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For immediate release
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NEWS RELEASE

CapitaMall Trust's 2-year retail bonds 1.9 times subscribed
Public and placement offer increased from S\$200 million to S\$300 million

Singapore, 25 February 2011 – CapitaMall Trust Management Limited ("CMTML"), the manager of CapitaMall Trust ("CMT"), is pleased to announce that CMT's offer of 2-year bonds was about 1.9 times subscribed.

To meet the strong demand from both public and institutional investors, the bond offer was increased from S\$200 million to S\$300 million. After consultation with the sole bookrunner and lead manager DBS Bank Ltd, S\$175 million has been allocated to retail investors while S\$125 million has been allocated to the placement tranche.

The public offer was launched at 9 a.m. on 17 January 2011 and closed at 12 noon on 23 February 2011. The bonds carry a fixed interest of 2.00% per annum, to be paid annually on 25 February 2012 and 25 February 2013¹.

Mr Simon Ho, CEO of CMTML, said, "We are very encouraged by the strong response to our first retail bond offer and would like to thank all applicants for their interest. With the low minimum investment sum of S\$2,000 and attractive fixed interest payment of 2.00% per annum, the bonds cater to investors looking for good quality fixed income instruments. They also provide investors with opportunities to participate in the strong and resilient income streams of our shopping malls. We regret that we are unable to fully satisfy all the demand in our inaugural offer. However, investors can look forward to opportunities to participate in our future offers under the S\$2.5 billion retail bond programme that we have set up."

¹ If the payment date falls on a Saturday, Sunday and/or Singapore public holiday, payment will be made on the next business day in Singapore (without any interest in respect of the delay).

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The 2-year bonds were issued today and will commence trading on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") at 9 a.m. on 28 February 2011. The bonds will be traded in board lot sizes of S\$1,000. The SGX-ST stock code for the 2-year bonds is NI7Z.

Application results for the public offer

Range of principal amount of 2-year bonds applied for under the public offer (S\$'000)	Balloting ratio	Principal amount of bonds allocated per applicant (S\$'000)	Percentage of total principal amount of bonds available under the public offer (%)
2	1:1	2	0.84
3	1:1	3	0.30
4	1:1	4	0.70
5	1:1	5	2.43
6	1:1	6	0.69
7	1:1	7	0.10
8	1:1	8	0.66
9	1:1	9	0.08
10 to 19	1:1	10	14.69
20 to 29	1:1	20	18.38
30 to 49	1:1	30	12.29
50 to 99	1:1	50	24.37
100 to 149	1:1	70	12.76
150 to 199	1:1	100	2.00
200 to 299	1:1	134	6.13
300 to 499	1:1	170	1.36
500 to 999	1:1	250	1.14
1000 and above	1:1	473	1.08

Note: Approval in-principle from the SGX-ST and the listing and quotation of the bonds are not to be taken as an indication of the merits of the bonds.

About CapitaMall Trust (<http://www.capitamall.com>)

CMT is the first Real Estate Investment Trust (REIT) listed on Singapore Exchange Securities Trading Limited in July 2002. CMT is also the largest REIT by asset size, approximately S\$8.1 billion and by market capitalisation, approximately S\$6.2 billion (as at 31 December 2010) in Singapore. CMT has been assigned an "A2" rating by Moody's Investors Service. The "A2" rating is the highest rating assigned to a Singapore REIT.

CMT owns and invests in quality income-producing assets which are used, or predominantly used, for retail purposes primarily in Singapore. As at 31 December 2010, CMT's portfolio comprised a diverse list of more than 2,400 leases with local and international retailers and achieved a committed occupancy of close to 100.0%. CMT Group's 15 quality shopping malls, which are strategically located in the suburban areas and Downtown Core of Singapore, include Tampines Mall, Junction 8, Funan DigitalLife Mall, IMM Building, Plaza Singapura, Bugis Junction, Sembawang Shopping Centre, JCube (formerly known as Jurong Entertainment Centre), Hougang Plaza, Raffles City Singapore (40.0% interest), Lot One Shoppers' Mall, Bukit Panjang Plaza, Rivervale Mall, The Atrium@Orchard and Clarke Quay. CMT also owns

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approximately 122.7 million units in CapitaRetail China Trust, the first China shopping mall REIT listed on SGX-ST in December 2006.

CMT is managed by an external manager, CapitaMall Trust Management Limited, which is a wholly-owned subsidiary of CapitaMalls Asia Limited, one of Asia's largest listed shopping mall developers, owners and managers.

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