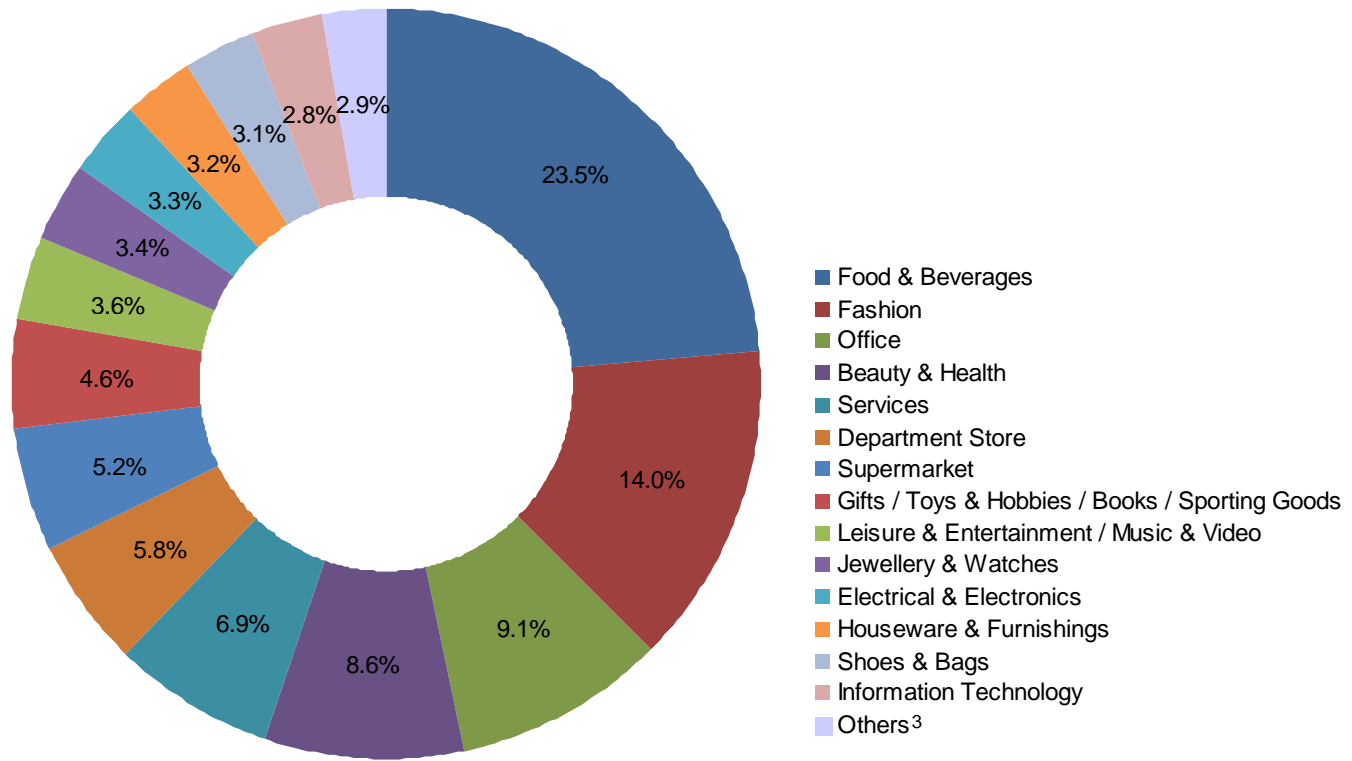
(1) Based on actual revenue for FY2009 and revenue from committed leases (as at 31 December 2009) for the period 1 January 2010 to 31 December 2010. Assumptions: (i) The remaining leases due for renewal in 2010 are not renewed and left vacant; (ii) Includes CMT's 40% interest in Raffles City Singapore and (iii) Excludes Jurong Entertainment Centre (JEC) which was closed in November 2008 for asset enhancement works.

(2) Includes CMT's 40% stake in Raffles City Singapore (office and retail components) and CRS Portfolio. Also excludes JEC and units in Raffles City Singapore affected by asset enhancement works on Basement 1 and Basement 2 Link.



Well Diversified Trade Mix Across the Portfolio¹

By Gross Rent for the month of December 2009²



- 1. Includes CMT's 40% interest in Raffles City Singapore (only retail and office leases, excluding hotel lease) and excludes Jurong Entertainment Centre.
- 2. Based on committed gross rental income for the month of December 2009 and excludes gross turnover rental.
- 3. Others include Warehouse, Education, Art Gallery



Top 10 Tenants

10 largest tenants¹ by total gross rental contribute 23.8% of total gross rental
No one tenant contributes more than 3.6% of total gross rental

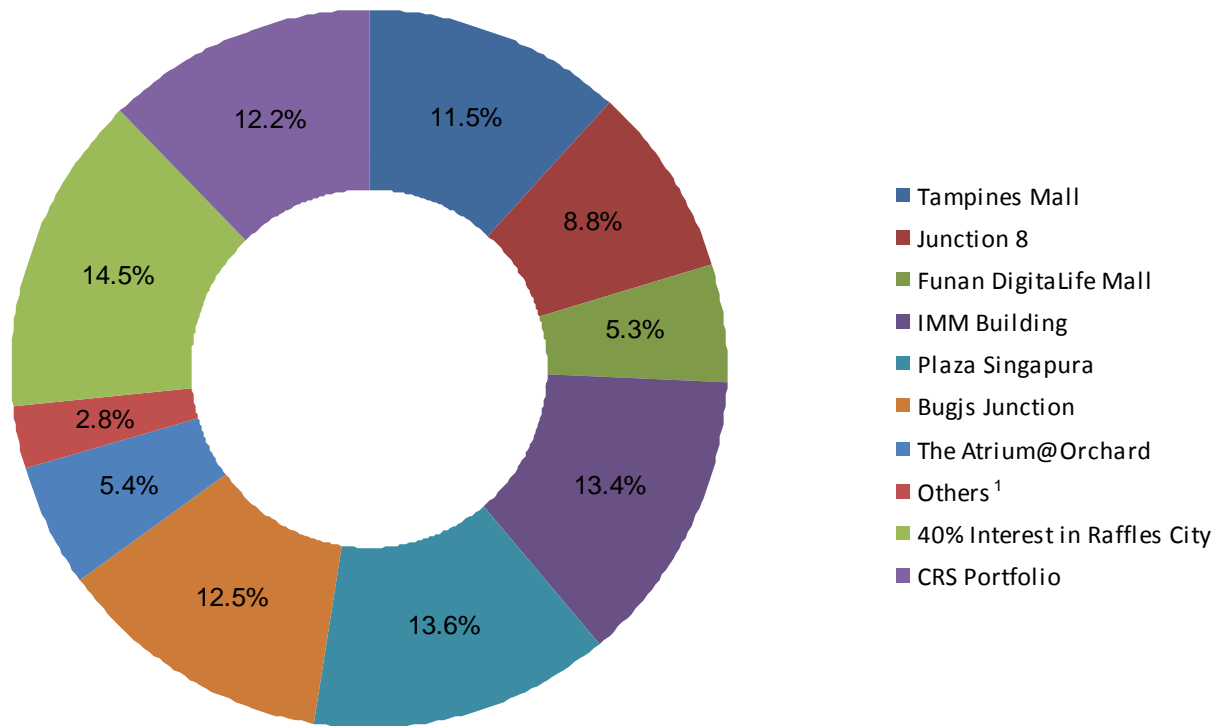
| Tenant | Trade Sector | % of Gross Rental Income |
|---------------------------------------|--|--------------------------|
| RC Hotels (Pte) Ltd | Hotel | 3.6% |
| BHG (Singapore) Pte. Ltd | Department store | 2.9% |
| Cold Storage Singapore (1983) Pte Ltd | Supermarket/ Beauty & Health / Services/ Warehouse | 2.9% |
| Temasek Holdings Pte Ltd | Office | 2.6% |
| NTUC Fairprice Co-operative Ltd | Supermarket / Beauty & Health / Food Court /Services | 2.5% |
| Barclays Capital | Office | 2.4% |
| Kopitiam Investment Pte Ltd | Food Court / Food & Beverage | 1.9% |
| Wing Tai Holdings Ltd | Fashion / Food & Beverage | 1.9% |
| Golden Village Multiplex Pte Ltd | Leisure & Entertainment | 1.7% |
| Best Denki (S) Pte Ltd | Electronics / Warehouse | 1.4% |

1. Includes CMT's 40% interest in Raffles City Singapore and excludes Jurong Entertainment Centre. Based on committed gross rental income for the month of December 2009 and excludes gross turnover rental.



FY 2009 Total Gross Revenue by Property

Percentage of Portfolio by FY 2009 Total Gross Revenue

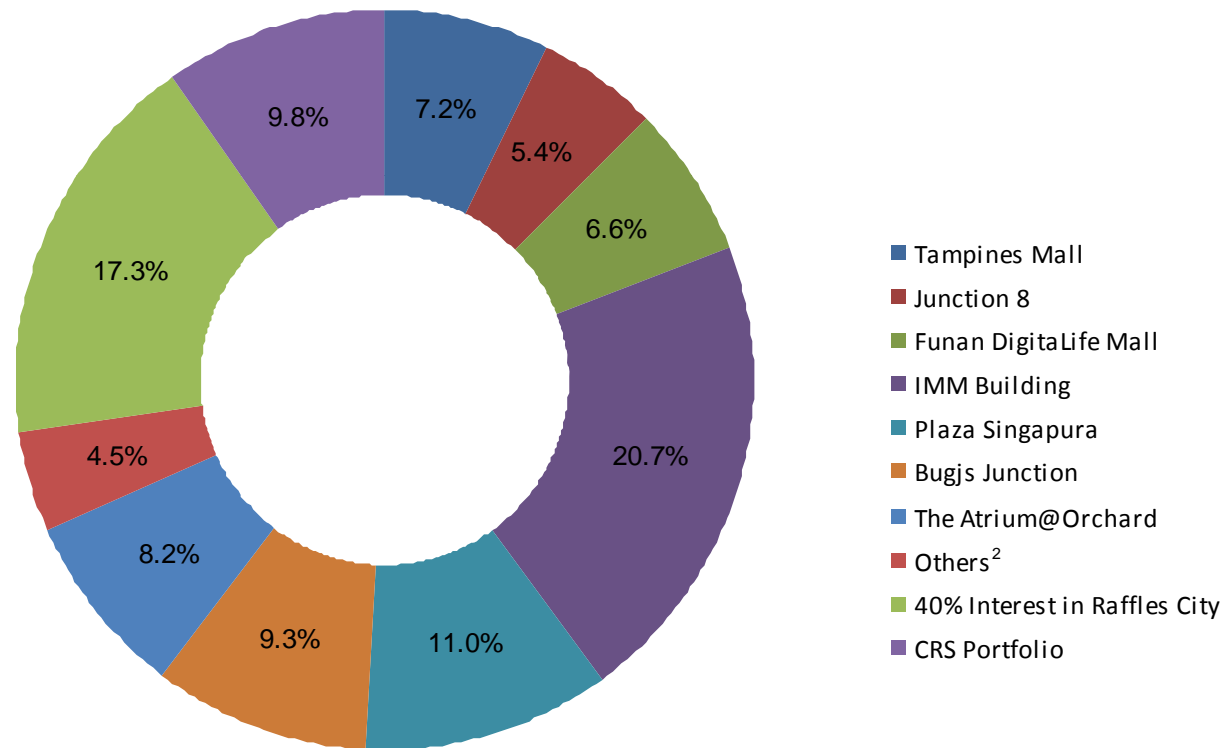


1. Includes Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre. Asset enhancement works for Sembawang Shopping Centre was completed in December 2008. Jurong Entertainment Centre was closed in November 2008 pending for asset enhancement works.



Net Lettable Area by Property

Percentage of Portfolio¹ by Net Lettable Area
as at 31 Dec 2009



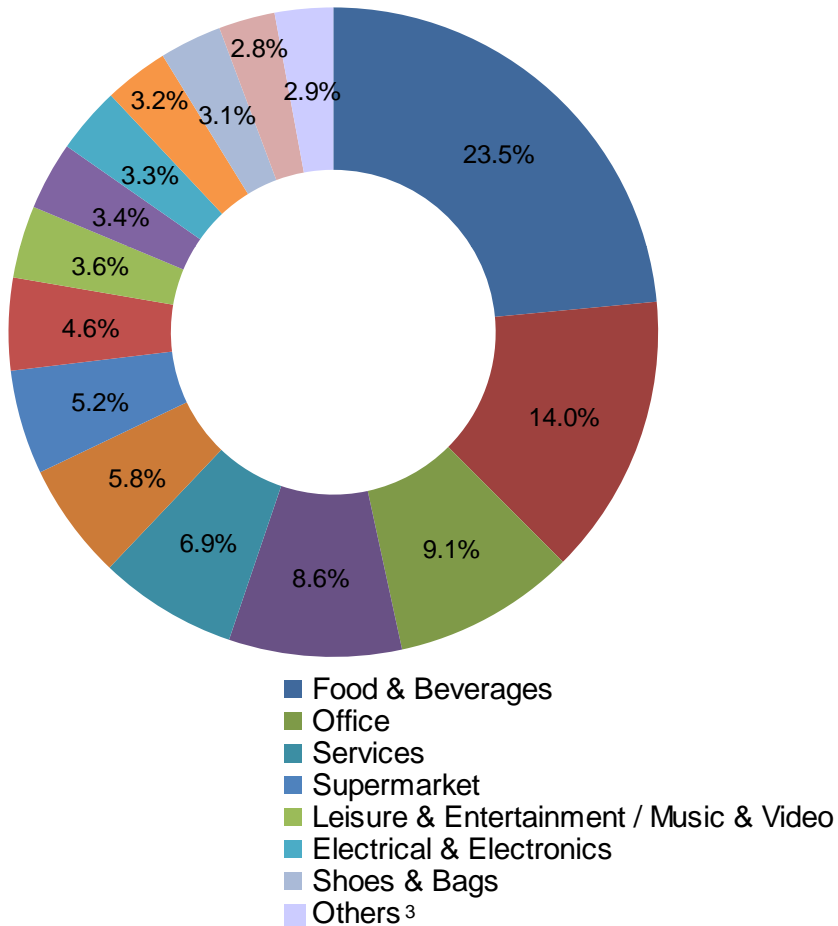
1. Excludes Jurong Entertainment Centre which was closed in November 2008 pending for asset enhancement works.
2. Includes Sembawang Shopping Centre and Hougang Plaza.



