CapitaMall Trust

COMMITTED TO GROWTH

REPORT TO UNITHOLDERS 2007

CORPORATE PROFILE

CAPITAMALL TRUST (CMT) IS THE FIRST REAL ESTATE INVESTMENT TRUST (REIT) LISTED ON THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (SGX-ST) IN JULY 2002. WITH A MARKET CAPITALISATION OF APPROXIMATELY S$5.8 BILLION AND AN ASSET SIZE OF S$5.9 BILLION, CMT IS THE LARGEST REIT BY MARKET CAPITALISATION AND ASSET SIZE IN SINGAPORE AS AT 31 DECEMBER 2007.

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 2007, CMT's portfolio comprised a diverse list of over 2,100 leases with local and international retailers. Our portfolio comprises 13 quality retail malls which are well spread across Singapore in the suburban and central areas - Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Plaza Singapura, Hougang Plaza, Sembawang Shopping Centre, Jurong Entertainment Centre, Bugis Junction, Raffles City (40.0% interest), Lot One Shoppers' Mall, Bukit Panjang Plaza (90 out of 91 strata lots) and Rivervale Mall.

CMT also owns a 20.0% stake in CapitaRetail China Trust (CRCT), the first pure-play China retail REIT listed on the SGX-ST in December 2006 sponsored by CapitaLand Limited (CapitaLand).

CMT has been assigned an 'A2' rating with a stable outlook by Moody's Investors Service. CMT is also a constituent of various key indices which include the Morgan Stanley Capital International, Inc (MSCI) Index, the FTSE European Public Real Estate Association (EPRA) / National Association of Real Estate Investment Trust (NAREIT) Global Real Estate Index, FTSE / ASEAN Index, Standard & Poors (S&P) / Citigroup BMI Global Equity Index, Global Property Research (GPR) General Property Shares Index, GPR General Index, GPR 250 Global Property Shares Index, GPR 250 Global REIT Index, FTSE4Good Global Index, Straits Times Index, FTSE ST All Share Index, FTSE ST Real Estate Index, FTSE ST REIT Index and FTSE ST Financials Sector Index.

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

VISION

CREATING VALUE

MAXIMISING RETURNS

TRANSFORMING EXPERIENCES

CapitaMall Trust's vision embraces all our stakeholders. We rely on the continued and combined support of our unitholders, tenants, shoppers, business partners and employees to achieve this vision and in return, share with them the fruits of our success.

MISSION

To deliver stable distributions and sustainable total returns to unitholders.

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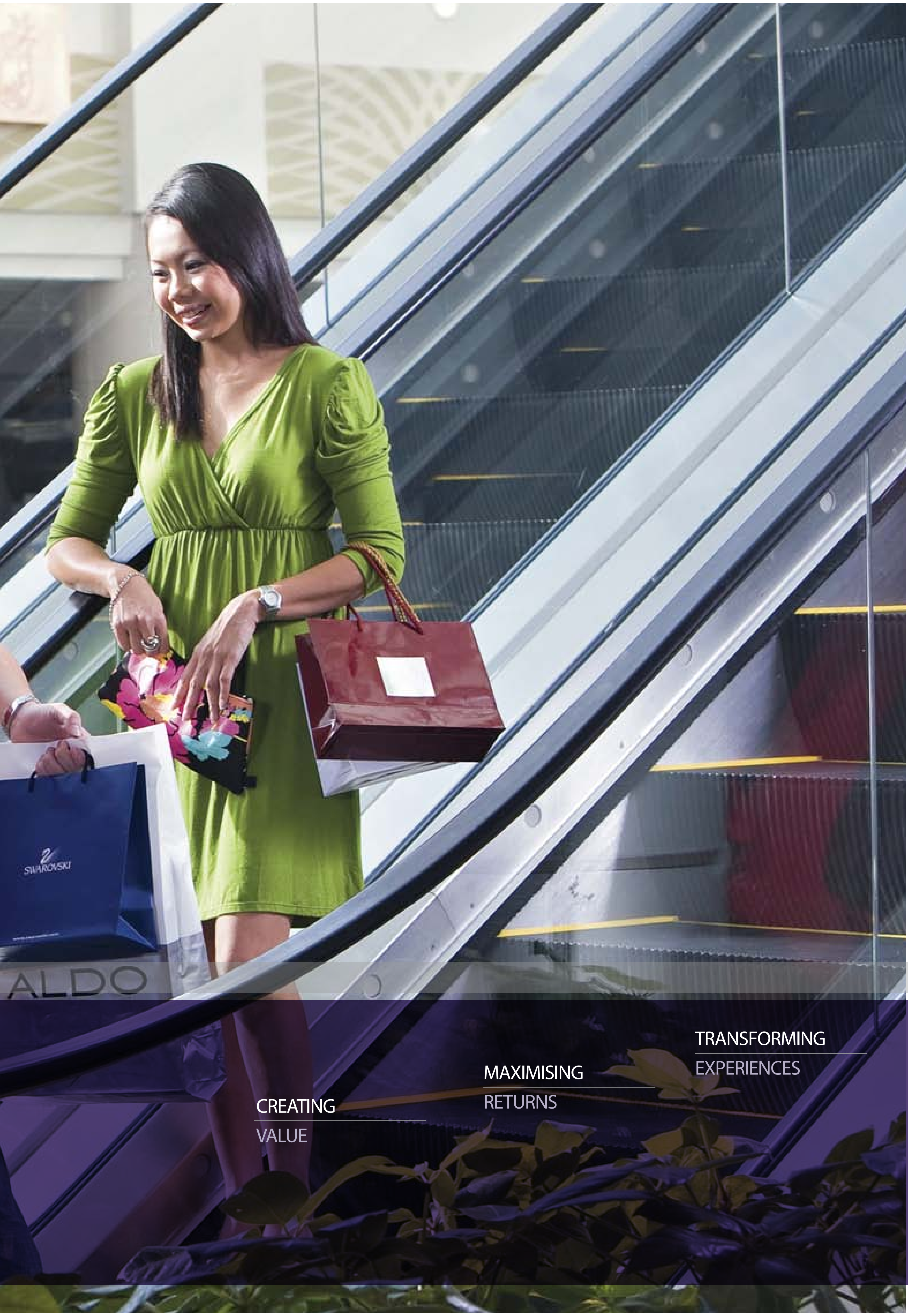
CAPITAMALL TRUST



CREATING VALUE

MAXIMISING RETURNS

TRANSFORMING EXPERIENCES

LETTER TO UNITHOLDERS

"2007 marked a milestone year for CapitaMall Trust as it turned five and recorded its fifth continuous year of positive growth on numerous fronts, since it was listed in July 2002."

LETTER TO UNITHOLDERS

"2007 marked a milestone year for CMT as it turned five and recorded its fifth continuous year of positive growth on numerous fronts, since it was listed in July 2002."

2007 marked a milestone year for CapitaMall Trust (CMT) as it turned five and recorded its fifth continuous year of positive growth on numerous fronts, since it was listed in July 2002. We are extremely pleased to have delivered consistent value to unitholders, achieving an average annual total return of 30.7%[1], average Distribution Per Unit (DPU) growth of 12.8%[2] and average Net Asset Value (NAV) per unit growth of 21.2%[3].

In 2007, CMT's unit price appreciated by 18.9%[4] and provided unitholders with a total return of 23.5%[5], achieving one of the highest[6] total returns amongst all the Singapore-listed Real Estate Investment Trusts (REITs).

With the purchase of the remaining 72.8% stake in Class E bonds and redeemable preference shares (Class E Bonds) in CapitaRetail Singapore Limited (CRS), at an aggregate value of S$710.0 million for the properties, and the successful private placement of 97.0 million new units to raise S$352.1 million, CMT Group's asset size and market capitalisation registered significant growth of 23.8% and 26.6% respectively to S$5.9 billion and S$5.8 billion respectively as at 31 December 2007. This further strengthens CMT Group's position as the largest REIT by asset size and market capitalisation in Singapore.

2007 also saw the completion of a number of significant asset enhancement projects, including IMM Building (IMM) and Tampines Mall, which grew Net Property Income (NPI) substantially. As a result, CMT Group's DPU and NAV per unit registered strong growth of 14.1% and 18.2% respectively in 2007 versus 2006.

For the financial year ended 31 December 2007, CMT Group delivered a total DPU of 13.34 cents, outperforming forecast by 16.2%[7].

SINGAPORE ECONOMY

Singapore's economy powered ahead registering 7.7% growth in 2007. For the whole year, all sectors registered positive growth, led by the construction industry. The wholesale and retail industry also grew 7.3% in the same year. Over the year, total employment creation reached a record high of 236,600, surpassing the 176,000 jobs created in 2006. For the whole of 2007, the overall unemployment rate averaged 2.1%, down significantly from 2.7% in 2006.

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1 Based on a total return of 12.9%, 49.6%, 29.7%, 33.1%, 35.1% and 23.5% for the period of 17 July 2002 to 31 December 2002, Full Year 2003, Full Year 2004, Full Year 2005, Full Year 2006 and Full Year 2007 respectively.

2 Based on a DPU growth of 9.4%, 18.1%, 7.9%, 14.3% and 14.1% for Full Year 2003, Full Year 2004, Full Year 2005, Full Year 2006 and Full Year 2007 respectively.

3 Based on NAV growth of 27.2%, 25.2%, 14.0% and 18.2% in Full Year 2004, Full Year 2005, Full Year 2006 and Full Year 2007 respectively.

4 CMT's closing unit price of S$3.46 on 31 December 2007 versus CMT's closing unit price of S$2.91 on 29 December 2006.

5 Based on CMT's total actual DPU of 13.34 cents for the financial year ended 31 December 2007, the respective closing unit price of S$2.91 on 29 December 2006 and S$3.46 on 31 December 2007.

Singapore's tourism sector set new records in 2007 with S$13.4 billion in tourism receipts and 10.3 million in visitor arrivals. Indonesia, the People's Republic of China, Australia, India and Malaysia accounted for about 51.0% of total visitor arrivals. The strong performance was largely driven by the continued economic strength in these key markets, as well as the growth of low cost carriers in the region which have led to more affordable air travel and greater accessibility to Singapore. Singapore is firmly on track to achieve its Tourism 2015 goals of S$30.0 billion in tourism receipts and 17.0 million visitor arrivals.

The Ministry of Trade and Industry forecasts a gross domestic product growth of between 4.0% and 6.0% for the year 2008. The expected growth in Singapore's population, currently at 4.6 million, continued growth in tourist arrivals cum receipts and a whole gamut of domestic activities generated by the upcoming inaugural Singapore Grand Prix and the opening of the two integrated resorts are expected to benefit CMT's well-diversified and strategically located malls.

6 Source: Macquarie Research, January 2008

7 Based on the forecast, together with the accompanying assumptions shown in the CMT Offer Information Statement (OIS) dated 29 August 2006 for CMT malls.

FINANCIAL PERFORMANCE

Supported by the strong economic performance, CMT Group's gross revenue for Full Year[8] 2007 of S$431.9 million was S$100.2 million or 30.2% higher than the gross revenue for Full Year[8] 2006 of S$331.7 million. CMT Group's NPI increased by a substantial S$70.2 million or 32.2% from S$217.6 million for Full Year[8] 2006 to S$287.8 million for Full Year[8] 2007. Distributable income to unitholders grew in tandem at 24.7% year-on-year, from S$169.4 million for Full Year[8] 2006 to S$211.2 million Full Year[8] 2007. The remarkable set of results is largely attributable to the full year contribution from Raffles City which was acquired in 2006, completion of a number of significant asset enhancement projects and the acquisition of the remaining stake in CRS. Strong rental renewals from new and existing leases and other ongoing asset enhancements undertaken at other malls within the portfolio also contributed to the higher gross revenue achieved.

In addition, CMT's 20.0% stake in CapitaRetail China Trust (CRCT), the first pure-play China retail REIT listed on the SGX-ST on 8 December 2006, delivered a healthy total return of 96.3% for the period since listing to 31 December 2007. As at 31 December 2007, CMT's net paper gain on our 20.0% stake, after interest cost and tax, stood at S$88.2 million. For Full Year[8] 2007, capital distribution from our investment in CRCT amounted to S$3.1 million.

8 For the period from 1 January to 31 December.

9 Based on annualised DPU forecast of 6.78 cents shown in CMT Offering Circular dated 28 June 2002 and the full year DPU for the period 1 January 2007 to 31 December 2007.

CONSISTENT DPU GROWTH

For the financial year ended 31 December 2007, CMT Group exceeded its forecast[7] to deliver a total DPU of 13.34 cents. This was 14.1% higher than the actual DPU of 11.69 cents for the financial period ended 31 December 2006. Since CMT's Initial Public Offering (IPO), we have successfully driven consistent DPU growth year-on-year, achieving an average annual DPU growth of 12.8%[2]. A key performance measure, CMT Group's DPU grew 9.4%, 18.1%, 7.9%, 14.3% and 14.1% for Full Year[8] 2003, Full Year[8] 2004, Full Year[8] 2005, Full Year[8] 2006 and Full Year[8] 2007 respectively.

ATTRACTIVE TOTAL RETURNS

CMT's unit price closed at S$3.46 on 31 December 2007, registering a unit price appreciation of 18.9%[4] for the Full Year[8] 2007. Unitholders who have held CMT units for Full Year[8] 2007 would have enjoyed a total

LETTER TO UNITHOLDERS

return of 23.5%[5]. For those who have invested in CMT since IPO, they would have enjoyed a remarkable total return of 318.9% as at 31 December 2007. Against a different performance benchmark, we have once again delivered consistent value to unitholders annually, achieving an average annual total return of 30.7%[1] since inception.

COMPONENTS OF GROWTH

CMT Group's DPU has grown steadily over the past five years, registering a sterling 96.8%[9] growth from 6.78[9] cents to 13.34 cents since IPO. At the foundation of CMT Group's growth is its three-pronged strategy comprising yield accretive acquisitions, innovative asset enhancements and active leasing. Respectively, they contributed 40.0%, 35.0% and 19.0% to DPU growth since IPO. In tandem with these strategies, CMT's investment of a 20.0% stake in CRCT and intended investments in Singapore development projects, predominantly to be undertaken jointly with our sponsor CapitaLand Limited (CapitaLand), put us in good stead to extend our growth trajectory going forward.

