



News Release

**3 May 2005
For Immediate Release**

CMT signs agreement to acquire Sembawang Shopping Centre

Another yield accretive acquisition in line with plan to grow asset size locally to S\$4-\$5 billion

Singapore, 3 May 2005 – CapitaMall Trust Management Limited (“CMTML”), the manager of CapitaMall Trust (“CMT”), has entered into a sale and purchase agreement with Ang Oon Hue Private Limited, to acquire Sembawang Shopping Centre, a 999 year leasehold property, for approximately S\$78.0 million. The transaction, which is yield accretive to unitholders, is expected to be completed by June 2005.

This is CMT’s second yield accretive acquisition announced within two weeks and is in line with plans to grow property portfolio size locally to S\$4-5 billion in the next three years. On 22 April 2005, CMT announced the acquisition of 92.4% (64,745 sq ft) of the strata area of Hougang Plaza for approximately S\$39.2 million. Together, Sembawang Shopping Centre and Hougang Plaza, are worth a total of S\$117.2 million. With an average property yield of 5.4% for the two properties, it provides yield accretion to unitholders when compared against CMT’s annualised distribution yield of 4.6%, based on CMT’s closing unit price of S\$2.18 as at 29 April 2005. Both transactions will be financed through additional borrowings.

Mr Hsuan Owyang, Chairman of CMTML, said, “We are able to secure yield accretive acquisitions which fit our investment profile by taking advantage of our highly competitive cost of capital. In addition, our scale and professional retail management capabilities place us in a competitive position to deliver enhanced results. Moving forward, CMT will continue to pursue yield accretive acquisition opportunities with growth potential so as to provide sustainable growth for unitholders.”

Mr Pua Seck Guan, CEO of CMTML, said, “Sembawang Shopping Centre, with its excellent fundamentals, is a good fit with our existing portfolio of five malls. This acquisition will augment our local presence by extending our footprint into the northern heartlands. The mall also offers substantial potential for further value creation through asset enhancements and tenancy remix. The acquisition of Sembawang Shopping Centre and Hougang Plaza are expected to contribute

positively to unitholders by enhancing earnings in the near term and generating attractive growth in the long run.”

Sembawang Shopping Centre, a retail cum residential development, is located along Sembawang Road and is approximately five minutes’ drive from both the Sembawang and Yishun Mass Rapid Transit stations. Completed in 1997, it has a five-level retail podium (including one basement level), a five-storey residential block (comprising 48 studio apartments) and a multi-storey carpark with two basements and five upper decks (comprising 240 lots). Following the latest repositioning exercise in 2002/2003, the retail component of the Sembawang Shopping Centre is now positioned as a one-stop family oriented necessity mall catering to the local residents. It is anchored by Giant hypermarket, and major tenants include Taste of Thailand, Burger King and Sakae Sushi. Currently, the mall enjoys almost full occupancy. The majority of the income of the Sembawang Shopping Centre is derived from the retail component.

Summary of Property Details

Tenure	999 years wef 26 March 1885
Site Area (sq ft)	100,315
Permissible Plot Ratio	1.97
Permissible Gross Floor Area (sq ft)	152,731 (Retail) 45,267 (Residential)
Net Lettable Area (sq ft)	97,719 (Retail)
Number of Tenants	70 (Retail)
Number of Units	48 (Residential)
Carpark Lots	240
Valuation (as at 28 April 2005)	S\$79.0 million

About CapitaMall Trust

CMT is the first listed real estate investment trust (REIT) in Singapore. Launched in 2002, it invests in quality income-producing retail properties in Singapore. Income is mainly derived from rental payments received from a diverse range of over 1000 leases from local and international tenants. It currently has a portfolio of five major shopping malls in both the suburban and city areas – Tampines Mall, Junction 8, Funan The IT Mall, IMM Building, and Plaza Singapura. With a market capitalisation of S\$2.6 billion as at 29 April 2005, it is currently Singapore’s largest REIT.

CMT is managed by an external manager, CMTML, which is an indirect wholly-owned subsidiary of CapitaLand, one of the largest listed real estate companies in Asia.

Visit CMT’s website at www.capitamall.com for more details.

Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, CMTML 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 CMTML to redeem their Units while the Units are listed. It is intended that 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. The past performance of CMT is not necessarily indicative of the future performance of CMT. All forecasts and projections are based on CMTML's assumptions as explained in the Circular and the OIS. Yields will vary accordingly for investors who purchase Units in the secondary market at a market price higher or lower than the price stated in this press release. Any forecast and projected financial performance of CMT is not guaranteed and there is no certainty that any of it can be achieved. Investors should read the whole of any relevant circulars or offer information statements for details of such forecasts and projections and consider the assumptions used and make their own assessment of the future performance of CMT.

Issued by CapitaMall Trust Management Limited
(Company Registration No. 200106159R)

For enquiries, please contact :

Analyst Contact Tong Ka-Pin DID : (65) 6826 5856 Email : tong.ka-pin@capitaland.com.sg	Media Contact Julie Ong DID : (65) 6823 3541 Email : julie.ong@capitaland.com.sg
--	--