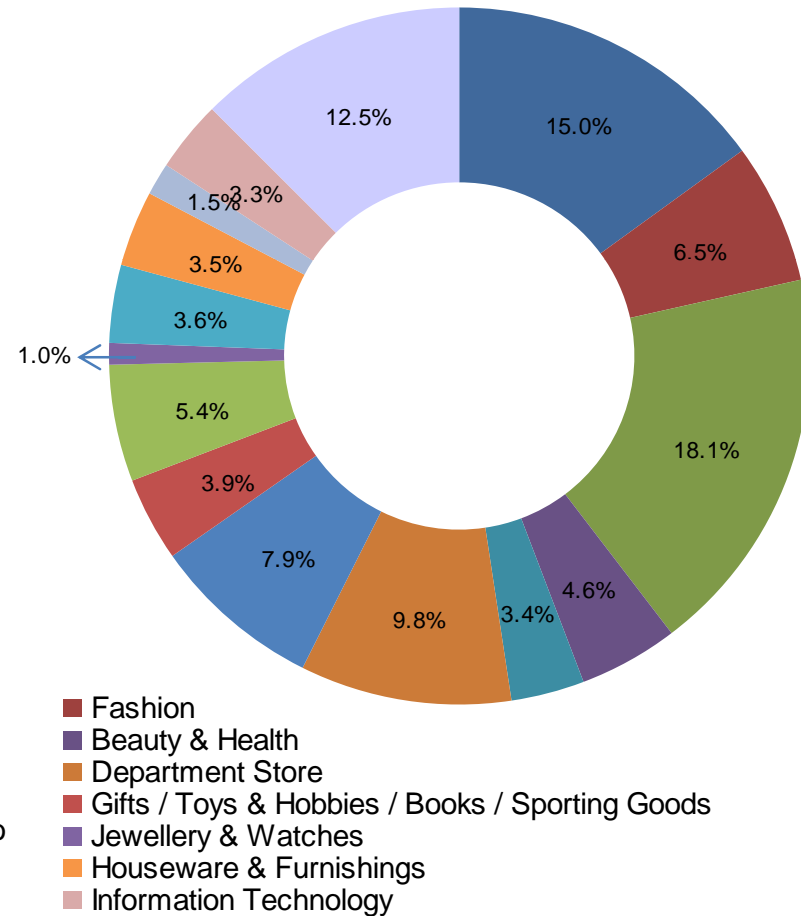
Well Diversified Trade Mix

CMT PORTFOLIO ¹

**By Gross Rent
For the month of December 2009¹**



**By Net Lettable Area
as at 31 Dec 2009**



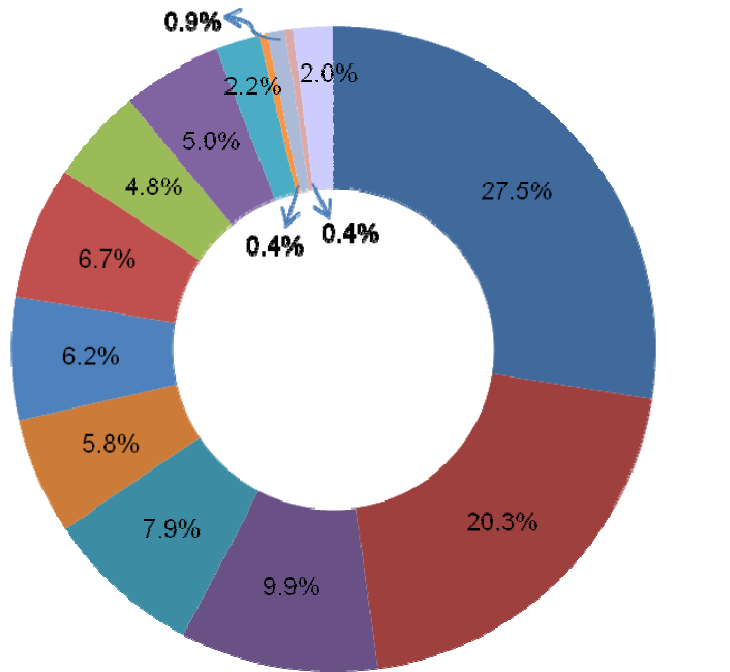
1. Includes CMT's 40% interest in Raffles City Singapore (only retail and office leases, excluding hotel lease) and excludes Jurong Entertainment Centre.
 2. Based on committed gross rental income for the month of December 2009 and excludes gross turnover rental.
 3. Others include Warehouse, Education and Art Gallery



Well Diversified Trade Mix

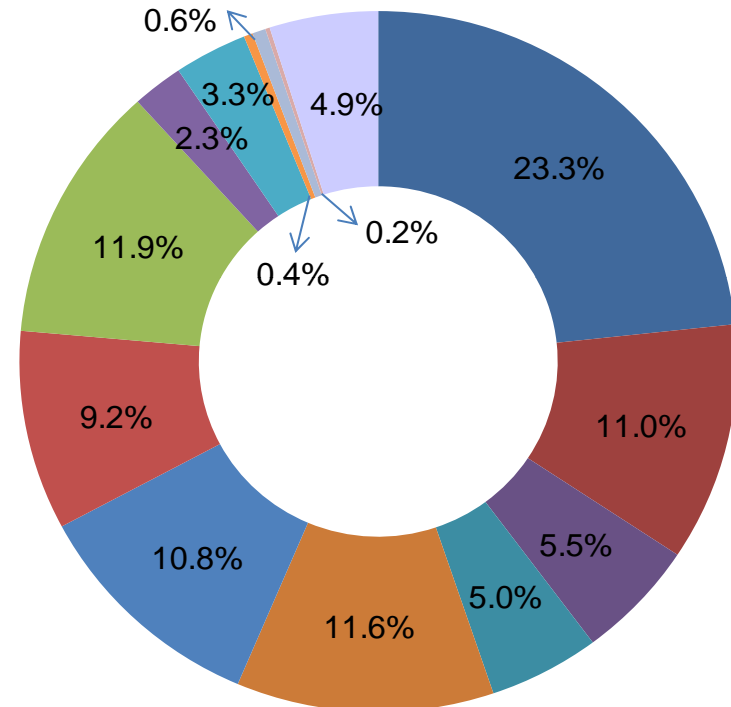
TAMPINES MALL

By Gross Rent
For the month of December 2009¹



- Food & Beverages
- Office
- Services
- Supermarket
- Leisure & Entertainment / Music & Video
- Electrical & Electronics
- Shoes & Bags
- Others²

By Net Lettable Area
as at 31 Dec 2009



- Fashion
- Beauty & Health
- Department Store
- Gifts / Toys & Hobbies / Books / Sporting Goods
- Jewellery & Watches
- Houseware & Furnishings
- Information Technology

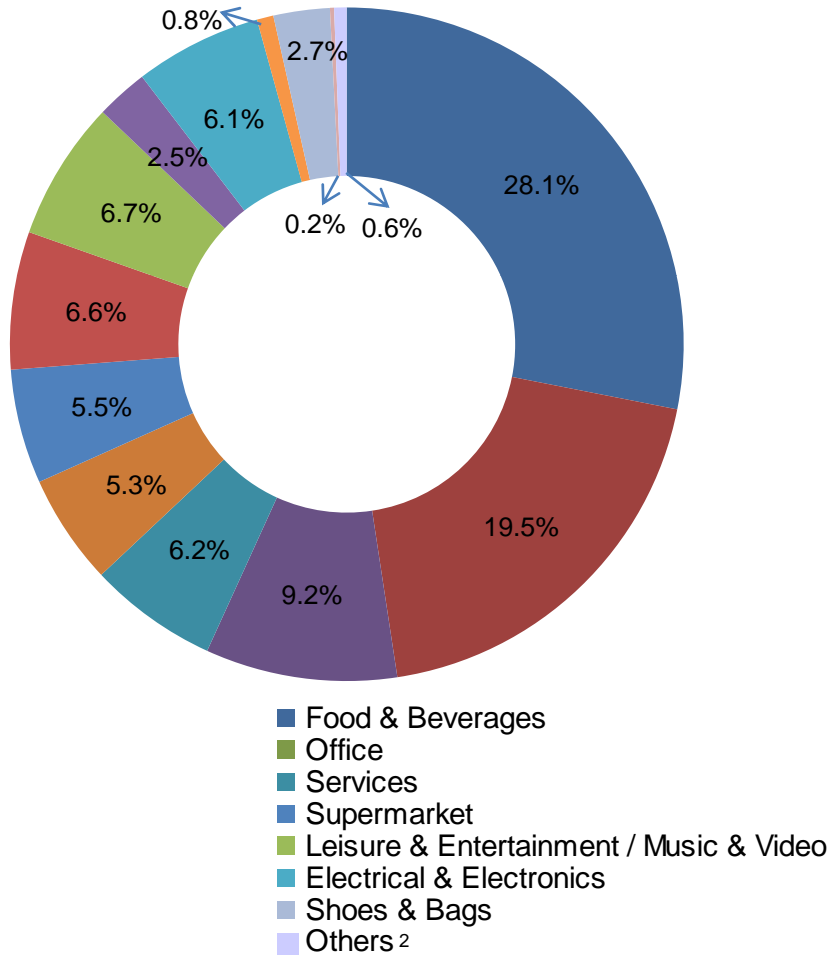
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



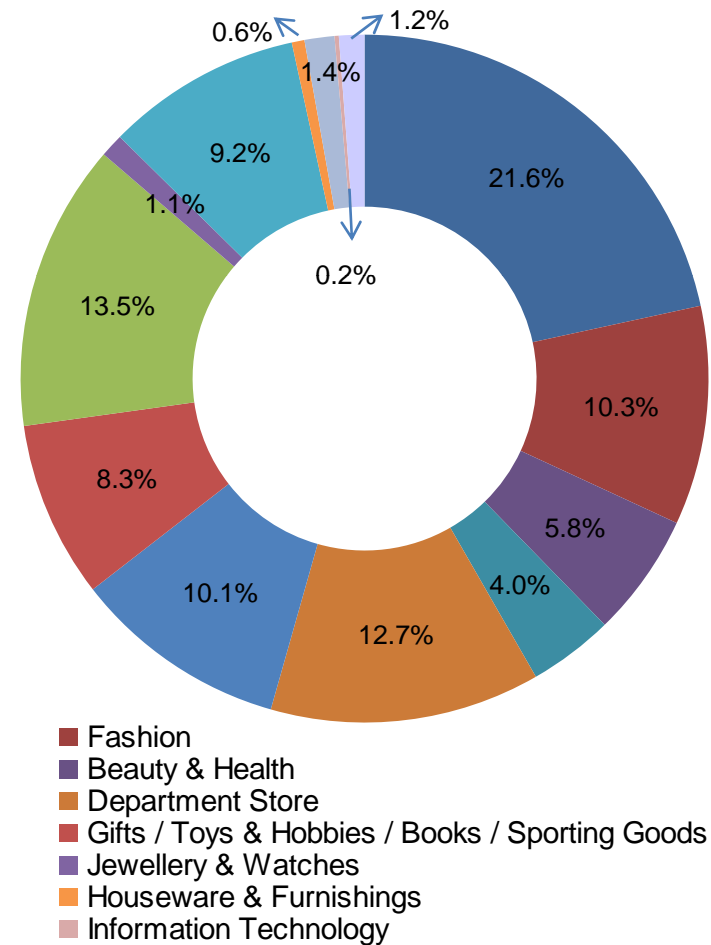
Well Diversified Trade Mix

JUNCTION 8

**By Gross Rent
For the month of December 2009¹**



**By Net Lettable Area
as at 31 Dec 2009**



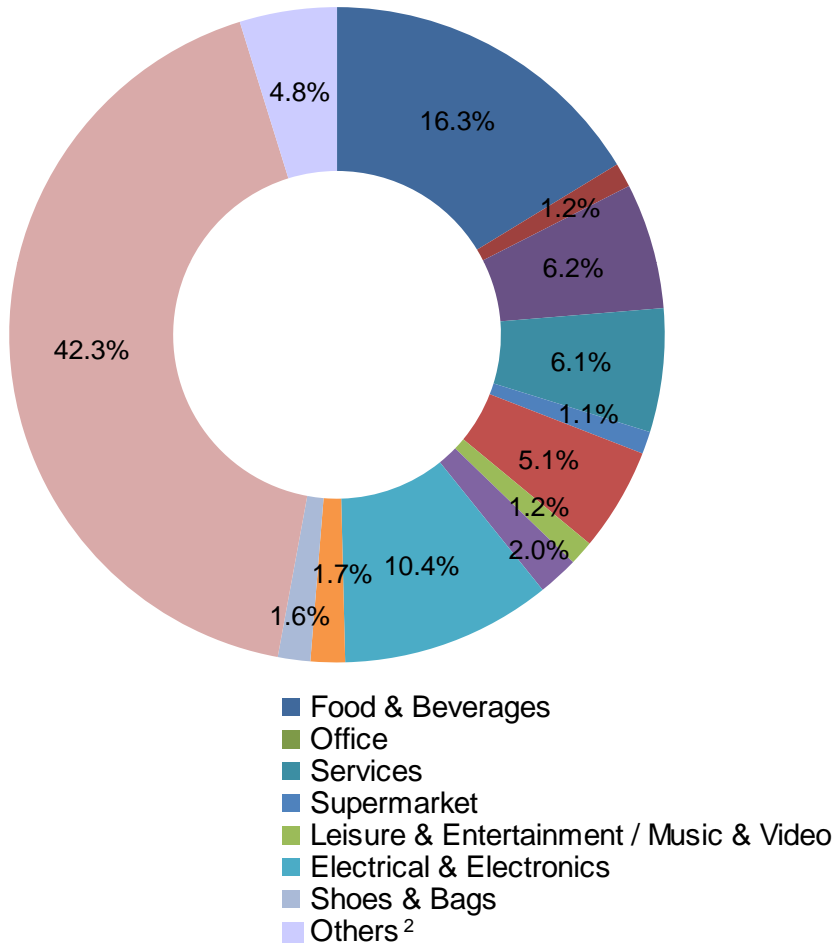
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