YIELD ACCRETIVE ACQUISITIONS

For the past five years, CMT made yield accretive acquisitions totaling a significant quantum every year. 2007 was no different. CMT acquired the remaining 72.8% stake in Class E Bonds in CRS at an aggregate value of S$710.0 million for the properties on 1 June 2007. The private retail property fund sponsored by CapitaLand owns three suburban malls, namely Lot One Shoppers' Mall (Lot One), Bukit Panjang Plaza (90 out of 91 strata lots) (BPP) and Rivervale Mall. Since CRS's inception, CMT owned 27.2% of the Class E Bonds and has been granted right of first refusal to purchase the remaining stake in CRS. At an average property yield of 4.9%, the acquisition was yield accretive to unitholders. In addition, it further enlarged CMT's portfolio of malls from 10 to 13, strengthened our reach in various trade areas and also reduced CMT Group's total NPI derived from any one property from 20.5% to no more than 17.0%. The portfolio of three quality malls also provides substantial value creation and tenancy remixing opportunities.

CMT Group's share of the private retail property stock in Singapore accounts for only 13.0%[10]. CapitaLand, our sponsor from whom we have right of first refusal to income-producing retail assets owned by them in Singapore, holds another 3.9%[10]. CapitaLand currently owns a 50.0% stake in ION Orchard, a prime retail mall which, when completed will be strategically situated above the Orchard Mass Rapid Transit (MRT) train station at the gateway of Orchard Road, Clarke Quay as well as the Retail cum Entertainment Hub, Vista Xchange at one-north. In addition to this visible pipeline of assets, we are actively pursuing other yield accretive acquisitions from the market. We are on track to achieve our target asset size of S$8.0 billion in Singapore by 2010.

OPTIMISING CAPITAL STRUCTURE

In 2007, CMT Group's gearing reached a high of 40.7%, following the acquisition of the remaining stakes in CRS which was fully funded by debt. Subsequent to the successful placement of 97.0 million new units at S$3.63 in November 2007, CMT Group's gearing was reduced to 34.7%[11].

CMT maintains its corporate rating of 'A2', the highest rating ever assigned to a Singapore REIT by Moody's Investors Service (Moody's). Moody's has also indicated that CMT Group's leverage can increase up to 45.0% without affecting the assigned rating. We thus can acquire assets of approximately S$1.2 billion via 100.0% debt financing without a change in our corporate rating. We will continue to proactively manage CMT Group's capital, debt and funding policies so as to optimise CMT Group's funding structure.

10 Source : UBS Research, 31 December 2007.

11 As at 31 December 2007.

MARKET CAPITALISATION AND TRADING LIQUIDITY

The private placement of 97.0 million new units to raise S$352.1 million further diversified CMT's unitholders' base. The new units, which were fully subscribed, were distributed to quality long term institutional investors from Switzerland, off-shore United States, Europe, Asia and Australia.

CMT's market capitalisation increased 26.6% from S$4.5 billion (as at 29 December 2006) to approximately S$5.8 billion (as at 31 December 2007). Since IPO, CMT's market capitalisation grew an average of 51.3%[13] over the last five years. CMT annual trading volume also increased significantly from 549.6[12] million units to 1.1 billion[11] units, registering a remarkable growth of 102.3%.

On 10 January 2008, a revised Straits Times Index (STI), comprising only 30 stocks, was officially launched. CMT was retained as a constituent in the revised STI, and is also the only Singapore REIT included in the index. The STI is the primary barometer for the Singapore equity market.

INNOVATIVE ASSET ENHANCEMENTS

For Full Year[8] 2007, a total capital expenditure of S$168.6 million was committed for asset enhancements across eight retail properties. The total projected capital expenditure in 2008 and 2009 are S$153.2 million and S$112.3 million respectively.

COMPLETED INITIATIVES

IMM BUILDING

On 16 November 2007, IMM launched its new look, together with its new logo, following the completion of the full suite of asset enhancement works. The enhancement initiatives at IMM, which commenced since First Quarter[14] 2006, included the construction of a two-storey retail extension block, creation of Singapore's first seamless furniture mall on Level 3 termed 'I'MM Home', revamp of the Market Place on Level 1, as well as the construction of a rooftop landscaped plaza comprising a children's playground and designated water play area with interactive features for children. Extensive floor space reconfiguration was also done in the main building block to ensure that there is good circulation of shopper traffic between different retail zones. Following the successful revamp, average rental at IMM increased 34.3%, from S$7.99 per Square Foot (sq ft) to S$10.73 per sq ft per month, translating to an incremental rental revenue of S$13.3 million per annum. Based on a capital expenditure of S$92.5 million, the entire scope of work contributed to an incremental NPI of S$10.0 million per annum to achieve an ungeared Return On Investment (ROI) of 10.8%.

TAMPINES MALL

The asset enhancement program at Tampines Mall commenced in First Quarter[14] 2007 and was completed on schedule in early December 2007, just in time for the festive shopping season. Space occupied by anchor tenants, Courts and Isetan, were recovered and reconfigured to create 17 new specialty shop spaces. The new retail shops added variety and excitement to the shopping experience at Tampines Mall, where Lee Cooper and SUB opened their first retail outlets in Singapore, while Kiehl's and Rachael G established their first suburban retail outlets. In addition, two new sets of escalators, one fronting the Tampines MRT station and the other fronting Century Square, were installed to bring street level traffic directly to Level 2 of the mall.

Following the completion of the asset enhancement initiatives, average rental per sq ft per month at the revamped areas increased 47.3%, from S$8.71 to S$12.83, resulting in an incremental NPI of S$2.1 million per annum. Based on a capital expenditure of S$9.9 million, this translates to an ungeared ROI of 21.1%, far surpassing our initial

12 As at 29 December 2006.

13 Based on a market capitalisation growth of 73.7%, 63.4%, 46.0%, 47.0% and 26.6% for Full Year 2003, Full Year 2004, Full Year 2005, Full Year 2006 and Full Year 2007 respectively.

14 For the period 1 January to 31 March.

projection of an increase in NPI of S$1.1 million per annum and an ungeared ROI of 11.6%.

In July 2007, we received an Outline Planning Advice from the Urban Redevelopment Authority (URA) on Tampines Mall's plot ratio increase from 3.5 to 4.2. The additional plot ratio was approved for full office development. We have proceeded to apply for Provisional Permission (PP) from URA to fully utilise the additional plot ratio. The plot ratio increase is expected to create approximately 95,000 sq ft of office space at Tampines Mall, which is currently a pure retail asset. The differential premium payable is estimated at approximately S$273.13[15] per sq ft or S$25.9 million.

RAFFLES CITY

In April 2007, Raffles City received approval from the URA to decant approximately 65,000 sq ft of Gross Floor Area (GFA), from mechanical and equipment spaces to create new retail space within its retail component, Raffles City Shopping Centre (RCSC). The newly created net lettable retail space of approximately 41,000 sq ft was transferred to Basement 1 (26,606 sq ft), Level 1 (5,994 sq ft) and Level 2 (8,164 sq ft), thus significantly increasing the retail Net Lettable Area (NLA) on all these levels.

The full suite of asset enhancement works encompassed the construction of a three-storey island podium in the Level 1 atrium, extension of The Raffles Marketplace in Basement 1, and the reconfiguration and extension of the lease lines of some shops on Levels 1 and 2.

The newly created retail spaces have been 100.0%[11] committed and most tenants commenced business before the Christmas period. New international brands at RCSC include Spanish brands, Cortefiel and Pedro del Heirro, and French children's wear, Okaïdi and Obaibi. Kate Spade, Stage and Vogue by Agnès B also set up their first standalone boutiques at RCSC.

Overall, the total retail NLA at RCSC increased 12.5%, from 352,088 sq ft to approximately 396,000 sq ft. Based on a capital expenditure of S$62.4 million, the enhancements resulted in an incremental annual NPI of S$7.6 million and produced an ungeared ROI of 12.2%.

OTHER ON-GOING INITIATIVES

BUGIS JUNCTION

Two-thirds of the asset enhancement works planned at Bugis Junction have been completed on schedule. The food court on Basement 1 was successfully relocated to Level 3 of the restaurant block located along Hylam Street. The new food court commenced business on 1 September 2007. In addition, balconies and glass parapets were added to Levels 2 and 3 of the restaurant block to create a more open concept and provide better visibility to diners. On the Basement level, where a myriad of specialty shops and food concept outlets are to be created, Phases 1 and 2 have been 100.0% committed and tenants have commenced operations. The final phase of work, Phase 3, which involves reconfiguring the space currently occupied by BHG's back-of-house area on Basement 1, is expected to commence in Second Quarter[16] 2008. Phase 3 has achieved over 93.0% leasing commitment as at 31 December 2007.

Altogether, the asset enhancement initiatives at Bugis Junction are estimated to cost S$31.4 million and deliver an NPI increase of S$4.0 million per annum and an ungeared ROI of 12.8%.

LOT ONE SHOPPERS' MALL

Asset enhancement works to create a four-storey retail extension block measuring over 16,500 sq ft in NLA are in progress. As at 31 December 2007, approximately 59.0% or S$4.1 million of the S$6.9 million projected increase in rental revenue per annum has been committed on a stabilised basis. The works, which commenced in July 2007,

15 Based on S$2,940 per square metre of additional plot ratio.

16 For the period 1 April to 30 June.

17 For the period 1 October to 31 December.

is on track to be completed by Fourth Quarter[17] 2008. The project is expected to incur a capital expenditure of S$51.7 million and generate additional NPI of S$5.2 million per annum to achieve an ungeared ROI of 10.0%.

SEMBAWANG SHOPPING CENTRE

The redevelopment of Sembawang Shopping Centre (SSC) is progressing well and is on target for completion in Fourth Quarter[17] 2008. Almost 80,000 sq ft of GFA from the residential block and Levels 3 and 4 will be transferred to Basement 1, Levels 1 and 2 to drive higher rental income per sq ft. Redeveloped at an estimated capital expenditure of S$68.4 million, the project is expected to create incremental NPI of S$5.5 million per annum and achieve an ungeared ROI of 8.0%.

As at 31 December 2007, over 70.0% of total NLA at the new SSC has been committed. Anchor tenants committed include Giant, Daiso and Kopitiam, while specialty tenants committed include Popular book store, Aston, Ajisen and Prosperous Kitchen.

JURONG ENTERTAINMENT CENTRE

We received PP from URA for Jurong Entertainment Centre's (JEC) plot ratio increase from 1.85 to 3.0 for full commercial development. This effectively increases JEC's GFA by over 62.1%, from the existing 170,000 sq ft to approximately 275,500 sq ft, and NLA by 88.9%, from 111,000 sq ft to approximately 209,700 sq ft. A differential premium at approximately S$111.48[18] per sq ft, payable to the authorities, has already been locked in.

The asset enhancement plans at JEC will comprise a number of initiatives. The six-screen cineplex on Level 1 will be relocated to a newly created Level 5. On Level 3, the current non-Olympic-sized ice skating rink, measuring 20 metres by 40 metres and operated by Fuji Ice Palace, will be replaced with Singapore's first Olympic-sized rink. The existing rink has not only been a huge draw for Singaporeans and ice skating enthusiasts, but also the venue of choice for competitive events such as ice hockey tournaments and the Singapore National Figure Skating Championships.

It is envisaged that the new Olympic-sized rink, measuring 30 metres by 60 metres, will be flanked by food and beverage operators or restaurants on both sides, providing shoppers with a unique dining experience. We are in negotiations with the relevant authorities to classify the ice skating rink for civic and community institution purposes. If approved, it will add approximately 35,000 sq ft of additional GFA at JEC. The retail space on all floors will be reconfigured so as to maximise the efficiency at the mall. In addition, a rooftop landscaped garden will be constructed on Level 6.

The proposed asset enhancement initiative is expected to incur a capital expenditure of S$138.2 million, increase NPI by S$12.4 million per annum and achieve an ungeared ROI of 9.0%.

FUNAN DIGITALIFE MALL

In 2007, we received PP from URA for Funan DigitaLife Mall (Funan) to erect a nine-storey commercial building so as to maximise its unutilised GFA of approximately 386,000 sq ft. The unutilised GFA arose due to Funan employing only 3.88 of its allowable plot ratio of 7.0. A differential premium of S$63.7 million, to be paid to the authorities, has already been locked in.

Funan's effective land cost based on its allowable plot ratio, calculated based on its current valuation, plus the differential premium and the estimated cost to top up Funan's lease to a 99-year leasehold title works out to be approximately S$489.00 per sq ft. This compares favourably to on-going land sales prices for commercial and retail sites in the locality. We have submitted Written Permission to URA for a retail cum office development, while concurrently developing

18 Based on S$1,200 per square metre of additional GFA.

19 Comparison based on the portfolio valuation of Tampines Mall, Junction 8, IMM, Plaza Singapura, Funan, Hougang Plaza, SSC, JEC, Bugis Junction as at 1 December 2006 and as at 1 December 2007.

20 The Group's results for Full Year 2007 includes proportionate consolidation of the 40.0% interest in Raffles City, consolidation of 100.0% interest in CRS, with effect from 1 June 2007 and CMT MTN Pte. Ltd. (CMT MTN) with effect from 13 April 2007, and equity accounting of its associate, CRCT.

21 Includes only the retail leases of CMT and CRS malls, excluding RCS and SSC. Based on (i) the forecast, together with the accompanying assumptions as shown in CMT's OIS dated 29 August 2006 for CMT malls, and (ii) the internal management forecast, together with the accompanying assumptions of CapitaRetail Singapore Pte. Ltd., which is the manager of CapitaRetail Singapore (CRS) for the CRS portfolio of malls prior to CMT's acquisition of the balance 72.8% of the Class E Bonds in CRS.

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more facade and layout options. We are also exploring various options to unlock value at Funan for unitholders.

INCREASE VALUE OF PROPERTY PORTFOLIO AND NAV GROWTH

CMT Group's asset size increased over 23.8% from S$4.8 billion (as at 31 December 2006) to S$5.9 billion (as at 31 December 2007). The increase was largely attributable to the acquisition of the balance 72.8% stake in Class E Bonds in CRS. In the course of the year, the market value of our 20.0% stake in CRCT also appreciated significantly. The market value of CRCT, based on the closing unit price of S$2.15 (on 31 December 2007), amounted to S$204.5 million, registering a 119.2% increase over CMT's initial investment of S$93.3 million. On a same store basis, CMT Group's portfolio registered a valuation increase of 9.6%[19] from S$3,668.7 million (as at 1 December 2006) to S$4,021.0 million (as at 1 December 2007), excluding the 40.0% interest in Raffles City. The value of our 40.0% stake in Raffles City also appreciated 14.1% from S$906.4 million to S$1,034.4 million over the same period.

The acquisition and positive revaluation grew CMT Group's[20] NAV per unit (excluding distributable income) by 18.2%, from S$1.87 (as at 31 December 2006) to S$2.21 (as at 31 December 2007). We are pleased to have generated an average annual NAV growth of 21.2%[3] since 2003. CMT Group's NAV registered growth of 27.2%, 25.2%, 14.0% and 18.2% for Full Year[8] 2004, Full Year[8] 2005, Full Year[8] 2006 and Full Year[8] 2007 respectively.

ACTIVE LEASING

HIGH OCCUPANCY RATE AND STRONG RENTAL RENEWALS

Continuing our track record of high occupancy levels, we achieved close to 100.0% committed occupancy across CMT's portfolio in 2007. Rental renewal rates for new and existing leases also remained at an all time high, with the portfolio registering an average increment of 12.0%[21] over preceding rental rates and 5.0%[21] over forecast rental rates. Six malls achieved double digit growth in renewal rental rates. Bugis Junction, Tampines Mall, Lot One, BPP, Rivervale Mall and RCSC achieved 19.9%, 12.0%, 12.3%, 12.7%, 12.1% and 20.8% increase in rental renewal rates versus preceding rental rates respectively.

We have gradually moved leases which were up for renewal onto a new rental structure, comprising a base rent plus a percentage of Gross Turnover (GTO) or a higher percentage of GTO, whichever is higher. As at 31 December 2007, we have 83.3% and 87.0% of our tenants on step-up rent and GTO rent respectively. The GTO component has also grown steadily over the years, with GTO contributing 5.0% of gross rental income for Full Year[8] 2007. GTO and other income (derived from advertising and promotional activities only) combined also witnessed a growth of 44.9%, from 8.2% of gross revenue in Full Year[8] 2006 to 10.4% of gross revenue in Full Year[8] 2007.

The integrated Point of Sales (POS) System has now been successfully implemented at five malls within the portfolio. We have been able to garner high levels of participation of above 88.0%[11] from retail tenants at Junction 8, Tampines Mall, IMM, Plaza Singapura and Bugis Junction. The integrated POS system will enable us to capture and monitor our tenants' sales more effectively and accurately.

Based on available sales statistics, occupancy costs at Tampines Mall, Junction 8, Plaza Singapura, Bugis Junction and Lot One are within a healthy range and in line with the market norms. The occupancy costs ranged between 13.6% to 17.2% in 2007 and 13.9% to 17.3% in 2006.

22 Excluding Raffles City and CRS malls.
23 Excluding Raffles City and SSC.
24 Based on the forecast, together with the accompanying assumptions shown in CRCT's Prospectus dated 29 November 2006.
25 Year-to-date 2007 includes private trust period from 23 October 2006 to 7 December 2006 and public trust period from the date of listing on 8 December 2006 to 30 September 2007.
26 Based on CMT's forecast and accompanying assumptions shown in the Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008.

The average portfolio gross rental rate increased 7.5% from S$8.62[22] per sq ft per month as at 31 December 2006 to S$9.27[23] per sq ft per month as at 31 December 2007. As a proactive asset manager, we will continue to actively monitor how the various trades within the portfolio are contributing to our top line versus the space which they occupy. The detailed analysis forms the basis of our asset enhancement and trade mixing strategies to ensure a more productive use of space. The asset enhancement program undertaken at Tampines Mall, where anchor spaces were taken back to generate higher gross rental revenue per sq ft, is the very first of such initiatives which we will implement going forward.

SHOPPER TRAFFIC

Annual shopper traffic hit an all time high of almost 17.0 million at IMM, 19.5 million at Plaza Singapura and 23.2 million at Tampines Mall in 2007. Total annual shopper traffic at Tampines Mall, Junction 8, Funan, Plaza Singapura and IMM registered a remarkable growth of 23.4% since 2004, following the respective malls' inclusion into the CMT portfolio.

20.0% STAKE IN CRCT

Over a year into investing a 20.0% stake in CRCT, which was listed on SGX-ST on 8 December 2006, CMT has started to reap rewards from its maiden overseas investment. Distributable income and DPU for CRCT for Full Year[8] 2007 are S$32.0 million and 6.72 cents respectively, which are 9.5% higher than the forecast[24] distributable income and DPU for the same period. As at 31 December 2007, CRCT's unit price has grown 90.3% since its IPO. Together with its year-to-date[25] 2007 distribution yield of 6.0%, CRCT has provided a total return of approximately 96.3% since listing.

CRCT recently added Xizhimen Mall in Beijing to its existing quality portfolio of seven retail malls strategically located in large population catchments in five cities across China, bringing its total asset size to S$1.1 billion. CMT subscribed for CRCT new units during its equity fund raising exercise to finance the acquisition of Xizhimen Mall so as to maintain our 20.0% stake in CRCT. The strategic long term investment in CRCT allows CMT unitholders to benefit from the tremendous growth in China's retail real estate market without drastically changing the risk profile of CMT. With a secured and proprietary pipeline of quality assets granted by CapitaLand, CRCT is on track to grow its target asset size to S$3.0 billion by 2009.

PARTICIPATION IN SINGAPORE DEVELOPMENT PROJECTS

The Singapore REIT guidelines permit REITs to undertake development projects up to no more than 10.0% of their asset size. With an asset size of S$5.9 billion, we can participate in development projects of up to S$590.0 million. We envisage potential developments to be predominantly undertaken jointly with our sponsor, CapitaLand. Development risk is also expected to be well mitigated since we are able to tap on CapitaLand's significant property development and management expertise, coupled with our familiarity with the local guidelines and our strong track record in major asset enhancement works. The development strategy is expected to strengthen CMT's pipeline of assets in the longer term.

INVESTOR RELATIONS & CORPORATE GOVERNANCE

CMT was once more recognised for its commitment towards good investor relations and strong corporate governance in 2007 when it won the Most Transparent Company Award (REITs category) at the Securities Investors Association (Singapore) Investors' Choice Awards for the fourth consecutive year. CMT was also honoured among the top ten businesses ranked in the

LETTER TO UNITHOLDERS

FinanceAsia Awards (Singapore) 2007 in the categories of 'Best Managed Company', 'Most Committed to Corporate Governance' and 'Most Committed to Consistent Good Dividend Policy'. We are also pleased to have improved on our scoring to rank eighth amongst a total of 675 Singapore listed companies in the Straits Times Business Transparency Index as at 22 January 2008.

We would like to thank all investors, analysts, members of the press and investment community for their strong support and will continue to strive towards enhancing corporate governance and transparency levels for CMT.

CORPORATE SOCIAL RESPONSIBILITY

In pursuing our goal of creating living, vibrant and integrated communities, we always seek to involve our communities and the less privileged through charitable, educational and social activities at our malls. In 2007, we continued to collaborate with various charitable and civic social groups to organise community events at our rooftop landscaped plazas, turning our malls into centre of activities.

Apart from our active corporate social citizenship, we are constantly improving the way we manage our properties so as to achieve greater resource efficiency and to conserve the environment. We have in place a set of 'Green' policies and practices in the areas of water conservation, energy efficiency, environment friendly initiatives, waste disposal and recycling. To complement our existing 'Green' initiatives, we will be rolling out a recycling program across the portfolio in 2008.

Through thoughtful management and upgrading of our maintenance systems, a number of malls in the portfolio, such as Plaza Singapura, Funan, Tampines Mall and Lot One have received the 'Water Efficient Building' award from the Public Utilities Board. Plaza Singapura and Raffles City have also been awarded the 'Gold, Green Mark' and 'Green Mark' respectively by the Building and Construction Authority (BCA). Separately, Lot One garnered Bronze in the BCA Universal Design Award (Refurbished Building Category) 2007 competition.

Our 'Green' efforts bore fruits when CMT was added to the FTSE4Good Global Index with effect from 21 September 2007. CMT is the only Singapore REIT amongst the 698 constituents in the Index, out of which, only four are Singapore companies. The FTSE4Good Index Series is designed to aid responsible investors in identifying companies that meet globally recognised corporate responsibility standards.

LOOKING FORWARD

Over the last five years, we have stood by our mission to deliver stable distributions and sustainable total returns to our unitholders. At the same time, we have established an outstanding retail real estate management platform and developed an extensive network with local and international retailers. Having pioneered decantation in Singapore, where lower yielding space is converted to higher yielding space, we are now synonymous with turning around malls through the successful execution of many extensive asset enhancement initiatives across our portfolio. For our consistent positive performance, unitholders have rewarded us with one of the most competitive cost of capital, thereby allowing us to capture the abundant growth opportunities in Singapore.

Looking ahead, we are confident that our five-pronged strategy, comprising yield accretive acquisitions, innovative asset enhancements, active leasing, investing in CRCT and undertaking local development projects, will continue to serve us well.

We have assembled a quality portfolio of malls which are strategically located in close proximity to public transportation and encompass substantial value creation opportunities. Internally, our lease structure with built-in step-up rent and percentage of GTO, coupled with the many on-going asset enhancement initiatives, will sustain organic growth. With our strong balance sheet and relatively low gearing, we are also well-poised to pursue yield accretive acquisitions to grow our target asset size locally to S$8.0 billion by 2010.

Baring any unforeseen circumstances, we are confident of delivering the 2008 forecast[26] DPU of 13.90 cents.

ACKNOWLEDGEMENTS

On 2 July 2007, Mr Hiew Yoon Khong stepped down from the Board. We want to acknowledge his invaluable contributions for the past five years.

We would also like to thank our Board of Directors, unitholders, business partners, customers, tenants, shoppers and staff for their invaluable contributions in 2007. We look forward to your continued support as we embark on our growth journey with full commitment.

"Looking ahead, we are confident that our five-pronged strategy, comprising yield accretive acquisitions, innovative asset enhancements, active leasing, investing in CRCT and undertaking local development projects, will continue to serve us well."

HSUAN OWYANG
Chairman

PUA SECK GUAN
Chief Executive Officer

12 March 2008

致：单位持有人

"对嘉茂信托来说，2007年是一个里程碑。自2002年7月上市以来，嘉茂信托迈入了第五个年头并在多方面取得连续五年的良好增长。"

对嘉茂信托来说，2007年是一个里程碑。自2002年7月上市以来，嘉茂信托迈入了第五个年头并在多方面取得连续五年的良好增长。我们对能够为单位持有人提供持续的价值而感到非常欣慰。我们的平均年度总回报是30.7%[1]、平均每单位分发金（DPU）增长为 12.8%[2] 及平均资产净值（NAV）增长为21.2%[3]。

嘉茂信托的单位价在2007年上涨了18.9%[4]，为单位持有人提供了23.5%[5]的总回报。我们是新加坡上市的房地产投资信托（REITs）中取得最高[6]总回报的REITs之一。随着嘉茂信托购买总值为7亿1,000万新元的凯德新加坡有限公司（CRS）的E级债券中的剩余72.8%股份和可赎回优先股（E级债券），以及私下配售了9,700万个新单位以筹集3亿5,210万新元的成功进行，嘉茂信托集团的资产规模及市值分别取得23.8%和26.6%的显著增长，截至2007年12月31日分别达到59亿新元和58亿新元。从资产规模和市值的角度看，这项并购进一步巩固了嘉茂信托集团在新加坡REITs中的领先地位。

我们在2007年完成的包括IMM大厦和淡滨尼广场在内的多项资产增值项目，大幅度提高了净产业收入（NPI）。因此，与2006年相比，嘉茂信托集团在2007年分别取得14.1%和18.2%的DPU和NAV的强劲增长。

截至2007年12月31日财政年，嘉茂信托集团的总DPU为13.34分，比预期的DPU增加了16.2%[7]。

新加坡的经济情况

新加坡的经济在2007年取得7.7%的增长。以建筑业为首，所有行业在去年一整年都取得良好的增长。批发和零售行业也在去年取得7.3%的增长。去年我国新创造的就业机会创新高，总共创造了236,600份工作，超越了2006年的176,000份工作。去年全年的整体平均失业率为2.1%，比起2006年的2.7%有了显著的下降。

新加坡的旅游业在2007年也创下新纪录，旅游收入达134亿新元，而访客人次则为1,030万。来自印尼、中华人民共和国、澳洲、印度和马来西亚的访客人次占总访客人次的约51.0%。旅游业的强劲表现主要有赖于这些主要市场经济的持续强劲发展，而本区域廉价航空的增长，使到访新加坡的飞机票更加低廉，到访途径更为便利。新加坡要达到所订下的2015年旅游业目标，即300亿新元的旅游收入与1,700万访客人次，指日可待。

贸易及工业部预测2008年的国内生产总值增长将介于4.0%和6.0%之间。新加坡人口目前为460万人，人口的预计增长，到访游客和旅游收入的持续增长，首届新加坡F1赛事所带来了一系列国内活动以及两个综合娱乐城的开幕将使嘉茂信托位于各优越地点的多元化商场受益。

财务表现

在强劲经济表现的带动下，嘉茂信托集团在2007全年[8]所达到的4亿3,190万新元总收入比2006全年[8]所达到的3亿3,170万新元NPI的总收入高出1亿20万新元或30.2%。与2006全年[8]所达到的2亿1,760万新元相比，2007年全年[8]嘉茂信托集团的NPI显著地增加了7,020万新元，达到2亿8,780万新元，比2006年NPI高出32.2%。与去年同期相比，对单位持有人的可分配收入也增加了24.7%，从2006全年[8]的1亿6,940万新元增加到2007全年[8]的2亿1,120万新元。这些杰出的业绩主要归因于嘉茂信托集团在2006年收购的莱佛士城的全年贡献、多项资产增值项目的完成以