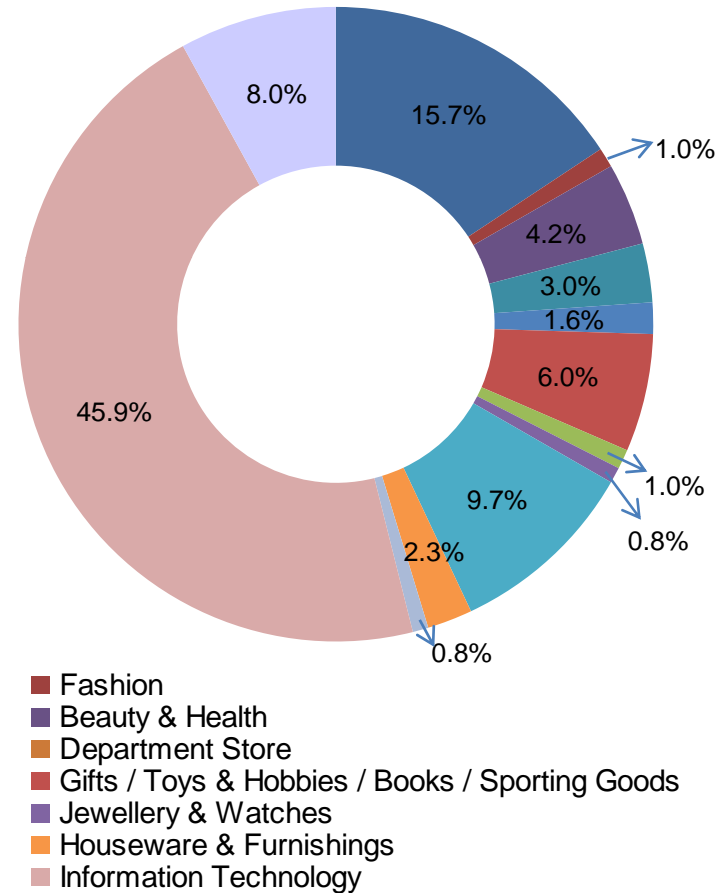
Well Diversified Trade Mix

FUNAN DIGITALIFE MALL

**By Gross Rent
For the month of December 2009¹**



**By Net Lettable Area
as at 31 Dec 2009**



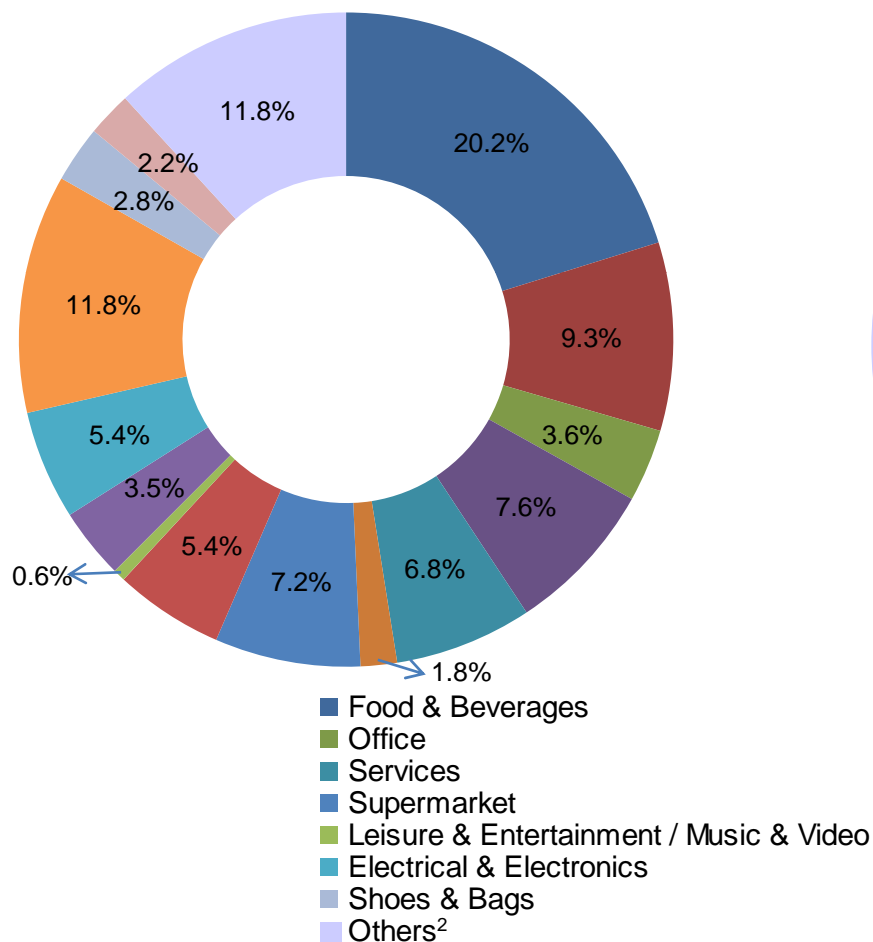
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



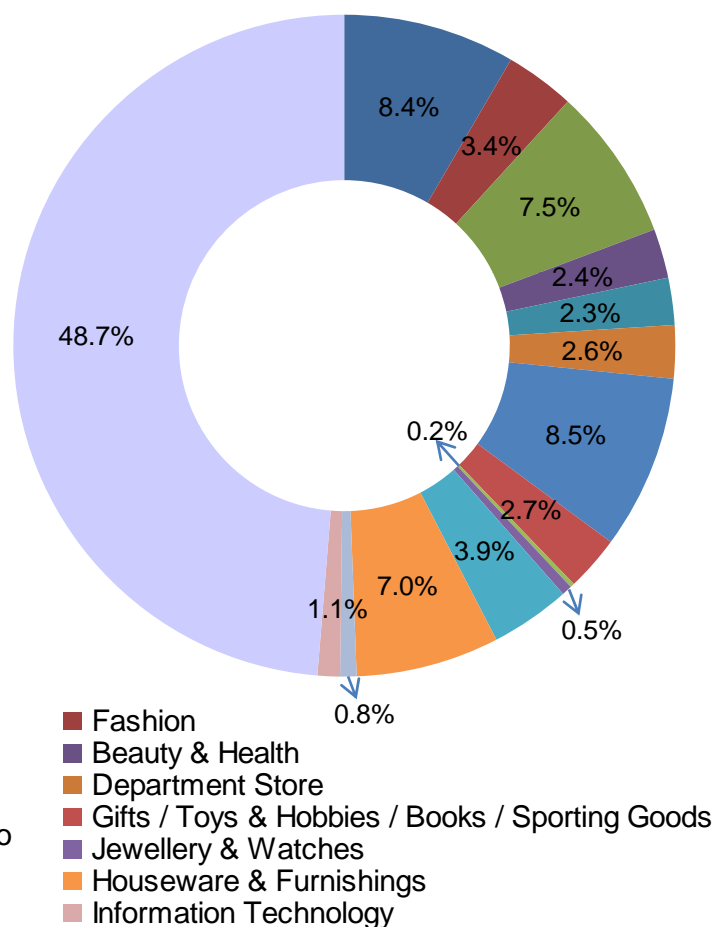
Well Diversified Trade Mix

IMM BUILDING

By Gross Rent
For the month of December 2009¹



By Net Lettable Area
as at 31 Dec 2009



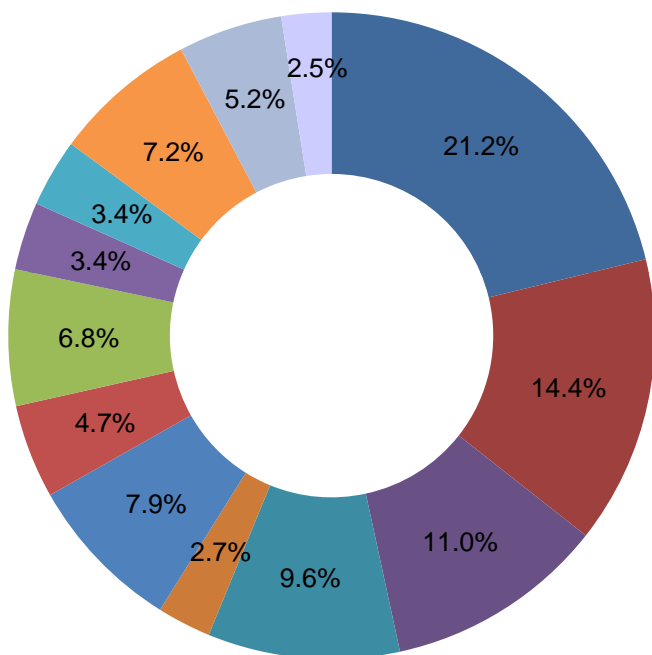
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



Well Diversified Trade Mix

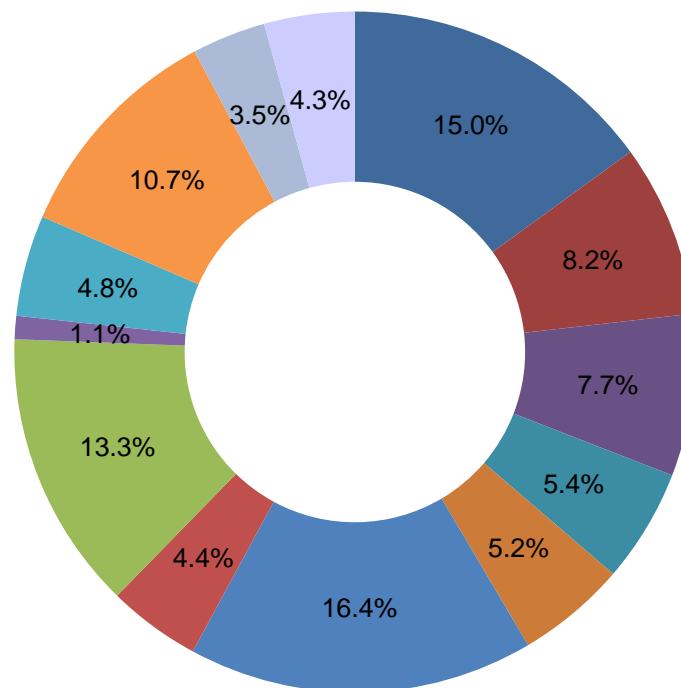
PLAZA SINGAPURA

**By Gross Rent
For the month of December 2009¹**



- Food & Beverages
- Office
- Services
- Supermarket
- Leisure & Entertainment / Music & Video
- Electrical & Electronics
- Shoes & Bags
- Others²

**By Net Lettable Area
as at 31 Dec 2009**



- Fashion
- Beauty & Health
- Department Store
- Gifts / Toys & Hobbies / Books / Sporting Goods
- Jewellery & Watches
- Houseware & Furnishings
- Information Technology

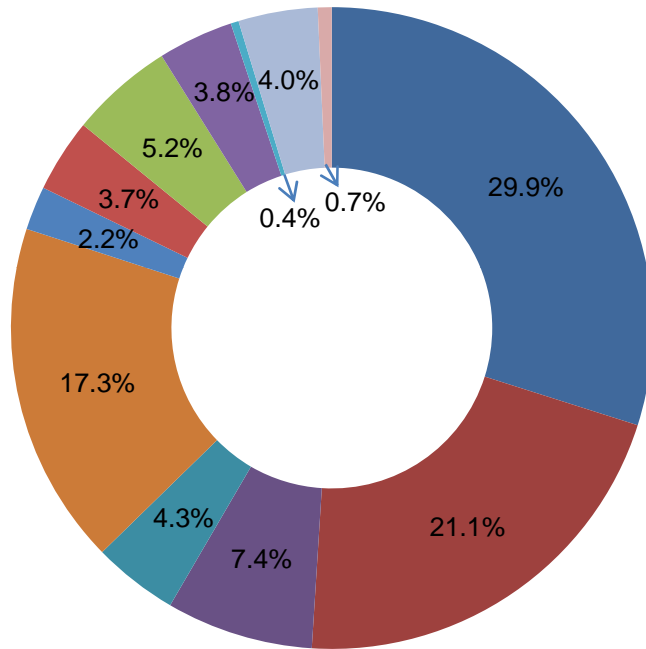
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



Well Diversified Trade Mix

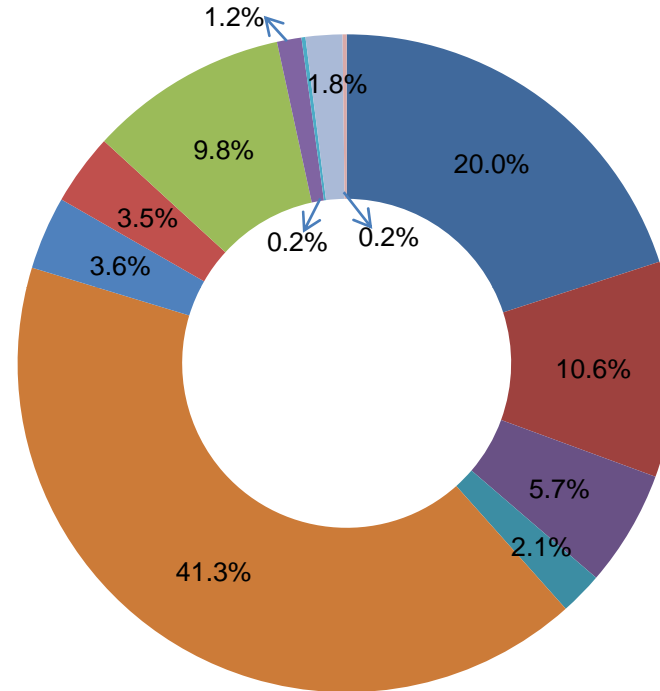
BUGIS JUNCTION

By Gross Rent
For the month of December 2009¹



- Food & Beverages
- Office
- Services
- Supermarket
- Leisure & Entertainment / Music & Video
- Electrical & Electronics
- Shoes & Bags
- Others²

By Net Lettable Area
as at 31 Dec 2009



- Fashion
- Beauty & Health
- Department Store
- Gifts / Toys & Hobbies / Books / Sporting Goods
- Jewellery & Watches
- Houseware & Furnishings
- Information Technology

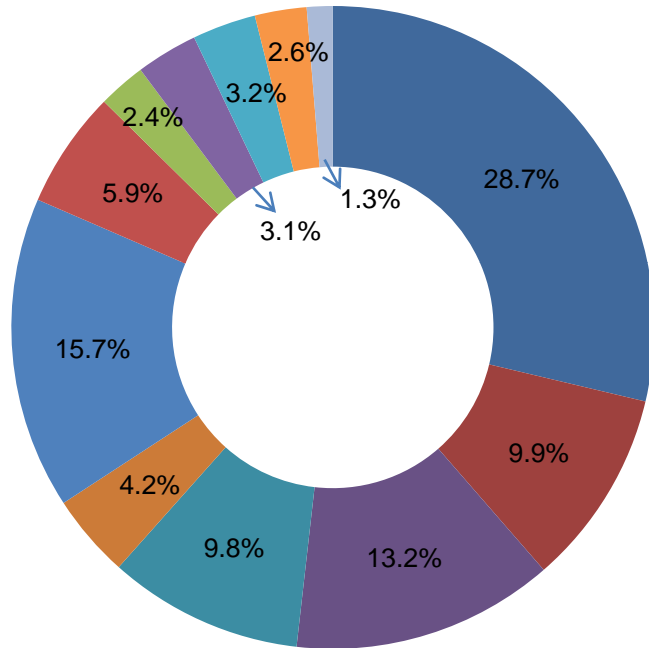
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



Well Diversified Trade Mix

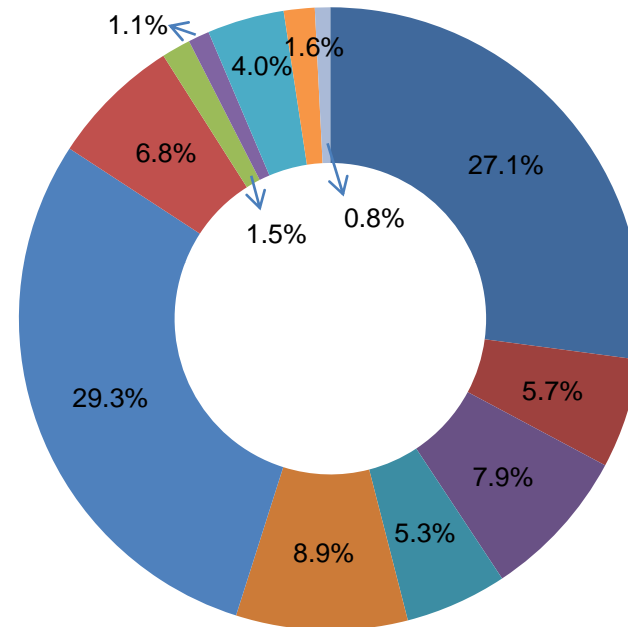
SEMBAWANG SHOPPING CENTRE

By Gross Rent
For the month of December 2009¹



- Food & Beverages
- Office
- Services
- Supermarket
- Leisure & Entertainment / Music & Video
- Electrical & Electronics
- Shoes & Bags
- Others²

By Net Lettable Area
as at 31 Dec 2009



- Fashion
- Beauty & Health
- Department Store
- Gifts / Toys & Hobbies / Books / Sporting Goods
- Jewellery & Watches
- Houseware & Furnishings
- Information Technology

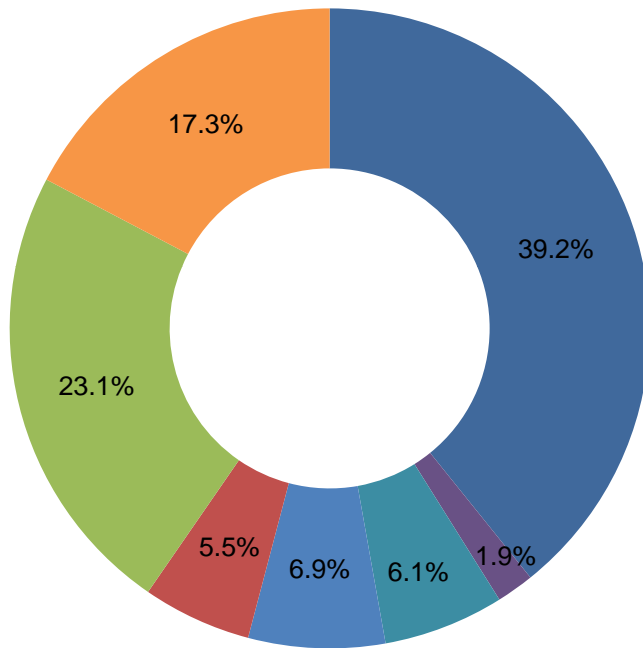
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



Well Diversified Trade Mix

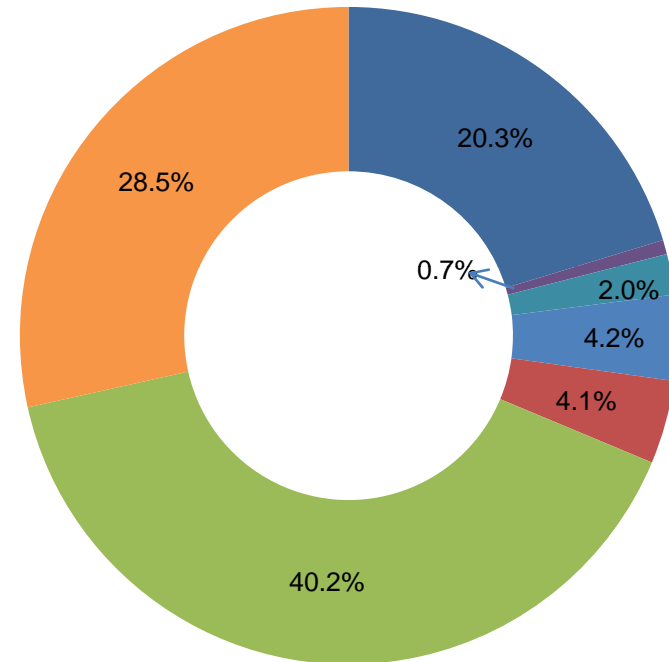
HOUGANG PLAZA

By Gross Rent
For the month of December 2009¹



- Food & Beverages
- Office
- Services
- Supermarket
- Leisure & Entertainment / Music & Video
- Electrical & Electronics
- Shoes & Bags
- Others²

By Net Lettable Area
as at 31 Dec 2009



- Fashion
- Beauty & Health
- Department Store
- Gifts / Toys & Hobbies / Books / Sporting Goods
- Jewellery & Watches
- Houseware & Furnishings
- Information Technology

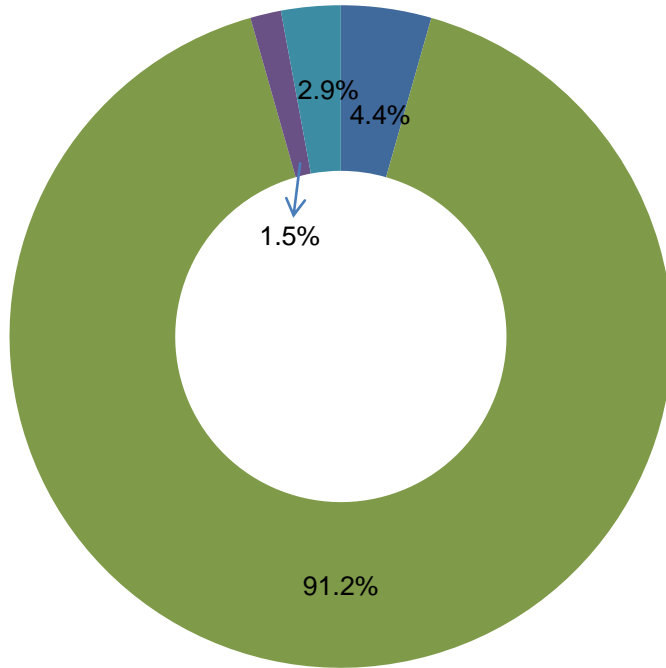
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



Well Diversified Trade Mix

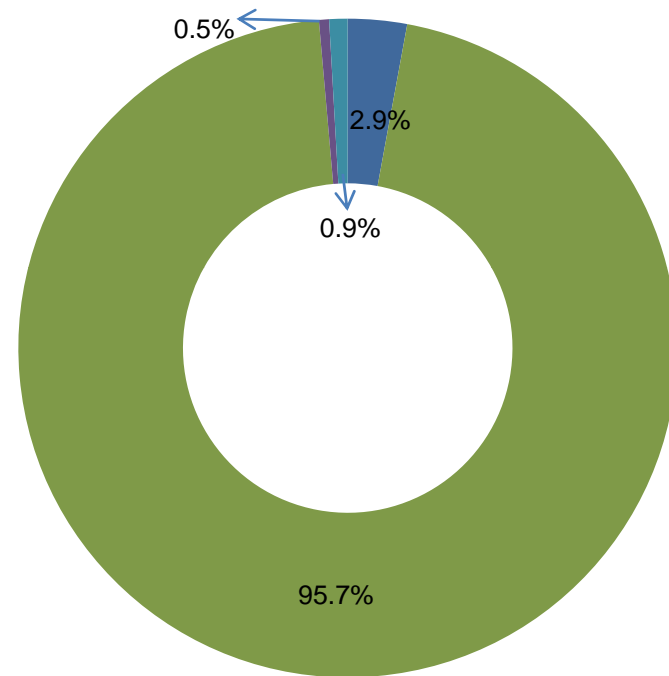
THE ATRIUM@ORCHARD

**By Gross Rent
For the month of December 2009¹**



- Food & Beverages
- Office
- Services
- Supermarket
- Leisure & Entertainment / Music & Video
- Electrical & Electronics
- Shoes & Bags
- Others²

**By Net Lettable Area
as at 31 Dec 2009**



- Fashion
- Beauty & Health
- Department Store
- Gifts / Toys & Hobbies / Books / Sporting Goods
- Jewellery & Watches
- Houseware & Furnishings
- Information Technology

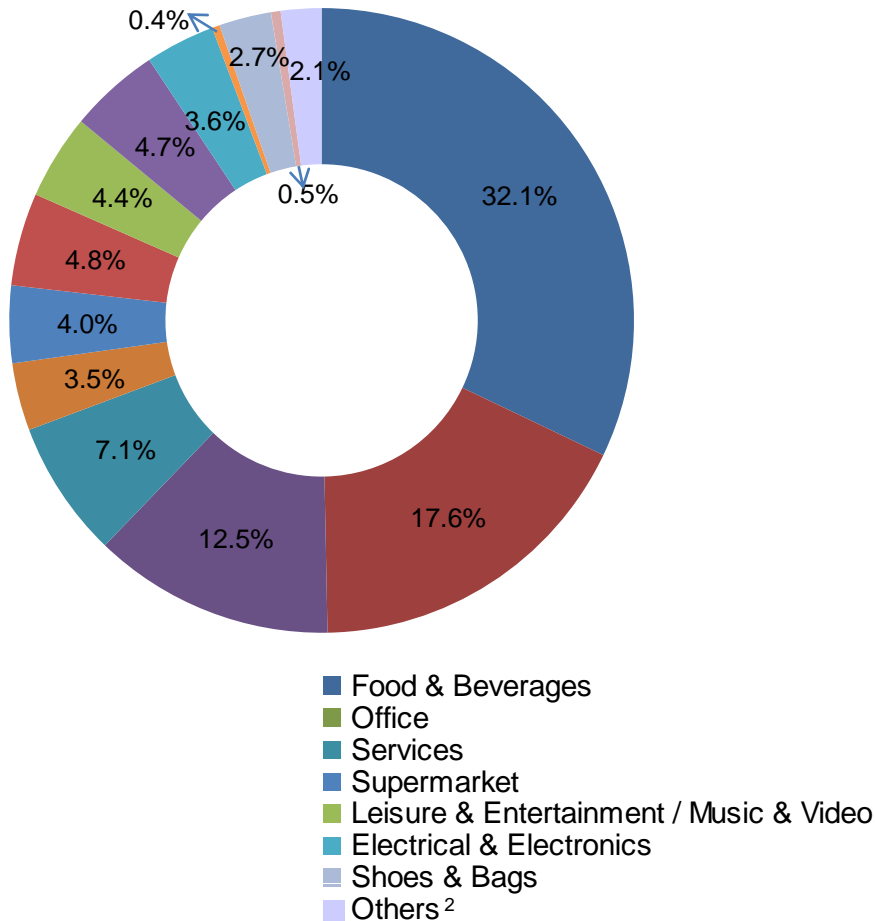
1. Based on tenancy schedule as at 31 Dec 2009.
 2. Others include Education, Warehouse and Art Gallery



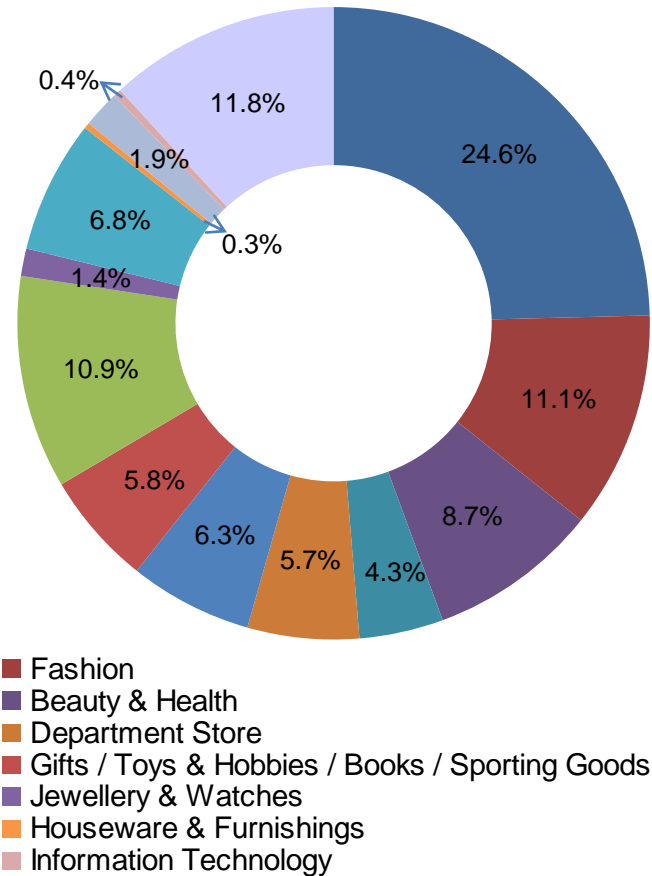
Well Diversified Trade Mix

LOT ONE SHOPPERS' MALL

**By Gross Rent
For the month of December 2009¹**



**By Net Lettable Area
as at 31 Dec 2009**



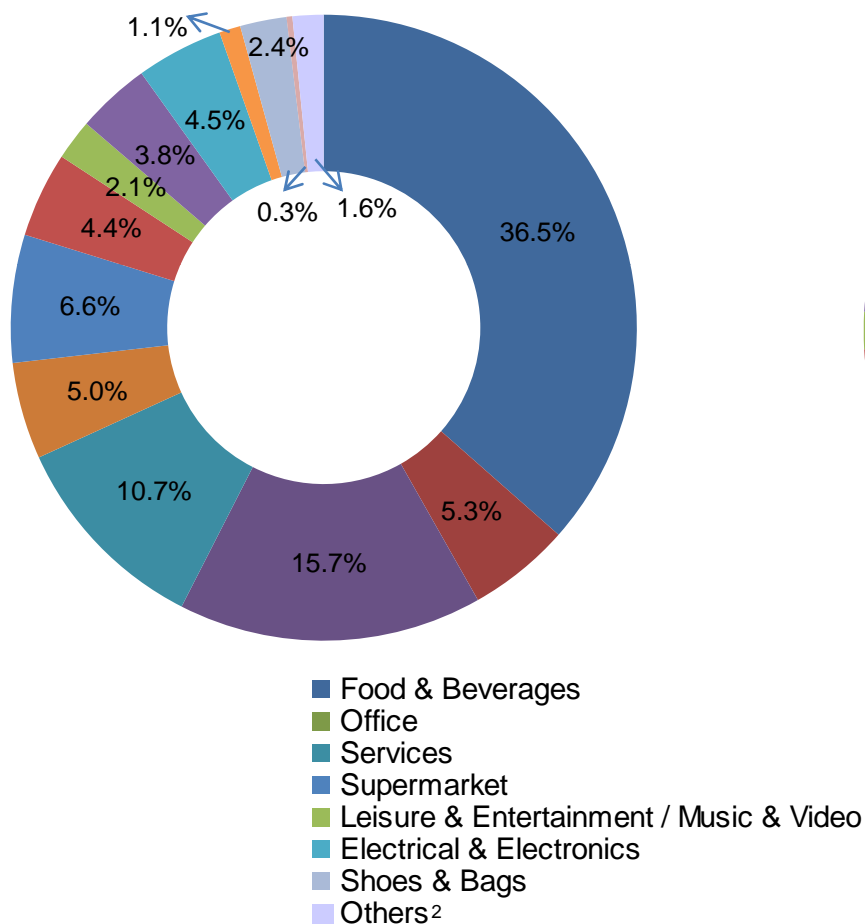
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