1 以2002年7月17日至2002年12月31日期间、2003全年、2004全年、2005全年、2006全年和2007全年分别取得的12.9%、49.6%、29.7%、33.1%、35.1% 和 23.5%的总回报为依据。

2 以2003全年、2004全年、2005全年、2006全年和2007全年分别取得的9.4%、18.1%、7.9%、14.3% 和 14.1%的DPU增长为依据。

3 以2004全年、2005全年、2006全年和2007全年分别取得的27.2%、25.2%、14.0% 和 18.2%的NAV增长为依据。

4 嘉茂信托于2007年12月31日的3.46新元闭市单位价对比2006年12月29日的2.91新元的闭市单位价。

5 以嘉茂信托截至2007年12月31日财政年的13.34分的实际总DPU、2006年12月29日的2.91新元的闭市单位价和2007年12月31日的3.46新元的闭市单位价为依据。

6 资料来源：Macquarie Research，2008年1月

7 以预测、连同志期2006年8月29日关于嘉茂信托商场的嘉茂信托献售资料声明（OIS）所列的假设为依据。

及CRS剩余股份的收购。新租约和现有租约的踊跃续约以及投资组合中其他商场仍在进行的资产增值项目也提高了嘉茂信托集团的总收入。

此外，嘉茂信托在首个仅投资于中国零售商用房地产的嘉茂中国信托（CRCT）所拥有的20.0%股份也提供了自该信托基金于2007年12月31日在SGX-ST上市至今的96.3%的良好总回报。截至2007年12月31日，嘉茂信托通过该20.0%股份所取得的净帐面收益，在扣除利息费用和税项后，达到8,820万新元。在2007年全年[8]，我们在CRCT的投资所取得的净资本分发金达到310万新元。

持续的DPU增长

截至2007年12月31日财政年，嘉茂信托集团取得超越预期[7]的表现，提供了13.34分的总DPU。与截至2006年12月31日财政年的11.69分的实际DPU相比增加了14.1%。自嘉茂信托的首次公开售股（IPO）以来，我们每年均成功地提供了持续的DPU增长，取得平均每年12.8%[2]的DPU增长。DPU是主要的表现衡量标准，而嘉茂信托集团的DPU于2003全年[8]、2004全年[8]、2005全年[8]、2006全年[8]和2007全年[8]分别增长了9.4%、18.1%、7.9%、14.3% 和 14.1%。

丰厚的总回报

嘉茂信托于2007年12月31日的闭市单位价为3.46新元，在2007全年[8]上涨18.9%[4]。单位持有人若在2007全年[8]持有嘉茂信托的单位，现已享有23.5%[5]的总回报。自IPO以来便投资于嘉茂信托的单位持有人，截至2007年12月31日则已享有318.9%的丰厚总回报。嘉茂信托自成立之日起，平均每年的总回报为30.7%[1]，按不同的表现基准相比，我们再次逐年为单位持有人提供了持续的价值。

增长的组件

嘉茂信托集团的DPU在过去五年取得稳健增长，从IPO的6.78[9]分增加到13.34分，取得96.8%[9]的骄人增长。嘉茂信托集团的增长基础有赖三个基本策略，即增进收益的收购、创新资产增值和积极租赁。自IPO以来，这三项策略对DPU的增长分别贡献了40.0%、35.0%和19.0%。这些策略，连同嘉茂信托在CRCT的20.0%股份的投资以及主要与我们的发起人嘉德置地有限公司（嘉德置地）将共同进行的新加坡发展项目投资，为我们未来的高速增长奠下基础。

增进收益的收购

在过去五年，嘉茂信托每年均做出总金额相当庞大的增进收益的收购，2007年也不例外。嘉茂信托于2007年6月1日以总值7亿1,000万新元收购CRS的E级债券中的剩余72.8%股份。该项由嘉德置地发起的私人零售产业基金拥有三个市郊商场，即第一乐广场（第一乐）、武吉班让大厦(在91个分层单位中持有90个单位）（BPP），及滨河舫广场。自CRS成立以来，嘉茂信托便持有27.2%的E级债券，并享有优先权购买剩余的CRS股份。以平均4.9%的产业收益计算，该项收购将为单位持有人增进收益。此外，该项收购也将嘉茂信托投资组合中的商场从10个增加到13个，巩固了我们在各行业的触角，并将嘉茂信托集团源自任何单一产业的总NPI从20.5%减低至少过17.0%。这三个优质商场也提供了价值升值及租户重组的机会。

嘉茂信托集团仅持有新加坡私人零售产业总面积的13.0%[10]。我们的发起人嘉德置地则持有另外3.9%[10]，而对于嘉德置地所拥有的带来收入的零售资产，我们享有优先购买权。目前，嘉德置地持有位于乌节路黄金地带，建造完毕后将坐落在乌节地铁之上的ION Orchard的50.0%股份，克拉码头以及纬壹科技城的零售兼娱乐枢纽—汇达林。除了这些显著的潜在资产计划外，我们也积极地寻求市场上其他的增进收益的收购项目。我们预计于2010年将拥有达到80亿新元的资产规模。

优化资本结构

随着嘉茂信托集团于2007年通过借贷全面资助CRS剩余股份的收购，嘉茂信托集团的本债率高达40.7%。嘉茂信托集团之后于2007年11月成功配售每单位3.63新元的9,700万个新单位，使得嘉茂信托集团的本债率减低至34.7%[11]。

嘉茂信托保持了“A2”的企业评级，这是穆迪投资服务（穆迪）给予一个新加坡REIT的最高评级。穆迪也曾表示嘉茂信托集团的本债比率可增加到45.0%，而不影响所获得的评级。因此，我们可以使用100.0%的借贷融资收购大约12亿新元的资产，而不影响到我们的企业评级。我们将继续积极管理嘉茂信托集团的资本、债务及融资策略，以便优化嘉茂信托集团的融资架构。

市值与交易流动性

私下配售9,700万个新单位以筹集3亿5,210万新元使嘉茂信托的单位持有人进一步达到多元化。被完全认购的新单位均分配给来自瑞士、境外美国、欧洲、亚洲和澳洲的优质长期机构投资者。

8 1月1日至12月31日期间。

9 以志期2002年6月28日的嘉茂信托献售通告所列的6.78分的年度化DPU预测以及2007年1月1日至2007年12月31日的全年DPU为依据。

10 资料来源：UBS Research，2007年12月31日.

11 截至2007年12月31日

致：单位持有人

嘉茂信托的市值从截至2006年12月29日的45亿新元增加到截至2007年12月31日的约58亿新元，增幅为26.6%。自IPO以来，嘉茂信托的市值在过去五年平均增长51.3%[13]。嘉茂信托的年度交易量也从5亿4,960万[12]个单位显著增加到11亿[11]个单位，取得102.3%的杰出增长。

仅包括30个股票的新版海峡时报指数（STI）于2008年1月10日正式推出。改革后的STI保留了嘉茂信托作为其中一个组成股，而嘉茂信托则是该指数中唯一的新加坡REIT。STI是新加坡上市股票的主要衡量标准之一。

创新的资产增值

2007全年[8]，我们为八个零售产业确定投入1亿6,860万新元的总资本开支，做为资产增值用途。2008年和2009年的预计总资本开支分别是1亿5,320万新元和1亿1,230万新元。

已完成的计划

IMM大厦

随着一系列的资产增值工程的完成，IMM于2007年11月16日以全新的面貌和全新的标志面世。IMM的增值计划于2006年第一季[14]展开，工程包括扩建两层楼高的零售大楼、在三楼设立名为“I' MM Home”的新加坡首个一站式家具商场、为一楼的Market Place进行改革，以及建造由儿童游乐场和儿童互动式戏水区组成的露天广场。我们也重新划分主大楼地面的面积，以确保不同零售区域享有良好的购物人流。IMM成功改建后，平均租金增加了34.3%，从每月每平方尺的7.99新元增加到10.73新元。换言之，每年的租金收入增加了1,330万新元。以9,250万元的资本开支计算，这系列的工程为NPI带来了每年1,000万新元的增值，从而达到10.8%的无借贷投资回报（ROI）。

淡滨尼广场

淡滨尼广场的资产增值计划于2007年第一季[14]展开并按计划完成，赶得上为佳节购物者服务。我们收回了主要租户Courts和伊势丹的店面，将它重新划分成供17个新专门店使用的店面。新的零售店为淡滨尼广场的购物体验增添了多元和刺激因素，例如，Lee Cooper和SUB首次在新加坡开设零售店，而Kiehl' s 和Rachael G则首次在市郊开设零售店。此外，我们也增设了两架电动扶梯，一架面向淡滨尼地铁处，另一架面向世纪广场，以便将地面的人流直接带到广场的二楼。

资产增值计划的完成使已翻新的地方的每月每平方尺的平均租金增加了47.3%，从8.71新元增加到12.83新元，带来了210万新元的NPI增值。以990万元的资本开支计算，无借贷ROI是21.1%，远超出了我们初期预计的每年110万新元的NPI增值和11.6%的无借贷ROI。

我们在2007年7月收到市区重建局（URA）的发展草拟规划通知，关于将淡滨尼广场的容积率从3.5提高到4.2的计划。额外的容积率批准做全面的办公楼用途。我们随即向URA提出原则性批准（PP）的申请，以便全面使用额外的容积率。增加的容积率预计将为目前仅是一个零售资产的淡滨尼广场创造约95,000平方尺的办公面积。应付溢价差额预计大约为每平方尺273.13[15]新元，总共相等于2,590万新元。

莱佛士城

莱佛士城于2007年4月收到URA的批准，允许我们将总建筑面积（GFA）约65,000平方尺放置机械设备的空间改作莱佛士城的零售部分—莱佛士购物中心（RCSC）的新零售面积。这项计划创造的净可租用零售面积（NLA）大约为41,000平方尺，分别转移到地下一层（26,606平方尺）、一楼（5,994平方尺）和二楼（8,164平方尺），大大提高了这些楼层的净可租用零售面积。

一系列的资产增值工程包括在一楼大厅建造三层楼的独立裙楼、扩建地下一层的Raffles Marketplace及为一楼和二楼的一些商店重新划分和扩充租用线。

新创造的零售面积已获得100.0%[11]的承租率，而多数租户也在圣诞佳节之前开业。在RCSC新开业的国际品牌包括西班牙品牌Cortefiel 和 Pedro del Heirro以及法国童装品牌，Okaïdi 与 Obaibi。Agnès B的 Vogue，Kate Spade和Stage品牌也在RCSC首次开设独立的时装店。

整体而言，RCSC的总零售NLA从352,088平方尺增加到大约396,000平方尺，增幅为12.5%。以6,240万元的资本开支计算，这项工程使NPI的年度增值达760万新元及无借贷ROI达12.2%。

其他正在进行中的计划

白沙浮广场

白沙浮广场所展开的资产增值工程的三分之二已按计划完成。地下一层的食阁已顺利迁移到位于海南街的餐馆大搂的三楼。新食阁于2007年9月1日开业。此外，我们也在餐馆大楼的二搂和三楼增设阳台和玻璃低墙，以落实开放式概念和增加各餐饮场所的能见度。我们将在地下一层增设广泛的专门店和美食概念店，而第一和第二阶段已获得100.0%的承租率，租户也已开业。最后阶段的工程即第三阶段，预计在2008年第二季[16]展开，这阶段的工程将重新划分BHG目前在地下一层占用的后部范围。截至2007年12月31日，第三阶段已取得超过93.0%的承租率。

白沙浮广场的所有资产增值计划预计耗资3,140万新元，并促使NPI每年增加400万新元，而无借贷ROI达12.8%。

第一乐广场

扩建一栋NLA超过16,500平方尺的四层楼零售大楼的资产增值工程正在进行中。

12 截至2006年12月29日

13 以2003全年、2004全年、2005全年、2006全年和2007全年分别取得的73.7%、63.4%、46.0%、47.0% 和 26.6%的市值增长为依据。

14 1月1日至3月31日期间。

15 以额外容积率的每平方米2,940新元为依据。

16 4月1日至6月30日期间。

年度租金收入预计增加690万新元，而截至2007年12月31日，我们从这当中已取得相等于59.0%或410万新元的承诺金额。于2007年7月展开的工程有望在2008年第四季[17]按计划完成。工程的资本开支预计为5,170万新元，每年带来额外的520万新元的NPI，以达到10.0%的无借贷ROI。

三巴旺购物中心

三巴旺购物中心（SSC）的重建工程进展顺利，预计可按计划于2008年第四季[17]完成。住宅大楼以及三楼和四楼的将近80,000平方尺的GFA将转移到地下一层、一楼和二楼，以便促进更高的每平方尺租金收入。重建工程的资本开支预计为6,840万新元，而工程预料将使年度NPI增值550万新元，并达到8.0%的无借贷ROI。

截至2007年12月31日，在新SSC的总NLA中，超过70.0%已确认被租用。给予承诺的大租户包括Giant、Daiso和Kopitiam，而给予承诺的专门店租户包括大众书局、Aston、味千拉面和天旺。

裕廊娱乐中心

我们获得URA就裕廊娱乐中心（JEC）发出的PP，允许我们将1.85的容积率增加到3.0，以便进行全面的商业发展。这使JEC的GFA增加超过62.1%，从现有的170,000平方尺增加到大约275,500平方尺，而NLA则增加88.9%，从111,000平方尺增加到大约209,700平方尺。应付给有关当局的大约每平方尺111.48[18]新元的溢价差额的预算已作出。

JEC的资产增值计划包括多项措施。位于一楼由六个电影厅组成的电影院将迁移到新增设的五楼。Fuji Ice Palace目前在三楼经营的20米乘40米的非奥林匹克规模溜冰场将由新加坡首个奥林匹克规模溜冰场代替。现有的溜冰场不仅吸引大批国人和溜冰爱好者，更是溜冰曲棍球锦标赛和新加坡全国溜冰冠军赛等比赛的举办地点。