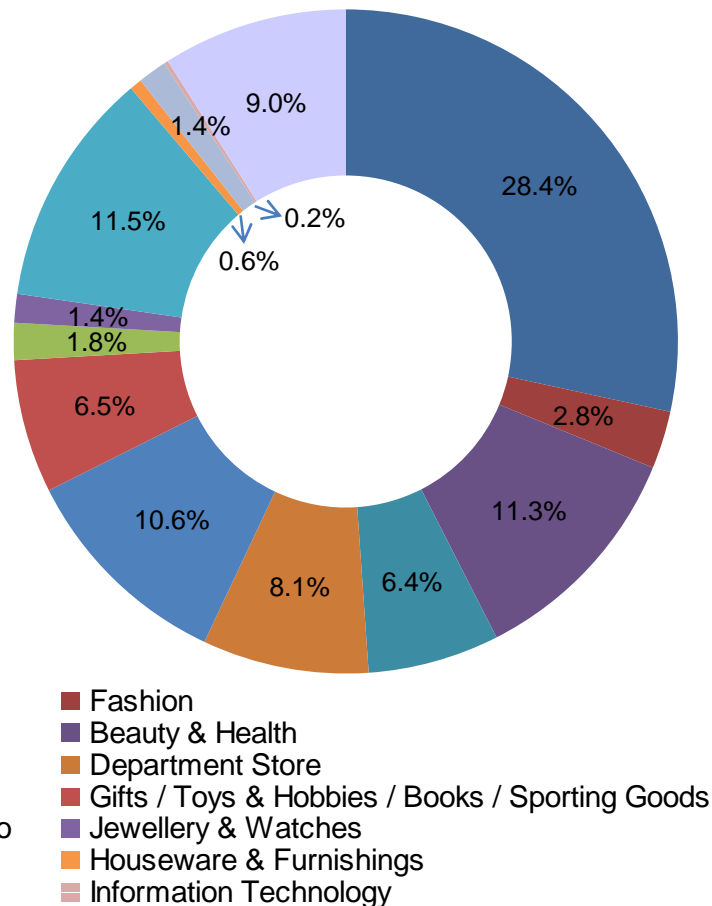
Well Diversified Trade Mix

BUKIT PANJANG PLAZA

By Gross Rent
For the month of December 2009¹



By Net Lettable Area
as at 31 Dec 2009



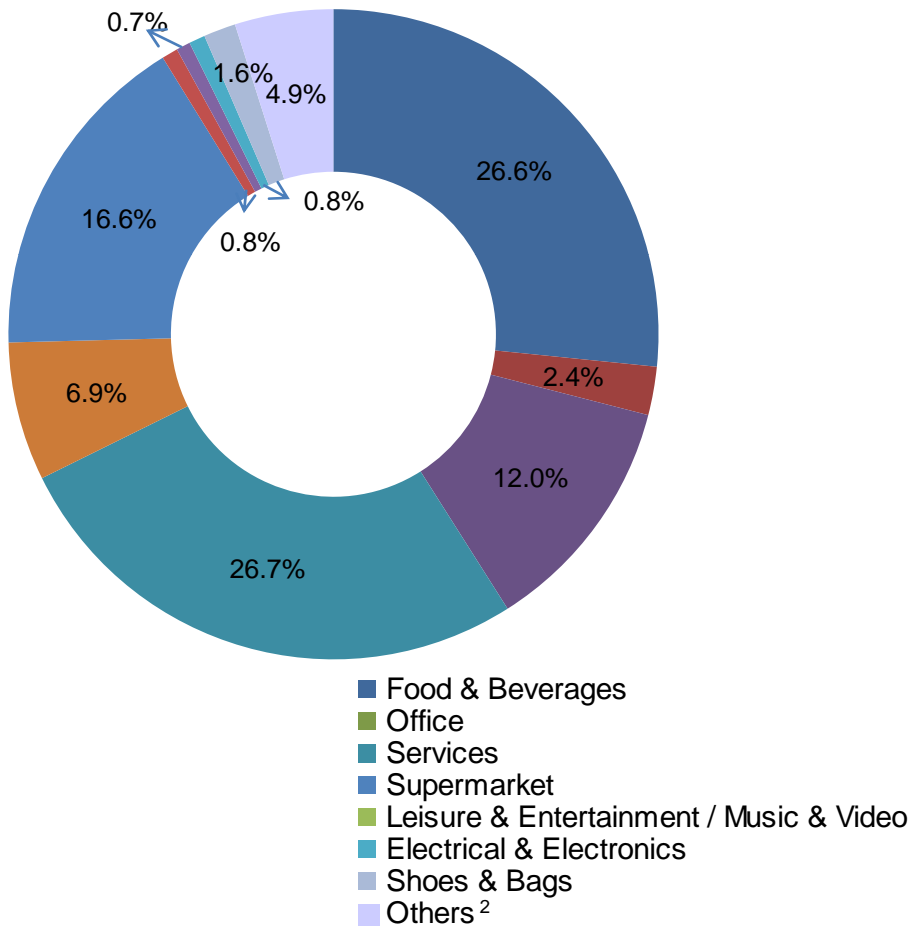
1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



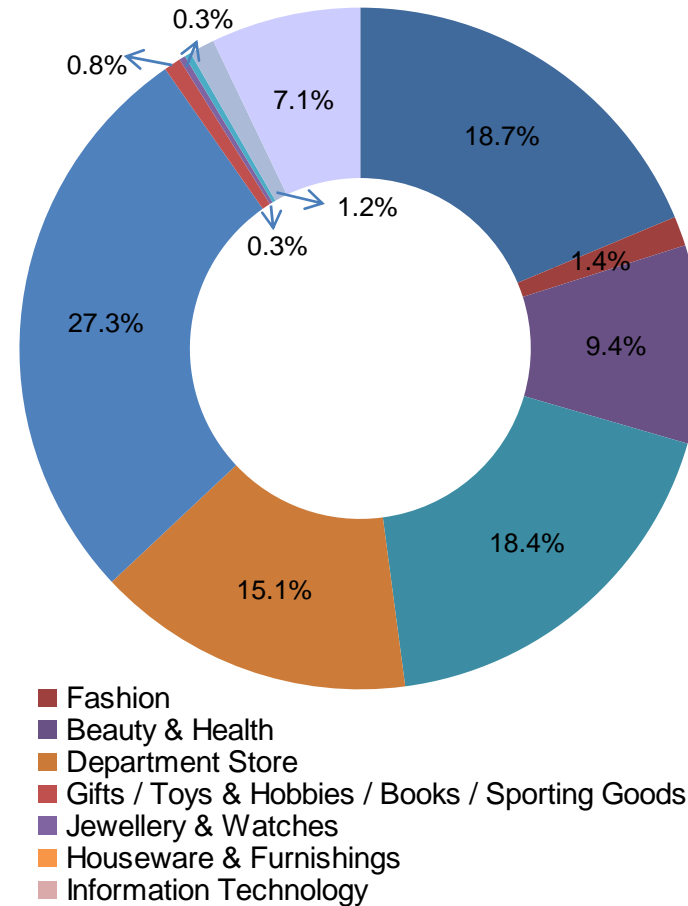
Well Diversified Trade Mix

RIVERVALE MALL

**By Gross Rent
For the month of December 2009¹**



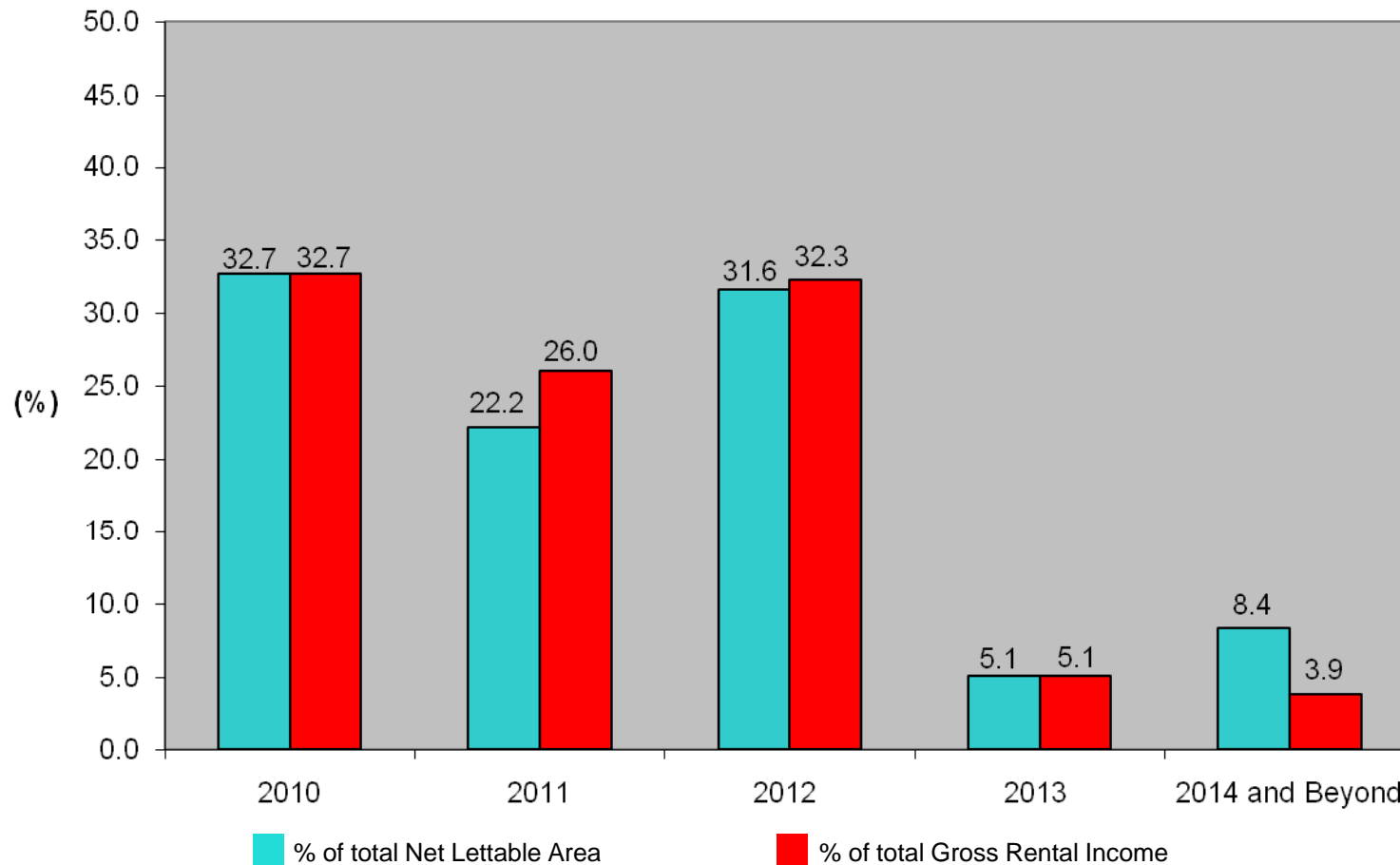
**By Net Lettable Area
as at 31 Dec 2009**



1. Based on tenancy schedule as at 31 Dec 2009.
2. Others include Education, Warehouse and Art Gallery



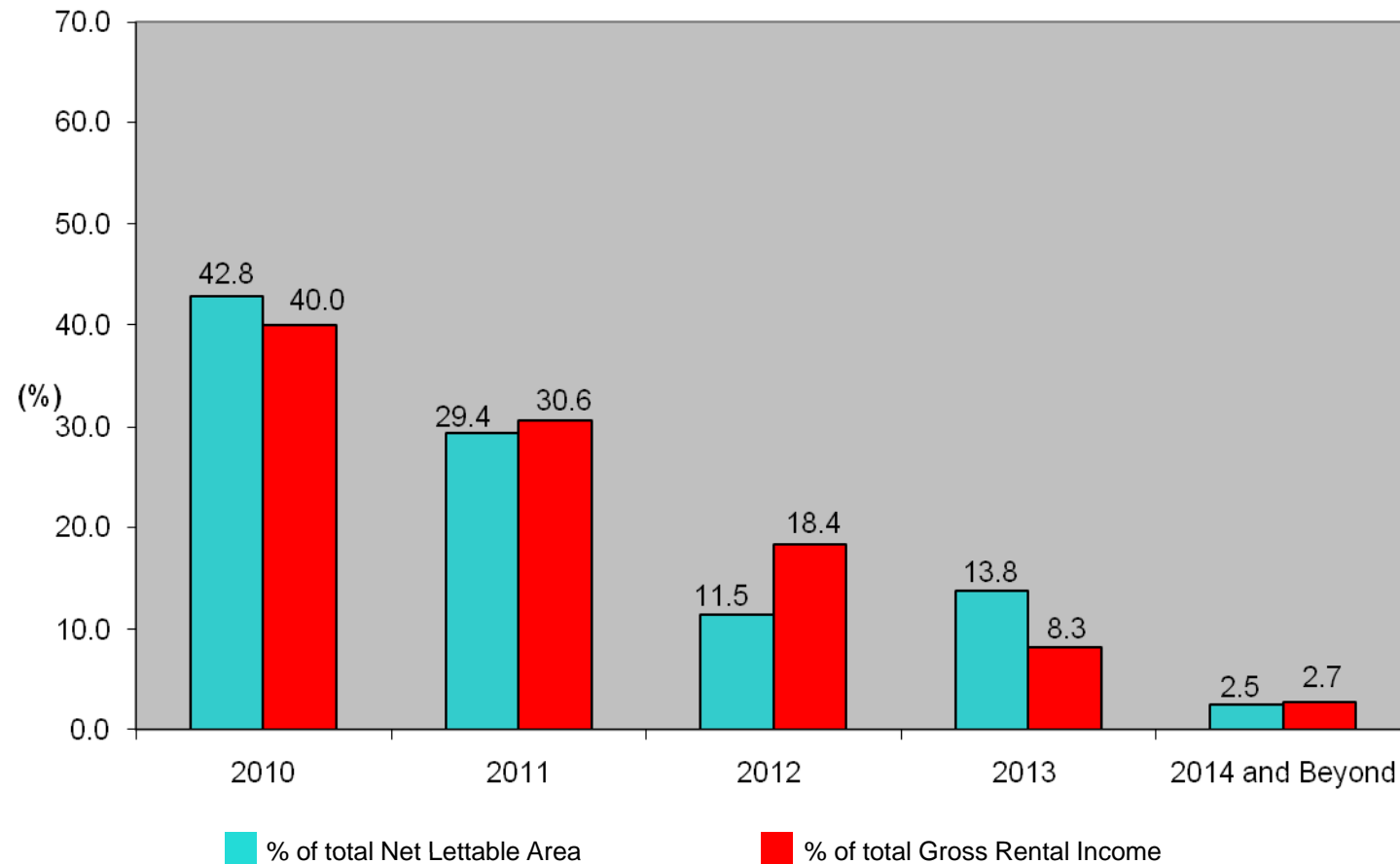
Lease Expiry Profile – Portfolio ¹



1. Includes CMT's 40% interest in Raffles City Singapore (only retail and office leases, excluding hotel lease) and excludes Jurong Entertainment Centre.
2. Based on committed gross rental income for the month of December 2009 and excludes gross turnover rental.