预计30米乘60米的全新奥林匹克规模溜冰场的两旁将设有餐饮设施或餐馆，为购物者提供独特的用餐体验。目前，我们正与有关当局协商，将溜冰场供民众机构使用。若获得批准，溜冰场将为JEC带来约35,000平方尺的额外GFA。所有楼层的零售面积将重新划分，以充分发挥商场的效率。此外，我们也将在六楼建造露天花园。

拟议的资产增值计划的资本开支预计为1亿3,820万新元，每年的NPI增值为1,240万新元并达到9.0%的无借贷ROI。

福南数码活力广场

我们在2007年获得URA就福南数码活力广场（福南）发出的PP，允许建造一栋九层楼的商业大厦，以便充分利用有待使用的约386,000平方尺的GFA。福南可使用的容积率为7.0，但该广场现在仅使用3.88的容积率，因此存有剩余的GFA可以使用。应付给有关当局的大约6,370万新元的溢价差额的预算已作出。

以可使用的容积率为准并按目前估价计算的福南的有效土地成本，外加溢价差额以及将福南的租期延长到99年的预计费用大约为每平方尺489.00新元。与该地区商用及零售地段目前的土地售价相比，这项费用较为优惠。我们已向URA提交零售兼办公发展项目的书面申请。与此同时，我们也制订更多外观和布置选择方案。我们也将探讨其他选择方案，以便发掘福南的价值，利于单位持有人。

提高产业投资组合的价值及NAV增长

嘉茂信托集团的资产规模增幅超过23.8%，从48亿新元（截至2006年12月31日）增加到59亿新元（截至2007年12月31日）。增幅主要归因于收购CRS的E级债券中的剩余72.8%股份。在过去的一年中，我们持有的20%CRCT股份也取得大幅度的增值。按截至2007年12月31日的2.15新元的闭市单位价为准，CRCT的市场价值达到2亿450万新元，换言之，嘉茂信托的9,330万新元的初期投资增加了119.2%。在相同产业的可比基础上（不包括莱佛士城的40.0%股份），嘉茂信托集团投资组合的估价增加了9.6%[19]，从36亿6,870万新元（截至2006年12月1日）增加到40亿2,100万新元（截至2007年12月1日）。在同一时期，我们在莱佛士城持有的40.0%股份的估价也增加了14.1%，从9亿640万新元增加到10亿3,440万新元。

嘉茂信托集团的每单位NAV（不包括可分配收入）在产业收购、良好重估及投资增值的带动下，取得18.2%的增值，从1.87新元（截至2006年12月31日）增加到2.21新元（截至2007年12月31日）。我们对能够自2003年起取得21.2%[3]的平均年度NAV增长感到满意。嘉茂信托集团的NAV在2004全年[8]、2005全年[8]、2006全年[8]和2007全年[8]分别取得27.2%、25.2%、14.0% 和 18.2%的增长。

积极租赁

高租用率和强劲的续约租金增长

在高租用率的基础上，我们在2007年为嘉茂信托投资组合中的各商场取得将近100.0%的承租率。新租约和现有租约的续约租金也创新高，与之前的租金率及预计租金率相比，平均增幅分别为12.0%[21]和5.0%[21]。其中六个商场的续约租金率取得双位数增长。与之前的租金率相比，白沙浮广场、淡滨尼广场、第一乐广场、BPP、滨河舫广场和RCSC的续约租金率分别增加了19.9%、12.0%、12.3%、12.7%、12.1% 和 20.8%。

我们将即将续约的租约逐渐转为采用新的租金结构的租约—底租加上总营业额（GTO）的特定百分比或更高百分比的GTO，以较高额为准。截至2007年12月31日，在我们的租户当中采用渐进租金和GTO租金方式分别有83.3%和87.0%。在过去的几年里，GTO租金方式取得稳健的增长，2007全年[8]的总租金收入的5.0%来自GTO。GTO和其他收入（仅源自广告和宣传活动）取得44.9%的增长

17 10月1日至12月31日期间。

18 以额外GFA的每平方米1,200新元为依据。

19 对比是以截至2006年12月1日和截至2007年12月1日淡滨尼广场、碧山第8站、IMM、狮城大厦、福南、后港大厦、SSC、JEC、白沙浮广场的投资组合估价为依据。

20 集团在2007全年的业绩包括对莱佛士城的40.0%权益作出的比例整合、自2007年6月1日起对CRS的100.0%权益及自2007年4月13日对CMT MTN Pte. Ltd. (CMT MTN)，以及其同人，CRCT的权益会计做出整合。

21 仅包括嘉茂信托和CRS商场的零售租约，不包括RCS和SSC。以（i） 嘉茂信托商场的预测，连同志期2006年8月29日的嘉茂信托的OIS所列的假设及(ii)内部管理预测，连同凯德新加坡私人有限公司的假设为依据；凯德新加坡私人有限公司是嘉茂信托收购凯德新加坡（CRS）的剩余72.8%的E级债券之前，CRS商场投资组合的管理机构。

致：单位持有人

率，从2006全年[8]的总收入的8.2%增加到2007全年[8]的总收入的10.4%。

我们已在投资组合中的五个商场成功实施了统一销售点（POS）系统。碧山第8站、淡滨尼广场、IMM、狮城大厦和白沙浮广场的零售租户的参与率高达88.0%[11]以上。POS系统让我们更有效及更准确地监控租户的营业额。

根据现有的销售统计数字，淡滨尼广场、碧山第8站、狮城大厦、白沙浮广场和第一乐的租用成本处于健康的范围内并符合市场惯例。2007年的租用成本介于13.6%至17.2%之间，而2006年的租用成本则介于13.9%至17.3%之间。

投资组合的平均总租金率增加了7.5%，从截至2006年12月31日的每月每平方尺的8.62[22]新元增加到截至2007年12月31日的每月每平方尺的9.27[23]新元。作为积极的资产管理机构，我们将继续密切留意投资组合中各业态组合对我们的营业额增长的贡献，并将之与它们所占用的面积作比较。详尽的分析将作为我们的资产增值及业态组合策略的依据，以确保我们更有效地使用面积。在淡滨尼广场展开的资产增值计划中，我们收回主租户的租用面积，以便提高每平方尺的总租金收入。这是我们的首次尝试，也是我们将来会采用的措施。

购物人流

2007年的年度购物人流创新高， IMM的购物人流将近1,700万人次、狮城大厦则是1,950万人次，而淡滨尼广场为2,320万人次。自2004年起，随着淡滨尼广场、碧山第8站、福南、狮城大厦和IMM被纳入嘉茂信托的投资组合中，这些商场的年度总购物人流取得23.4%的骄人增长。

持有CRCT的20.0%股份

CRCT于2006年12月8日于SGX-ST上市，而嘉茂信托在收购CRCT的20.0%的股份做为投资的一年后，便开始从该首个海外投资项目中获利。CRCT在2007全年[8]的可分配收入和DPU分别为3,200万新元和6.72分，比同期的预期[24]可分配收入和DPU高出9.5%。截至2007年12月31日，CRCT的单位价自IPO以来，已增长了90.3%。连同2007年年初至今的6.0%分发金收益，CRCT自上市以来，已提供了大约96.3%的总回报。

由位于中国五个城市人口密集地区的七个零售商场所组成的CRCT现有优质投资组合在近期增添了新成员–北京的嘉茂购物中心•西直门。这使CRCT的总资产规模达到11亿新元。嘉茂信托在CRCT为资助北京的嘉茂购物中心•西直门的收购而展开的股本基金集资中认购CRCT的新单位，以维持我们在CRCT所持有的20.0%股份。对CRCT的策略性长期投资让嘉茂信托的单位持有人从中国零售房地产市场的庞大增长中获益，而又无须对嘉茂信托的风险概况作出强烈的改变。在嘉德置地授予经确定及专有的潜在优质资产的前提下，CRCT预计最迟将于2009年达到30亿新元的资产规模目标。

参与新加坡的发展项目

新加坡的REIT指导方针规定REITs所参与的发展项目不得超过其资产规模的10.0%。我们的资产规模为59亿新元，因此可参与的发展项目，最多为5亿9,000万新元。我们预计将与我们的发起人嘉德置地共同参与多个潜在发展项目。由于我们能够借助嘉德置地在产业发展及管理方面的专门技能，加上我们熟悉本地指导方针和我们在大型资产增值工程的骄人业绩，这些将有助于减低开发风险。长远来说，这项投资策略预计将巩固嘉茂信托潜在的资产。

投资者关系与企业监管

嘉茂信托在促进良好投资者关系和强化企业监管方面的努力再次获得肯定。我们于2007年连续四年荣获新加坡证券投资者协会投资者选择奖项中“最透明公司”奖（REITs组别）。在2007年的亚洲金融奖项中，嘉茂信托是十大“最佳管理公司”、“最忠于企业监管”及“最忠于持续良好股息政策”的公司之一。截至2008年1月22日，我们改善了我们在海峡时报商业透明度指数的得分，在675家新加坡上市公司中，我们排行第八。

我们衷心感谢所有投资者、分析家、报业人员及投资大众的大力支持并将继续努力提高嘉茂信托的企业监管及透明度。

公司的社会责任

我们一直以来都在我们的商场举办让社会和较不幸的一群参与的慈善、教育和社会活动，以达到创造具活力、生气勃勃的综合社区的目标。我们在2007年继续与各慈善及民间社团合作，在我们的露天广场主办社区活动，将我们的商场转变为活动中心。

除了积极履行公司的社会公民责任，我们也不断努力改善管理产业的方法，以便达到更高的资源利用率和为保护环境尽力。在节省用水、能源效率、环保计划、废物处理和循环使用方面，我们实施了一系列的“绿化”政策和做法。为辅助我们的“绿化”计划，我们将在2008年为整个投资组合推出循环实施计划。

通过周详的管理和提升我们的维修系统，投资组合中多个商场，例如狮城大厦、福南、淡滨尼广场和第一乐均获得公用事业局颁发的“节约用水建筑物”奖。狮城大厦和莱佛士城也分别获得建设局（BCA）颁发的“绿色标签金奖”和“绿色标签”奖。另外，第一乐在2007年的BCA通用设计奖（翻新建筑物组别）中荣获铜奖。

我们为“绿化”所付出的努力得到了回报，嘉茂信托自2007年9月21日起，被纳入富时社会责任环球指数。在组成该指

22 不包括莱佛士城和CRS商场。

23 不包括莱佛士城和SSC。

24 以预测，连同志期2006年11月29日的CRCT招股说明书所列的假设为依据。

25 2007年年初至今包括2006年10月23日至2006年12月7日的私人信托期和自2006年12月8日上市日期起至2007年9月30日的公共信托期。

数的698家公司中，当中有四家是新加坡公司，而嘉茂信托是唯一的新加坡REIT。富时社会责任环球指数系列是为了让负责任的投资者辨定符合全球公认企业责任标准的公司而设。

展望未来

在过去五年，我们坚守我们的目标，为单位持有人提供了稳定的分发金和持续的总回报。与此同时，我们也设置了杰出的零售房地产管理平台，并与本地和国际零售商建立了广泛的联络网。我们在新加坡开创先河，将低收益的面积改造成高收益的面积。通过为投资组合中的商场成功实行多项广泛的资产增值计划，我们提高收益的能力已众所周知。单位持有人因我们取得持续的良好表现而为我们提供了最具竞争性的资金成本之一，让我们能够把握新加坡的无穷增长机会。

展望未来，我们深信我们的五大策略，即增进收益的收购、创新资产增值、积极租赁、投资于CRCT和进行本地发展项目将继续利于我们成长。

我们的投资组合集合了靠近公共交通设施和提供显著资产增值机会的优质商场。我们的渐进式租金和GTO百分比的租赁结构以及许多正在进行中的资产增值计划将支撑我们的内部增长。由于我们具备稳健资产负债和相当低的本债率，我们有望通过增进收益的收购最迟在2010年达到80亿新元的本地资产规模目标。

若无出现无可预知的情况，我们深信可取得预测[26]的2008年每单位13.90分的DPU表现。

鸣谢

Hiew Yoon Khong先生于2007年7月2日卸下董事会的职务。我们在此感谢他在过去五年的宝贵贡献。

我们也衷心感谢我们的董事会、单位持有人、生意伙伴、客户、租户、购物者及职员在2007年的宝贵贡献。在我们全心全意为增长努力的过程中，我们期待获得您的继续支持。

“展望未来，我们深信我们的五大策略，即增进收益的收购、创新资产增值、积极租赁、投资于CRCT和进行本地发展项目将继续利于我们成长。”

欧阳墉
董事长

潘锡源
首席执行官

2008年3月12日

26 以嘉茂信托的预测和截至2008年1月22日的嘉茂信托及其子公司的综合总回报报表和可分配收入的假设为依据。

FINANCIAL HIGHLIGHTS

	1 JANUARY 2007 TO 6 NOVEMBER 2007		
	ACTUAL	FORECAST [1]	INCREASE
Gross Revenue	S$362.0m	S$318.6m	13.6%
Net Property Income	S$243.1m	S$211.9m	14.7%
Distributable Income	S$172.1m	S$153.8m	11.9%
Distribution Per Unit (DPU)	11.00¢	9.72¢	13.2%
Annualised DPU	12.95¢	11.44¢	13.2%
Annualised Distribution Yield	3.72%[3]	3.29%[3]	13.2%