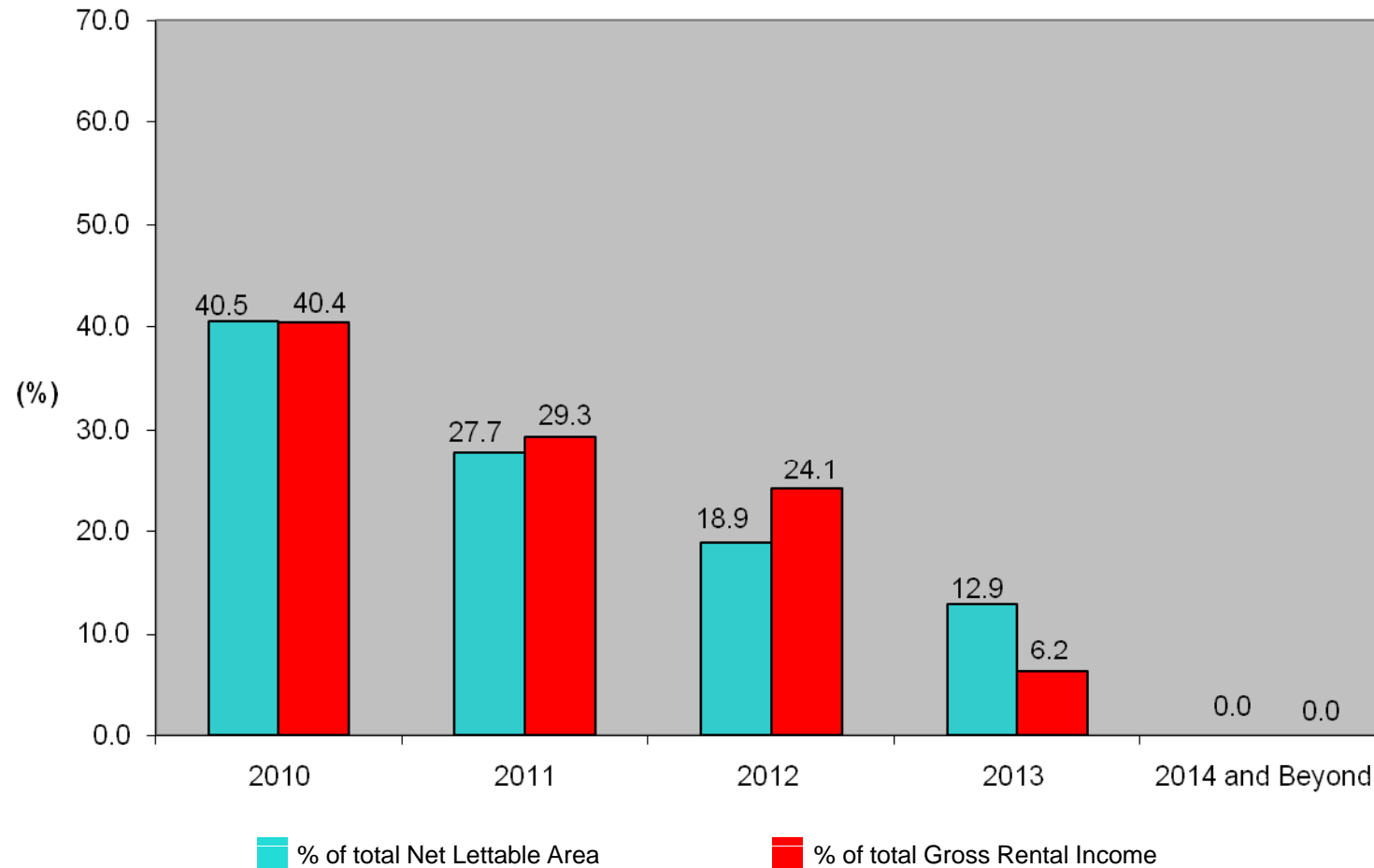


Lease Expiry Profile – Tampines Mall



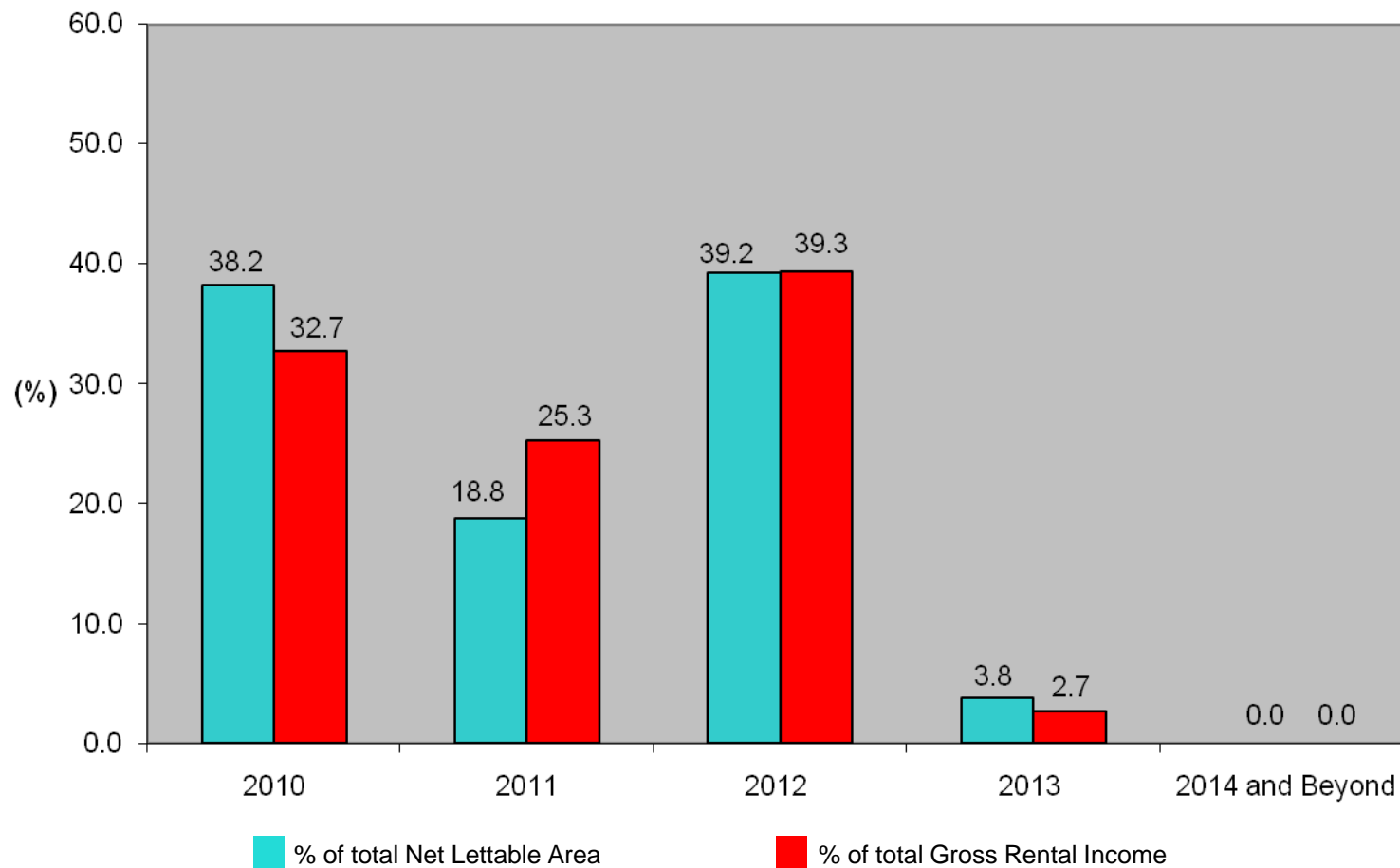


Lease Expiry Profile – Junction 8



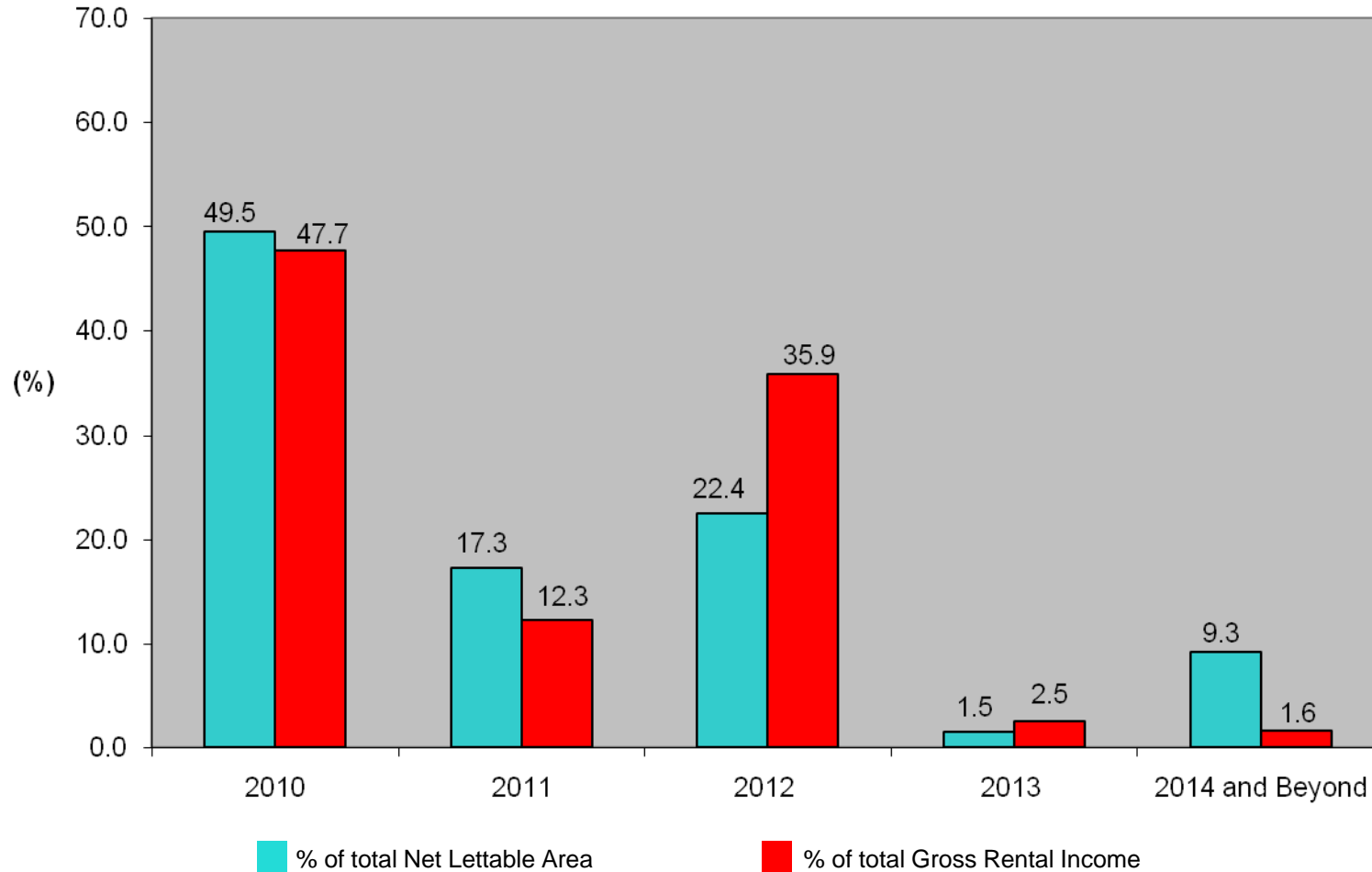


Lease Expiry Profile – Funan DigitalLife Mall



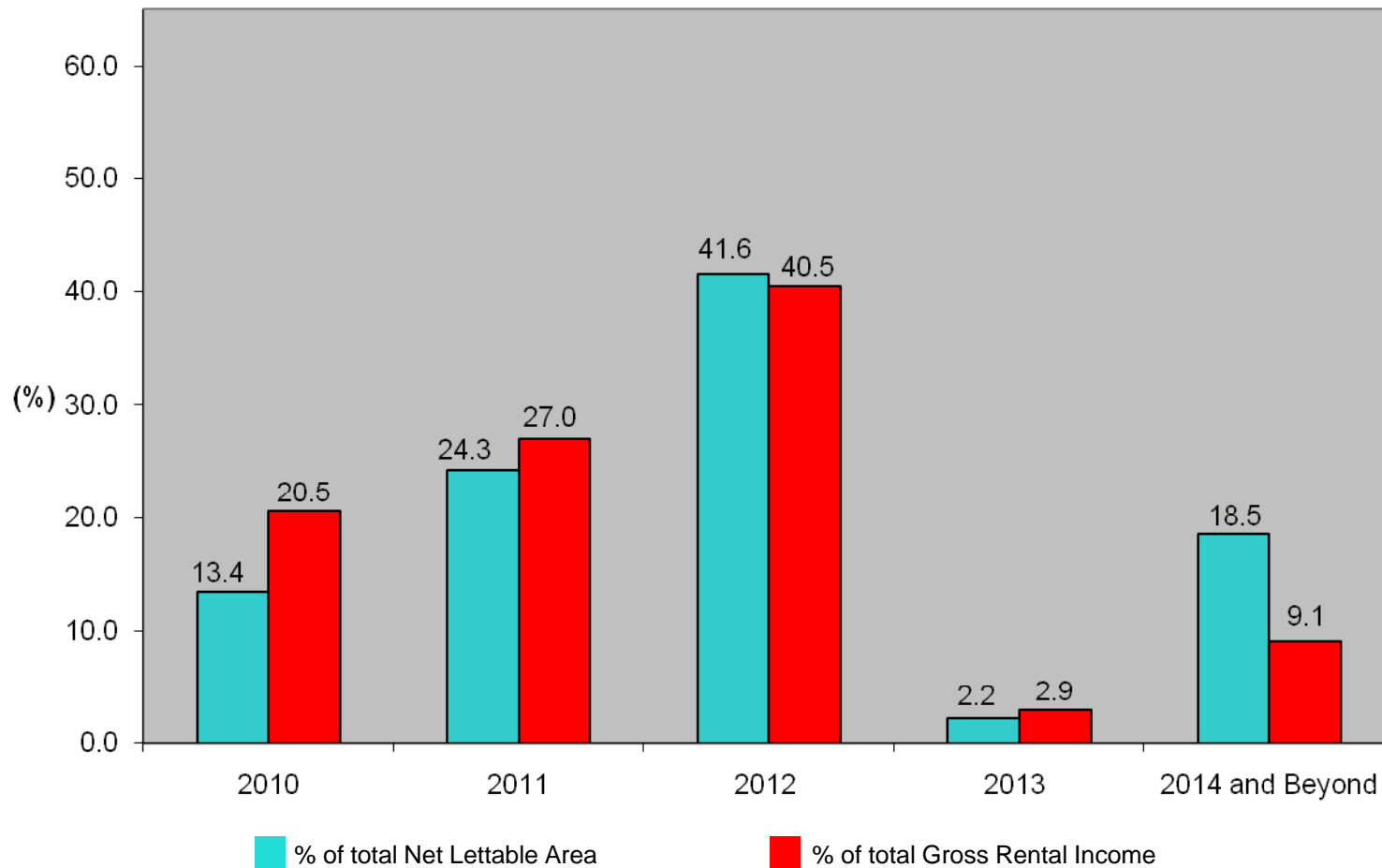


Lease Expiry Profile – IMM Building



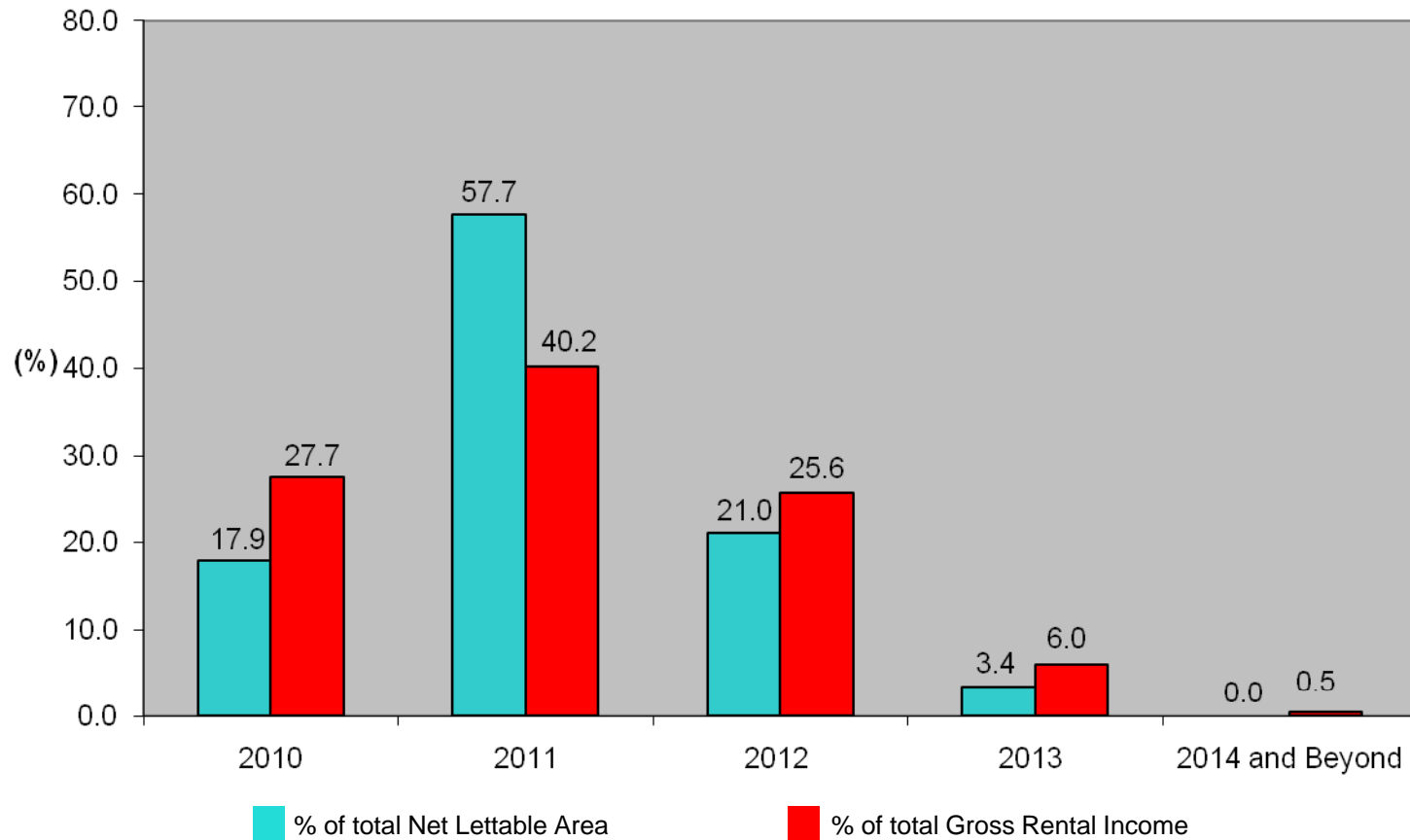


Lease Expiry Profile – Plaza Singapura



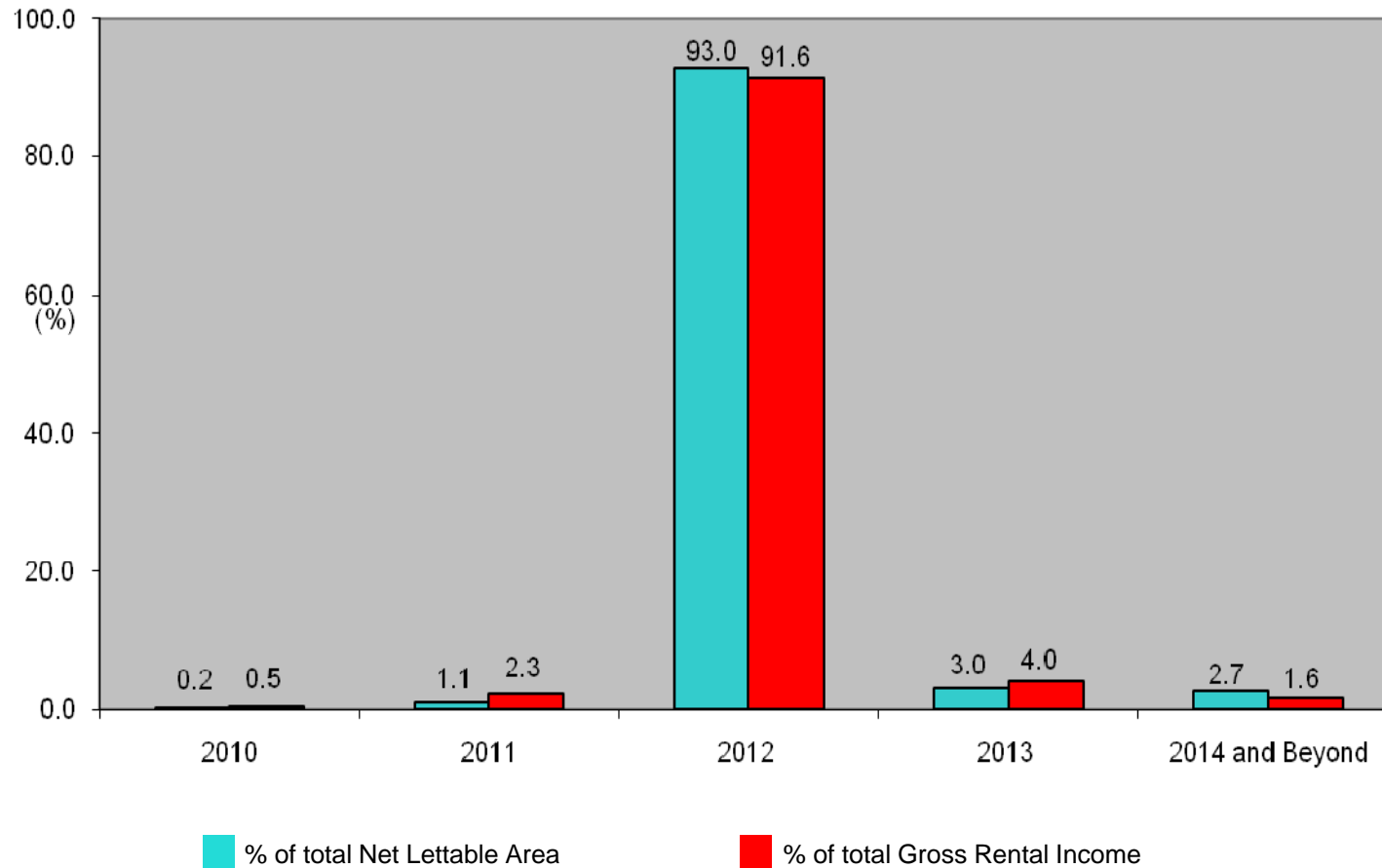


Lease Expiry Profile – Bugis Junction



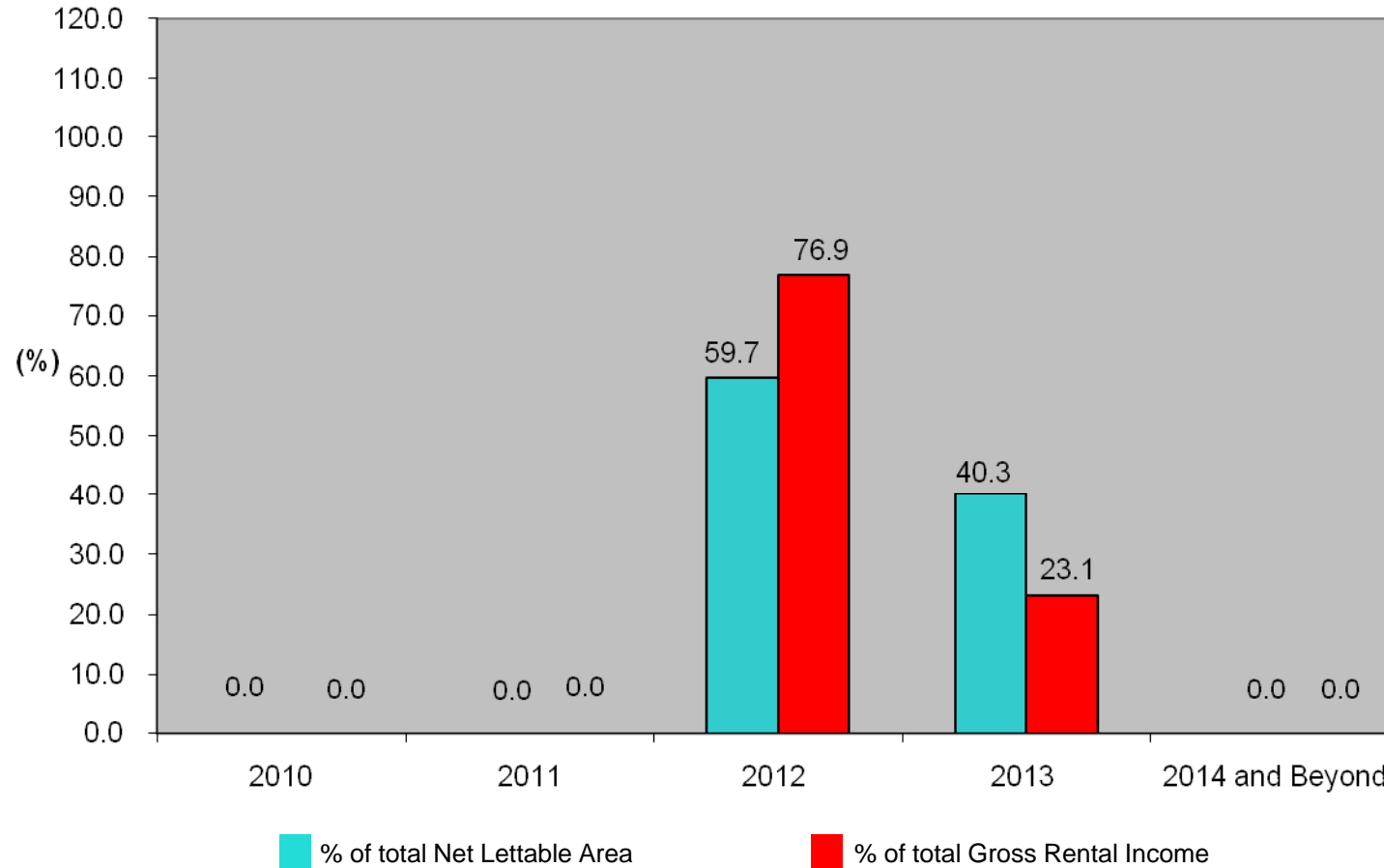


Lease Expiry Profile – Sembawang Shopping Centre



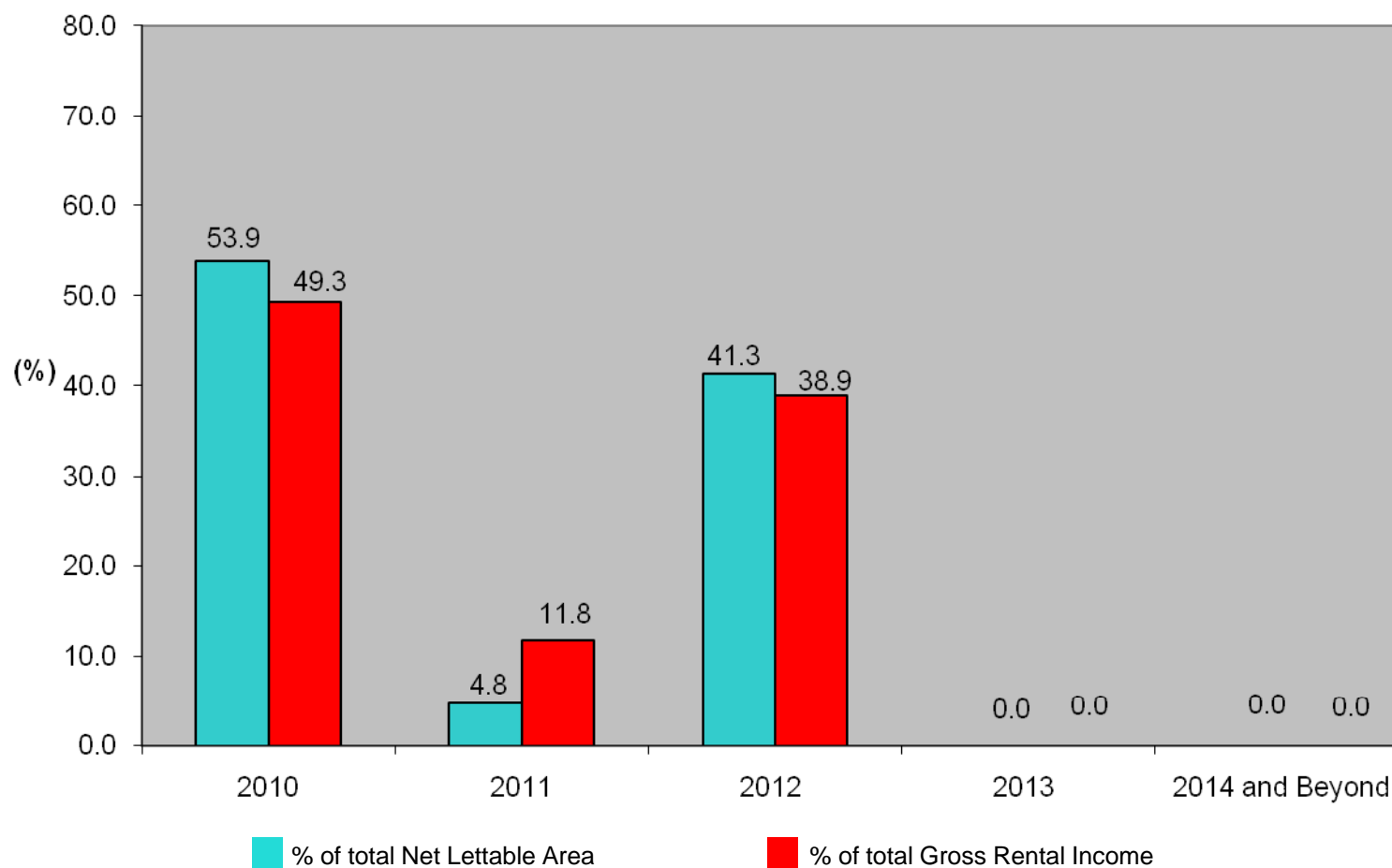


Lease Expiry Profile – Hougang Plaza



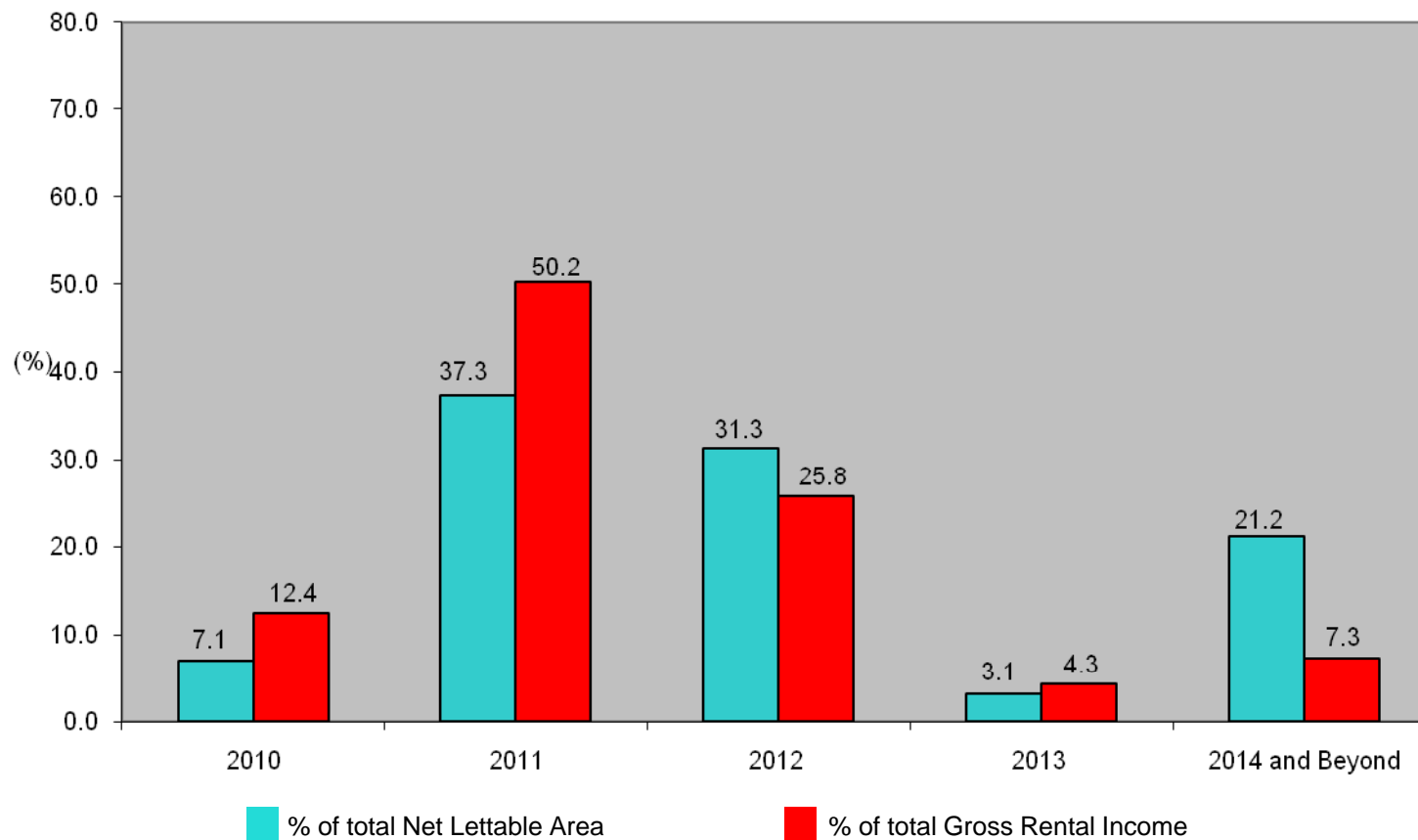


Lease Expiry Profile – The Atrium@Orchard



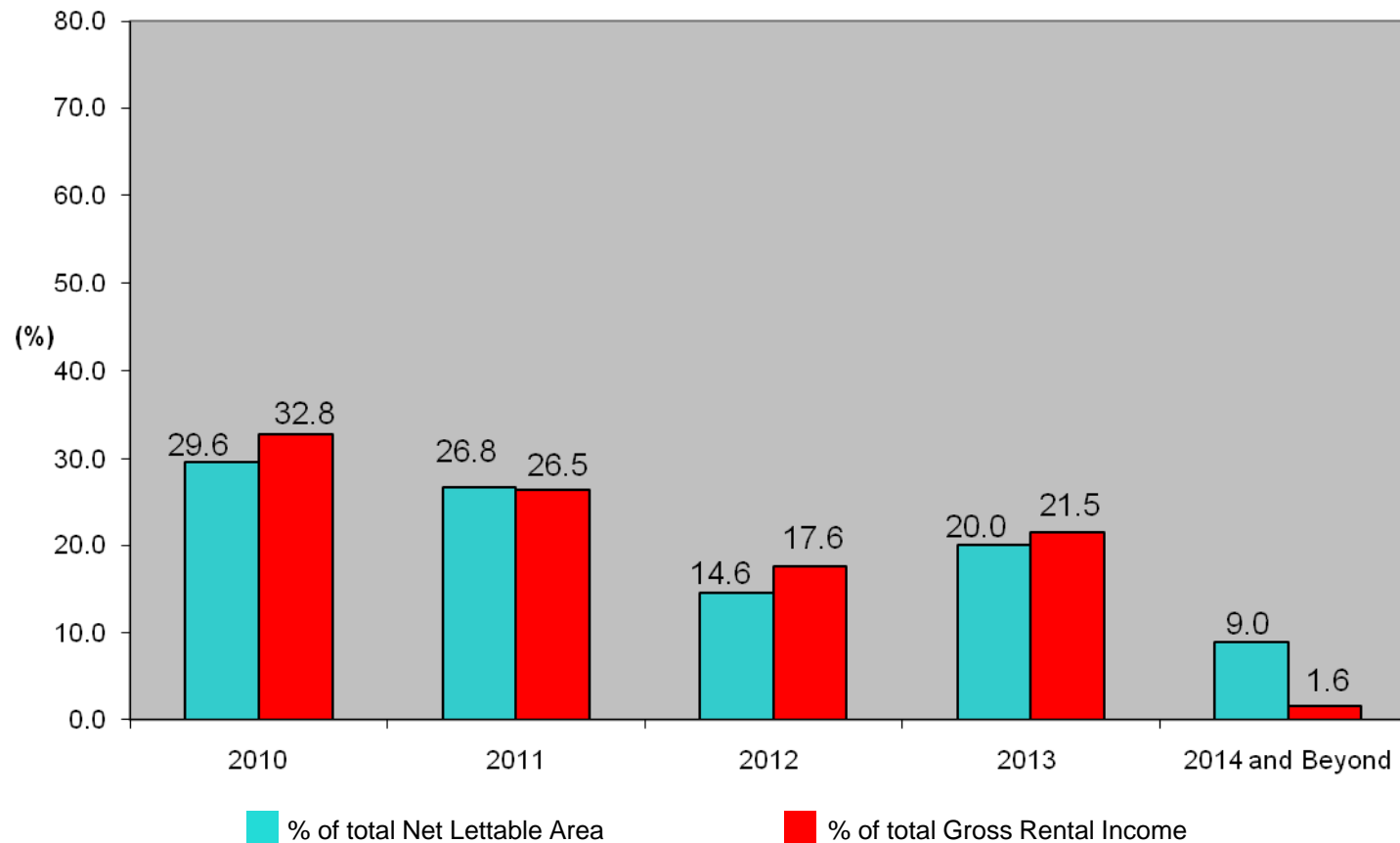