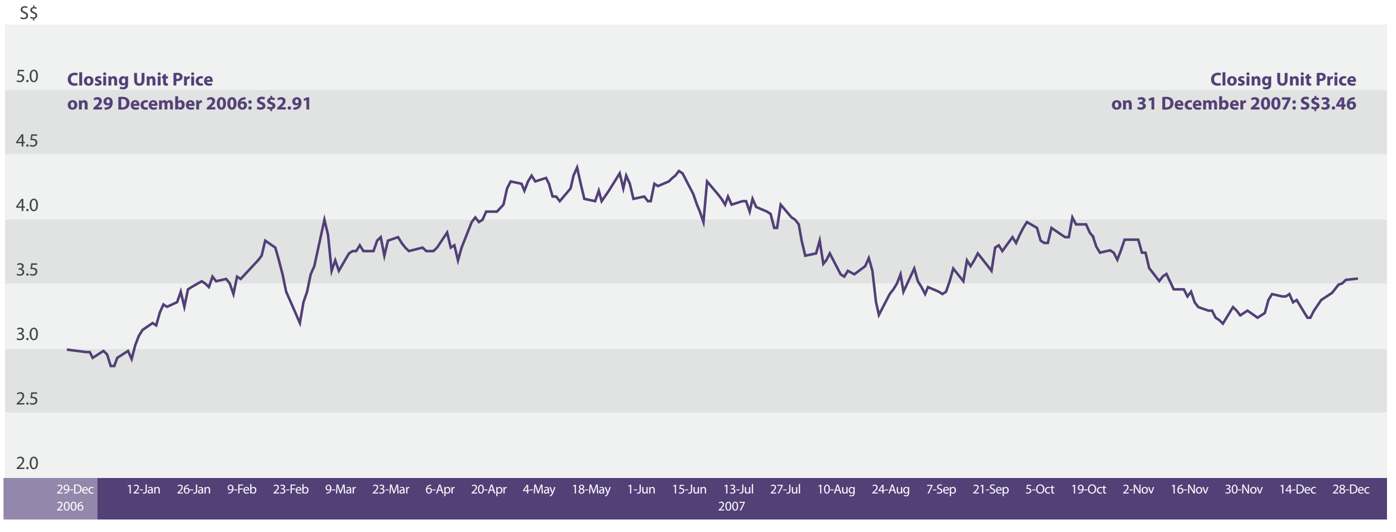
	7 NOVEMBER 2007 TO 31 DECEMBER 2007		
	ACTUAL	FORECAST [2]	INCREASE
Gross Revenue	S$69.9m	S$58.9m	18.8%
Net Property Income	S$44.7m	S$38.8m	15.3%
Distributable Income	S$39.1m	S$28.3m	38.1%
Distribution Per Unit (DPU)	2.34¢	1.80¢	30.0%
Annualised DPU	15.53¢	11.95¢	30.0%
Annualised Distribution Yield	4.49%[4]	3.45%[4]	30.0%

CMT UNIT PRICE PERFORMANCE (1 JANUARY 2007 TO 31 DECEMBER 2007)

23.5%
TOTAL RETURN [5]

4.6%
DISTRIBUTION YIELD [6]

18.9%
CAPITAL APPRECIATION [7]



1 Based on the forecast, together with the accompanying assumptions, as shown in the CMT Offer Information Statement (OIS) dated 29 August 2006.
2 Based on the forecast, together with the accompanying assumptions shown in the CMT OIS dated 29 August 2006 for CMT malls. The forecast for Raffles City is based on RCS Trust's forecast and accompanying assumptions as shown in the joint announcement with CapitaCommercial Trust (CCT) on 9 November 2007.
3 Based on the closing unit price of S$3.48 on 6 November 2007.
4 Based on the closing unit price of S$3.46 on 31 December 2007.
5 Summation of distribution yield and capital appreciation as defined in footnotes 6 and 7 respectively.
6 Based on total DPU of 13.34 cents for the financial year ended 2007, and the closing unit price of S$2.91 on 29 December 2006.
7 Based on the closing unit price of S$3.46 on 31 December 2007 and the closing unit price of S$2.91 on 29 December 2006.

FINANCIAL HIGHLIGHTS 2007 VS 2006 WITH COMMENTARIES

	GROUP 2007	TRUST & ITS INVESTEES 2006	COMMENTS
Profit and Loss for the Year			
Gross Revenue (S$ million)	431.9	331.7	Increase mainly due to the acquisition of CRS and full year contribution from the 40.0% interest in RCS Trust.
Net Property Income (S$ million)	287.8	217.6	Increase mainly due to the acquisition of CRS and full year contribution from the 40.0% interest in RCS Trust.
Distributable Income (S$ million)	211.2	169.4	Increase mainly due to the acquisition of CRS and full year contribution from the 40.0% interest in RCS Trust.
Balance Sheet as at 31 December			
Total Assets (S$ million)	5,957.3	4,811.3	Increase mainly due to the acquisition of CRS & increase in valuation of the properties.
Unitholders' Funds (S$ million)	3,721.8	2,975.8	Increase mainly due to increase in valuation of investment properties as well as the private placement in November 2007.
Total Borrowings (S$ million)	2,047.4	1,695.2	Increase mainly due to borrowings in CRS.
Market Capitalisation (S$ million) [1]	5,751.9	4,543.8	Increase mainly due to increase in unit price by S$0.55 from S$2.91 on 29 December 2006 to $3.46 on 31 December 2007 as well as the private placement in November 2007.
Net Asset Value Per Unit (S$)	2.24	1.91	Increase mainly due to the acquisition of CRS & increase in valuation of the properties.
Portfolio Property Valuation (S$ million)	5,777.9	4,575.1	Increase mainly due to the acquisition of CRS & increase in valuation of the properties.
Financial Ratios as at 31 December			
Earnings Per Unit (cents) [2]	38.52	29.17	Increase mainly due to the acquisition of CRS and full year contribution from the 40.0% interest in RCS Trust as well as increase in valuation of the properties.
Distribution Per Unit (cents)	13.34	11.69	Increase mainly due to the acquisition of CRS and full year contribution from the 40.0% interest in RCS Trust.
Borrowings To Total Assets [3]	34.7%	35.6%	Improve by 0.9% due mainly to the repayment of loans with proceeds from private placement as well as the increase in asset base with the acquisition of CRS and increase in valuation of the properties.
Interest Cover (times)	4.2	5.0	Decrease mainly due to the acquisition of CRS.
Management Expense Ratio [4]	0.7%	0.9%	Improve by 0.2% mainly due to the acquisition of CRS.

1 Based on the closing unit price of S$3.46 on 31 December 2007 and the closing unit price of S$2.91 on 29 December 2006.

2 With the introduction of Financial Reporting Standard (FRS) 40: Investment Property, with effect from 1 January 2007, Earnings Per Unit (EPU) is computed based on total return for the period after tax. Prior to this, EPU was computed based on net income after tax. Comparative EPU has been restated to be consistent with Year 2007's presentation.

3 Total assets excluding distributable income.

4 Refers to the expenses of CMT excluding property expenses and interest expense but including performance component of CMTML's management fees, expressed as a percentage of weighted average net assets.

KEY ACHIEVEMENTS IN 2007

DISTRIBUTION PER UNIT YIELD

4.6%

UNIT PRICE APPRECIATED

+18.9%

TOTAL RETURN FOR UNITHOLDERS

23.5%

Distribution Per Unit Yield of 4.6%[4] and Capital Appreciation of 18.9%[5] provided unitholders with Total Returns of 23.5% for 2007

NAV PER UNIT INCREASED

+18.2%

Net Asset Value per unit increased 18.2%[3] to S$2.21 per unit

GROSS REVENUE INCREASED

+30.2%

Gross Revenue increased 30.2%[2] to S$431.9 million

PROPERTY VALUATION INCREASED

+10.5%

Property Valuation increased by 10.5%[1] to S$5,055.4 million

1 Based on the valuation of Tampines Mall, Junction 8, Funan, IMM, Plaza Singapura, Hougang Plaza, SSC, JEC, Bugis Junction and Raffles City (40.0% Interest) as at 1 December 2006 and 1 December 2007.

2 Based on the gross revenue of S$331.7 million for the financial year 2006 and S$431.9 million for the financial year 2007.

3 Based on NAV per unit (excluding distributable income) of S$1.87 as at 31 December 2006 and S$2.21 as at 31 December 2007.

4 Based on DPU of 13.34 cents and closing unit price of S$2.91 on 29 December 2006.

5 Based on the respective closing unit price of S$2.91 on 29 December 2006 and S$3.46 on 31 December 2007.

RENTAL RATES IMPROVED

+12.0%

+5.0%

Rental Renewals outperformed Preceding Rental Rates by 12.0%[6] and Forecast Rental Rates by 5.0%[7]

ASSET SIZE INCREASED

+23.8%

Asset Size increased 23.8%[8] to approximately S$5.9 billion

ACQUISITION

S$710.0m

Acquisitions of an aggregate value worth S$710.0[9] million for the properties

MARKET CAPITALISATION INCREASED

+26.6%

Market Capitalisation increased 26.6%[10] to S$5.8 billion

6 Based on the first year rental rate of the new leases versus the last year rental rate of the old lease.

7 Includes only retail leases of CMT and CRS malls, excluding Raffles City and SSC. Based on (i) the forecast, together with the accompanying assumptions as shown in CMT's Offer Information Statement (OIS) dated 29 August 2006 for CMT malls, and (ii) the internal management forecast, together with the accompanying assumptions of CapitaRetail Singapore Pte. Ltd., which is the manager of CRS for the CRS portfolio of malls prior to CMT's acquisition of the balance 72.8% of the Class E Bonds in CRS.

8 Based on the asset value of S$4.8 billion as at 31 December 2006 and S$5.9 billion as at 31 December 2007.

9 CMT acquired the balance 72.8% of the Class E Bonds in CRS for an aggregate value of S$710.0 million for the properties.

10 Based on the market capitalisation of S$4.5 billion as at 29 December 2006 and S$5.8 billion as at 31 December 2007.

MILESTONES IN 2007

JANUARY

- CMT's distributable income exceeded distribution forecast[1] for the period from 1 October 2006 to 31 December 2006 by 18.4%.

FEBRUARY

- Distribution of 3.35 cents per unit was paid by CMT to unitholders for the period 1 October 2006 to 31 December 2006.
- CMT obtained Provisional Permission (PP) from Urban Redevelopment Authority (URA) to erect a nine-storey commercial building at Funan to maximise unutilised GFA of approximately 386,000 sq ft.
- CMT obtained PP from URA to increase the plot ratio of JEC from 1.85 to 3.0 for commercial development.

APRIL

- CMT MTN Pte. Ltd. (CMT MTN), a wholly-owned subsidiary of CMT, established a S$1.0 billion Multicurrency Medium Term Note Programme (CMT MTN Programme).
- CMT announces Phase 1 asset enhancement plan at Raffles City which will add approximately 41,000 sq ft of retail space at Raffles City Shopping Centre.
- CMT entered into sale and purchase agreements with multiple vendors to acquire the remaining 72.8% Class E Bonds and attached redeemable preference shares in CRS at an aggregate value of S$710.0 million for the properties. CRS is a private retail property fund sponsored by CapitaLand that owns three suburban malls, Lot One Shoppers' Mall (Lot One), Bukit Panjang Plaza (BPP) and Rivervale Mall.
- CMT's distributable income exceeded distribution forecast[2] for period 1 January 2007 to 31 March 2007 by 6.8%.

MAY

- Distribution of 3.00 cents per unit was paid by CMT to unitholders for the period 1 January 2007 to 31 March 2007.

JUNE

- CMT completed the acquisition of the balance 72.8% of the total Class E Bonds issued by CRS to own 100.0% of the beneficial interest in the property portfolio of CRS which includes Lot One, BPP and Rivervale Mall.

1 Based on forecast, together with accompanying assumptions as shown in CMT circular dated 18 October 2005.

JULY

- CMT's distributable income exceeds distribution forecast[2] for period 1 April 2007 to 30 June 2007 by 9.5%.
- CMT received Outline Planning Advice from URA to increase Tampines Mall's plot ratio from 3.5 to 4.2 for full office development. The increase in plot ratio will create approximately 95,000 sq ft of office space at Tampines Mall, which is currently a pure-retail asset.
- CMT raised its target local asset size from S$7.0 billion by 2009 to S$8.0 billion by 2010.

AUGUST

- Distribution of 3.12 cents per unit was paid by CMT to unitholders for the period 1 April 2007 to 30 June 2007.

SEPTEMBER

- CMT was added to the FTSE4Good Global Index with effect from 21 September 2007. CMT is the only Singapore REIT amongst the 698 constituents in the Index, out of which, only four are Singapore companies. The FTSE4Good Index Series is designed to aid responsible investors in identifying companies that meet globally recognised corporate responsibility standards.
- CMT won the 'Most Transparent Company Award', REITs category, Securities Investors Association (Singapore) (SIAS) Investors' Choice Award for the fourth consecutive year.
- CMT was voted amongst the top ten best companies in the categories of 'Best Managed Companies', 'Most Committed to Corporate Governance', and 'Most Committed to Consistent Good Dividend Policy' in the FinanceAsia Awards (Singapore) 2007.

OCTOBER

- CMT's distributable income exceeds distribution forecast[2] for period 1 July 2007 to 30 September 2007 by 17.2%.
- CMT applied for PP from URA for Tampines Mall to fully utilise the additional plot ratio, from 3.5 to 4.2, for office development.

NOVEMBER

- CMT successfully raised S$352.1 million through a Private Placement of 97.0 million new units at S$3.63 per new unit that was fully subscribed.
- IMM celebrated the completion of its S$92.5 million asset enhancement works at an official opening ceremony graced by Mr Liang Eng Hwa, Member of Parliament for Holland-Bukit Timah Group Representation Constituency.
- Cumulative distribution of 4.88[3] cents per unit was paid by CMT to unitholders for the period 1 July 2007 to 6 November 2007.

DECEMBER

- CMT MTN issued S$150.0 million 3.02% Fixed Rate Notes due 2008 under its CMT MTN Programme.

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2 Based on forecast, together with accompanying assumptions shown in CMT Offer Information Statement (OIS) dated 29 August 2006.

3 Distribution for 1 July 2007 to 30 September 2007 was included in the cumulative distribution of 4.88 cents per unit paid in November 2007 as a result of the private placement on 7 November 2007.

GROWTH STRATEGIES

6i's STRATEGY DISCUSSIONS

1 INTEGRATED Retail Real Estate Platform

We leverage on CapitaLand's unique integrated retail real estate platform, combining the best of retail real estate management and capital management capabilities. In addition, we have a professional and experienced team of fund and asset managers who work closely and seamlessly with each other to:

- Formulate medium and long-term strategies and initiatives to deliver higher sustainable returns
- Enhance the shopping experience to attract and increase shopper traffic
- Review space usage to optimise income
- Manage and monitor rental arrears to minimise bad debts
- Manage projects to ensure timely completion within budgets
- Manage and monitor property expenses to maximise NPI
- Address all key operational issues to ensure alignment with the Manager's strategies
- Manage lease renewals and new leases diligently to minimise rental voids

2 INTRINSIC Organic Growth

Inherent to our strategy to maximise CMT's performance is the exploration of new avenues for stable and sustainable revenue growth from malls.

A major component of CMT's organic growth has been achieved through:

- Step-up rent which typically provide an organic growth of 1.0% to 2.0% annually
- GTO rent, tied to about 0.25% to 1.0% of our tenants' sales, is a useful management tool, and aligns CMT's interests with those of our tenants. Gradually moving leases to a new rental structure which encompasses step-up rent plus a small component of GTO rent or a larger component of GTO rent only, whichever is higher
- Non-rental income from car parks, vending machines, casual leasing, customer service counters and advertisement panel spaces as well as advertising on escalators, link bridges, in lifts and other common areas
- Improved rental rates for lease renewals and new leases

3 INNOVATIVE Asset Enhancement Initiatives

Creative asset planning unlocks the potential value of CMT's malls to further propel growth by enriching the retail environment and enhancing the attractiveness of our malls to shoppers and retailers.

Diverse ways to increase the yield and productivity of our retail space include:

- Decantation whereby lower yielding spaces are converted into higher yielding spaces
- Reconfiguration of retail spaces to optimise efficient use of space
- Maximising the use of common areas, such as bridge space, and converting mechanical and electrical areas into leasable space
- Upgrading amenities, adding play and rest areas, providing design advisory on shopfront design and creating better shopper circulation to enhance the attractiveness of our malls

4 INVALUABLE Investments

The ability to identify yield accretive acquisitions, investments and local development projects to add to the portfolio and further enhance their value is key to CMT's growth.

- Our investments must satisfy the investment criteria of (1) upfront yield accretion, (2) rental sustainability and (3) potential for value creation
- We aim to grow our asset size in Singapore to S$8.0 billion by 2010
- Our 20.0% interest in CRCT, the first pure-play China Retail REIT listed on the SGX-ST on 8 December 2006, has provided a net unrealised gain of approximately S$88.2 million as at 31 December 2007. CRCT owns eight retail malls worth approximately S$1.1 billion in five cities across China

5 INVITING Experiences

Staying ahead of consumer trends, we constantly reinvent the retail experience with innovative shopping, dining and leisure combinations which help to maximise the sales of the tenants and generate growth through improved rental income.

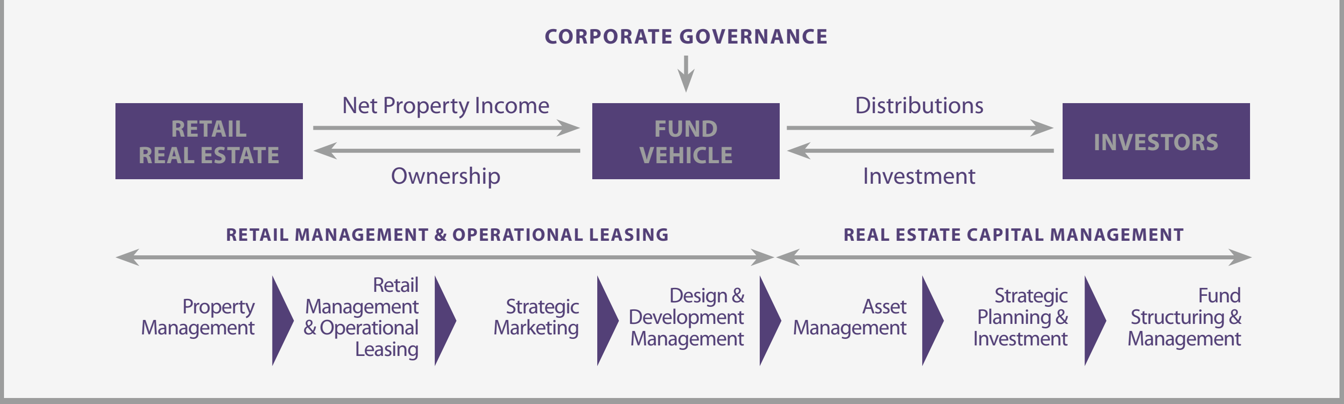
The increase in shopper traffic is generated through:

- Alignment of tenancy mix with current market trends which ensures a continuous good mix of attractive and popular retail outlets in our malls
- New retail concepts which generate fresh excitement and positive sales
- Enhancing shoppers' experience with a more pleasant, comfortable and exciting environment by improving connectivity between floors, installing electronic car park guidance systems, upgrading restroom facilities, baby nursing rooms, children playgrounds, designated water play area with interactive features for children and alfresco dining areas
- Innovative marketing and promotion events to draw in the crowds
- Attractive shop fronts and visual merchandising design ideas

6 INTENSIVE Capital & Risk Management

We review our debt and capital management cum financing policy regularly so as to optimise CMT's funding structure. We also monitor our exposure to various risk elements by closely adhering to clearly established management policies and procedures.

INTEGRATED RETAIL REAL ESTATE BUSINESS PLATFORM



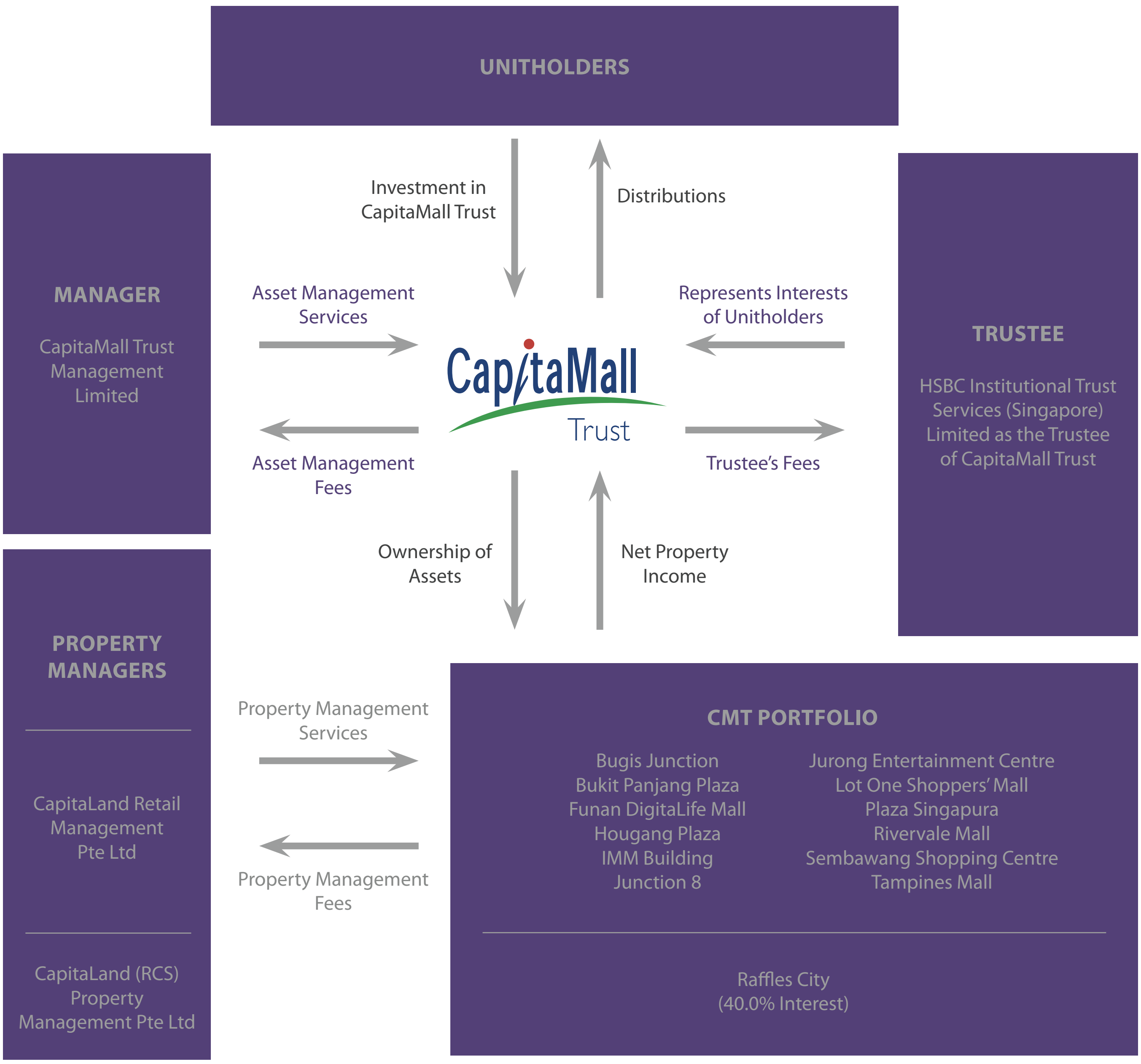
COMPETENT

LEADERSHIP AND MANAGEMENT


UNFLAGGING
COMMITMENT
UNCOMPROMISING
INTEGRITY
DYNAMIC
PROFESSIONALS

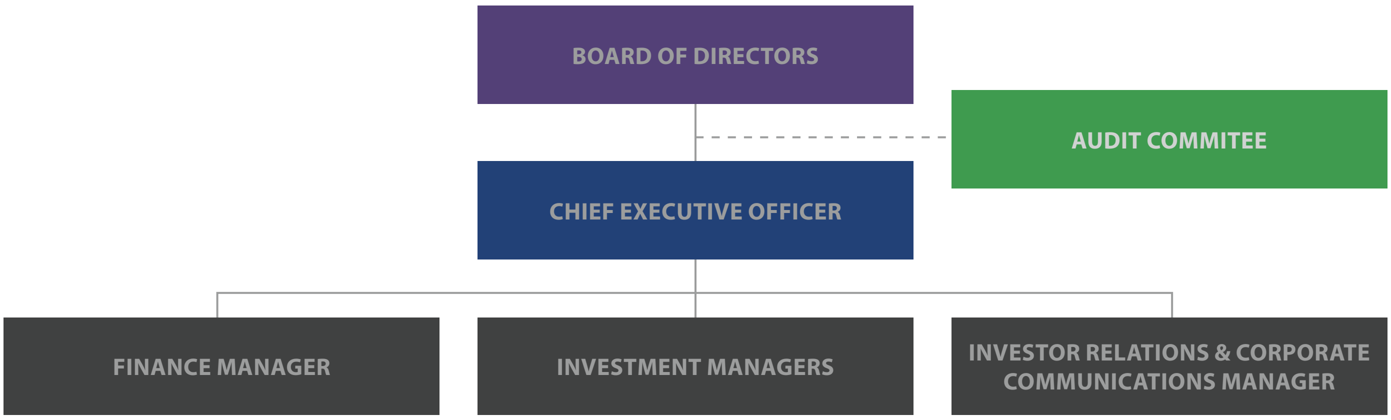
TRUST STRUCTURE

CAPITAMALL TRUST STRUCTURE

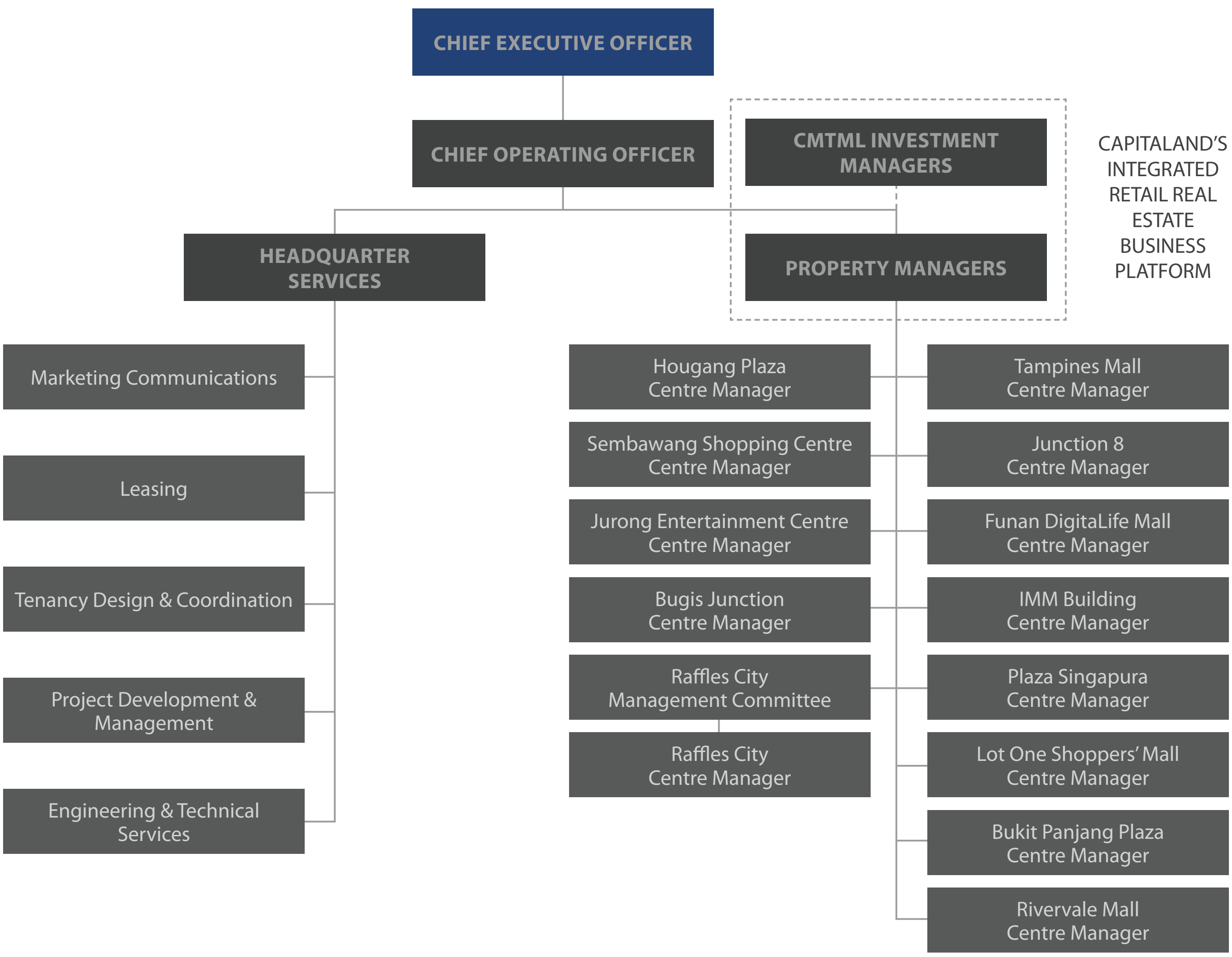


ORGANISATION STRUCTURE

CAPITAMALL TRUST MANAGEMENT LIMITED (CMTML)



CAPITALAND RETAIL MANAGEMENT PTE LTD (CRMPL)



BOARD OF DIRECTORS

Left to Right

DAVID WONG CHIN HUAT
Independent Non-Executive Director

JAMES GLEN SERVICE
Independent Non-Executive Director

PUA SECK GUAN
Chief Executive Officer & Executive Director

OLIVIER LIM TSE GHOW
Non-Executive Director

HSUAN OWYANG
Chairman & Independent Non-Executive Director

WEN KHAI MENG
Non-Executive Alternate Director

LIEW MUN LEONG
Deputy Chairman & Non-Executive Director

KEE TECK KOON
Non-Executive Director

S. CHANDRA DAS
Non-Executive Director

BOARD OF DIRECTORS

MR HSUAN OWYANG
CHAIRMAN & INDEPENDENT NON-EXECUTIVE DIRECTOR
(Since 18 October 2001)

Mr Hsuan Owyang is the Chairman as well as a Non-Executive Independent Director on the Board of CapitaMall Trust Management Limited (CMTML). Mr Owyang is also the Chairman of CMTML's Audit and Corporate Disclosure Committees.