Lease Expiry Profile – Lot One Shoppers' Mall



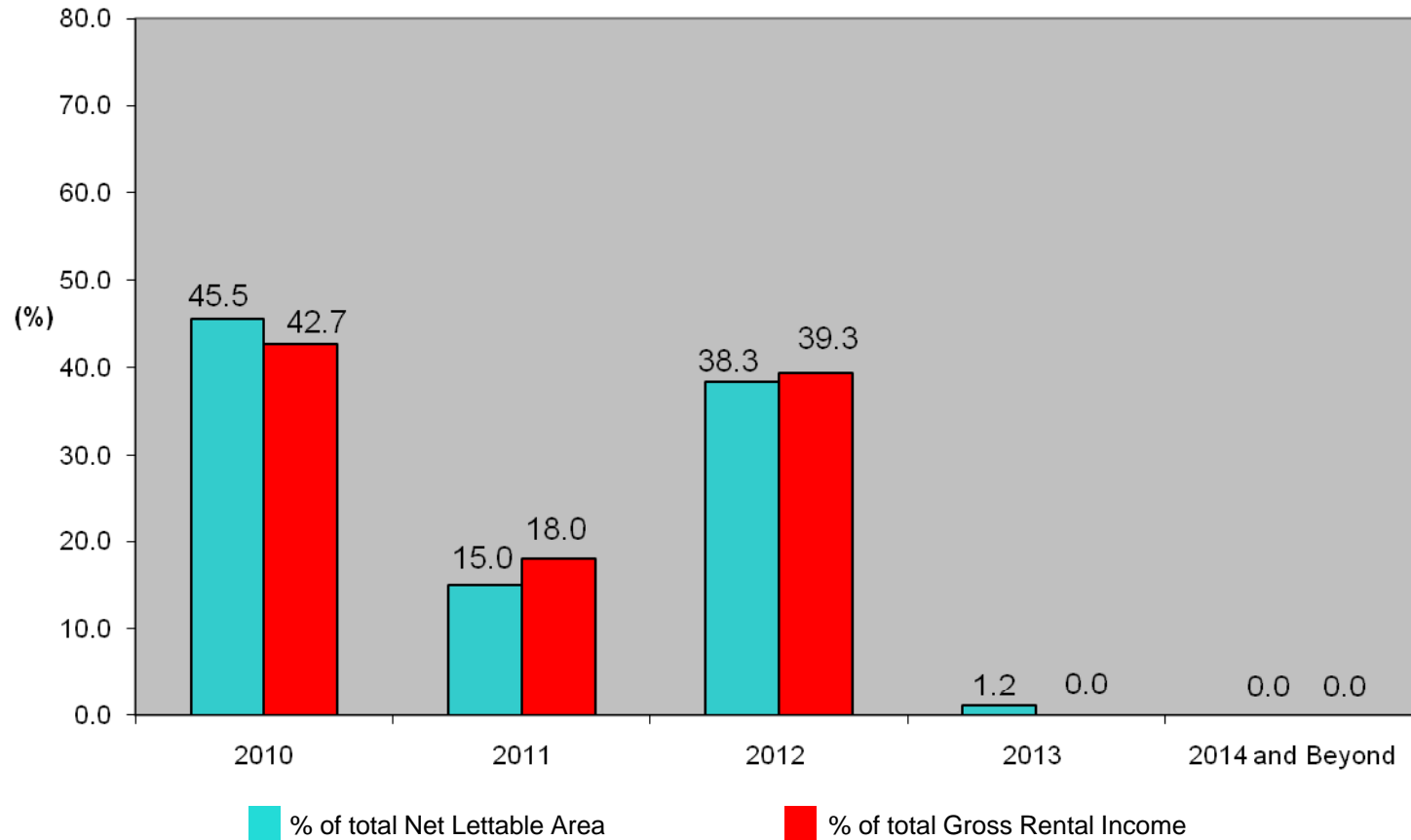


Lease Expiry Profile – Bukit Panjang Plaza





Lease Expiry Profile – Rivervale Mall





Thank You

For enquiries, please contact:

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Investor Relations

Tel : (65)-6536 1188

Fax : (65)-6536 3884

Email: jeanette.pang@capitaland.com

<http://www.capitamall.com>