Mr Owyang is concurrently a Non-Executive Independent Director on the Board of CapitaLand Limited (CapitaLand), Chairman of CapitaLand's Finance and Budget Committee, and Deputy Chairman of CapitaLand's Investment Committee. He sits on CapitaLand's Executive Resource and Compensation Committee and Nominating Committee. Mr Owyang is also the Chairman of CapitaRetail China Trust Management Limited (the manager of CapitaRetail China Trust listed on the SGX-ST).

In addition, Mr Owyang is Chairman of Ayala International Holdings Limited and Director of MobileOne Ltd, a company listed on the SGX-ST. He is the former Chairman of N.M. Rothschild & Sons (Singapore) Limited and East Asian Institute. He also previously sat on the Board of N.M. Rothschild China Holding AG.

Mr Owyang served on the Board of Singapore's Housing & Development Board (HDB) from 1977 and was appointed Chairman of HDB in 1983 until his retirement in October 1998. Mr Owyang has extensive banking experience and worked on Wall Street for 12 years as an investment advisor. He was also Director and General Manager of Overseas Union Bank which he was associated with for more than 18 years before his appointment as Executive Deputy Chairman of Post Office Savings Bank until 1988.

Mr Owyang is a graduate of the University of Dubuque, USA, with a Bachelor of Science in Business Administration. He also holds a Master in Business Administration from Harvard University, USA.

MR LIEW MUN LEONG
DEPUTY CHAIRMAN & NON-EXECUTIVE DIRECTOR
(Since 5 June 2002)

Mr Liew Mun Leong is the Deputy Chairman as well as a Non-Executive Director on the Board of CMTML. Mr Liew is also the Chairman of CMTML's Executive Committee and a Member of CMTML's Corporate Disclosure Committee.

Mr Liew is President and CEO of CapitaLand Group. He joined the CapitaLand Board as Director on 1 January 1997 and was re-elected as Director at CapitaLand's Annual General Meeting on 27 April 2007. He also serves on CapitaLand's Investment Committee, Nominating Committee, Corporate Disclosure Committee and Finance and Budget Committee.

Mr Liew is Chairman of CapitaLand Residential Limited, CapitaLand Commercial Limited, CapitaLand Retail Limited and CapitaLand ILEC Pte. Ltd. He is Deputy Chairman of CapitaLand Financial Limited, The Ascott Group Limited (CapitaLand subsidiary listed on the SGX-ST) as well as the Deputy Chairman of CapitaCommercial Trust Management Limited (the manager of CapitaCommercial Trust listed on the SGX-ST), CapitaRetail China Trust Management Limited (the manager of CapitaRetail China Trust listed on the SGX-ST) and Ascott Residence Trust Management Limited (the manager of Ascott Residence Trust listed on the SGX-ST). He is also a Director of CapitaLand Hope Foundation, the Group's philanthropic entity.

Mr Liew has more than 30 years of experience in construction and real estate in Singapore and overseas. He has participated in a number of public sector infrastructural development projects in Singapore, including the development and construction of Changi International Airport. For five years, he was CEO of Singapore Institute of Standards and Industrial Research (SISIR), a statutory board responsible for national standards and industrial research and development to support the manufacturing industry in Singapore. Later, he headed a regional public listed engineering and construction company, headquartered in Singapore.

Mr Liew was elected the President of International Organisation for Standardisation (ISO) from 1997 to 1998. In 2006, he was named Outstanding CEO of the Year in the Singapore Business Awards. In 2007, he was conferred CEO of the Year award (for firms with market value of S$500 million or more) in The Business Times' Singapore Corporate Awards. He is currently the Chairman of Civil Aviation Authority of Singapore (CAAS). He is a member of the Singapore-China Foundation.

Mr Liew is a graduate of the University of Singapore with a Civil Engineering degree and is a registered professional civil engineer.

MR PUA SECK GUAN
CHIEF EXECUTIVE OFFICER & EXECUTIVE DIRECTOR
(Since 17 October 2001)

Mr Pua Seck Guan is the Chief Executive Officer and Executive Director on the Board of CMTML. Mr Pua is also a Member of CMTML's Executive Committee.

Concurrently, Mr Pua is the Chief Executive Officer of CapitaLand Retail Limited, Co-Chief Executive Officer of CapitaLand Financial Limited and Non-Executive Director of CapitaRetail China Trust Management Limited (the manager of CapitaRetail China Trust listed on the SGX-ST).

Mr Pua has over 18 years of real estate experience in property investment, development and management. Previously, Mr Pua was responsible for developing the property fund business of CapitaLand Group. Before joining CapitaLand Limited, he held senior positions with Lend Lease Asia Holding Pte Ltd and Hotel Properties Limited.

Mr Pua holds a Master of Science in Civil Engineering from the Massachusetts Institute of Technology, USA and a Bachelor of Science in Building (First Class Honours) from the National University of Singapore.

MR JAMES GLEN SERVICE
INDEPENDENT NON-EXECUTIVE DIRECTOR
(Since 18 October 2001)

Mr James Glen Service is an Independent Non-Executive Director on the Board of CMTML and a Member of CMTML's Audit Committee.

In addition, Mr Service is the Executive Chairman of JG Service Pty Limited, a specialist property consulting company. Mr Service is also Chairman of ACTEW Corporation Limited, among others. He is the independent Deputy Chairman of Australand Holdings Limited, a subsidiary of CapitaLand Limited, which is listed on the Australian Stock Exchange.

He is a former Group Chairman of Advance Bank, a former Director of Challenger Financial Services Group Ltd., and a former National President of the Property Council of Australia.

Mr Service has 20 years of experience in fund management and property trusts. He was awarded the honour of Officer in the General Division for the Order of Australia in 2004, a Silver Jubilee Medal in 1975 and Canberra Citizen of the Year 2001. Mr Service is a Fellow of the Chartered Institute of Secretaries, a Life Fellow of the Australian Institute of Building, a Fellow of the Australian Society of Certified Practicing Accountants and a Member of the Institute of Chartered Accountants.

BOARD OF DIRECTORS

MR DAVID WONG CHIN HUAT
INDEPENDENT NON-EXECUTIVE DIRECTOR
(Since 17 January 2003)

Mr David Wong is an Independent Non-Executive Director on the Board of CMTML and a Member of CMTML's Audit Committee.

Mr Wong is also currently a Non-Executive Director of ComfortDelgro Corporation Limited, SBS Transit Ltd and Asia Enterprises Holding Limited.

A senior partner of Ramdas and Wong, Mr Wong has been a lawyer in private practice with more than 30 years' experience in real estate, banking, consumer finance and corporate law. He presently serves as a member of the Public Service Commission and the Singapore Labour Foundation and was also the Chairman of the Bedok Citizens' Consultative Committee from 1989 till 2007. A Justice of the Peace, he was awarded the Public Service Star (BBM) in 1991 and the BBM(L) in 2005.

Mr Wong is a graduate of the University of Singapore, with a Bachelor of Laws. He also holds a Master of Laws from the University of London.

MR S. CHANDRA DAS
NON-EXECUTIVE DIRECTOR
(Since 5 June 2002)

Mr Chandra Das is a Non-Executive Director on the Board of CMTML.

He is concurrently the Managing Director of NUR Investment & Trading Pte. Ltd. and Chairman of Nera Telecommunications Ltd, as well as a Director of Yeo Hiap Seng Ltd and The Ascott Group Limited. Currently, he is the Singapore Non-Resident Ambassador to Turkey. Mr Das was also appointed Pro Chancellor of Nanyang Technological University of Singapore in December 2007.

Mr Das was the Chairman of the Trade Development Board from 1983 to 1986. He served as a Member of Parliament from 1980 to 1996.

Mr Das was awarded the President's Medal by the Singapore Australian Business Council in 2000 and the Distinguished Service (Star) Award by the National Trades Union Congress in 2005.

Mr Das is a graduate of the University of Singapore, with a Bachelor of Arts in Economics (Honours). He also holds a Certificate in Education from the former Singapore Teachers' Training College.

MR KEE TECK KOON
NON-EXECUTIVE DIRECTOR
(Since 2 April 2003)

Mr Kee Teck Koon is a Non-Executive Director on the Board of CMTML and a Member of CMTML's Executive and Corporate Disclosure Committees.

Concurrently, Mr Kee is the Chief Investment Officer of CapitaLand Limited and Deputy Chairman of CapitaLand Commercial Limited and CapitaLand Retail Limited. He is also a Non-Executive Director of CapitaLand Financial Limited, CapitaCommercial Trust Management Limited (the manager of CapitaCommercial Trust listed on the SGX-ST), CapitaRetail China Trust Management Limited (the manager of CapitaRetail China Trust listed on the SGX-ST) and The Ascott Group Limited (a CapitaLand subsidiary listed on the SGX-ST).

Prior to this, he was Managing Director and Chief Executive Officer of The Ascott Group Limited from November 2000 to April 2003.

Mr Kee holds a Master of Arts in Engineering Science from the University of Oxford, UK.

MR OLIVIER LIM TSE GHOW
NON-EXECUTIVE DIRECTOR
(Since 1 July 2005)

Mr Olivier Lim is a Non-Executive Director on the Board of CMTML and a Member of CMTML's Audit, Executive and Corporate Disclosure Committees.

Concurrently, he is the Group Chief Financial Officer of CapitaLand Limited. He is also a Non-Executive Director of CapitaCommercial Trust Management Limited (the manager of CapitaCommercial Trust listed on the SGX-ST), CapitaRetail China Trust Management Limited (the manager of CapitaRetail China Trust listed on the SGX-ST) and Australand Holdings Limited, and an Alternate Director to Mr Liew Mun Leong of The Ascott Group Limited (a CapitaLand subsidiary listed on the SGX-ST).

Prior to joining CapitaLand Limited, he was Director and Head of the Real Estate Unit, Corporate Banking in Citibank Singapore. He has more than 18 years of work experience in diverse areas including corporate banking, investment banking, corporate finance and real estate financial products.

Mr Lim holds a First Class Honours degree in Civil Engineering from the Imperial College of Science, Technology and Medicine, London. In 2007, Mr Lim was named Chief Financial Officer of the Year (for firms with market value of S$500 million or more) in The Business Times' Singapore Corporate Awards.

MR WEN KHAI MENG
NON-EXECUTIVE ALTERNATE DIRECTOR
(Since 1 September 2006)

Mr Wen Khai Meng is a Non-Executive Alternate Director to Mr Kee Teck Koon on the Board of CMTML.

Concurrently, Mr Wen is the Chief Executive Officer of CapitaLand Commercial Limited and co-CEO of CapitaLand Financial Limited. He is also a Director of CapitaCommercial Trust Management Limited (the manager of CapitaCommercial Trust listed on the SGX-ST) and Quill Capita Management Sdn Bhd (the manager of Quill Capita Trust, a listed REIT on Bursa Malaysia).

Mr Wen holds a Master of Business Administration, a Master of Science in Construction Engineering and a Bachelor of Engineering.

TRUST MANAGEMENT TEAM (CMTML)

Back Row (Left to Right)

MS LEE XIN RUI
Analyst

MS OH SOK CHENG
Finance Manager

MS TAN SER JOO
Investment Manager

MS DENG LEITING
Analyst

MS MARJORIE ONG
Investment Manager

MS JOANNA LOW
Investment Manager

MS SHARON LIM
Investment Manager

MS TAN LEI KENG
Finance Manager

MR HO YI SIONG
Investment Manager

MS ELLINA CHIA
Investment Manager

Front Row (Left to Right)

MS CINDY CHEW
Finance Manager

MS JESLINE GOH
Investment Manager

MS SHARON LAM
Finance Manager

MS LOOI KENG
Investment Manager

MR PUA SECK GUAN
Chief Executive Officer

MR ALAN SEOW
Analyst

MS TONG KA-PIN
Investor Relations & Corporate Communications Manager

TRUST MANAGEMENT TEAM (CMTML)

MR PUA SECK GUAN
CHIEF EXECUTIVE OFFICER

Refer to description under the section on The Board of Directors.

MS TAN LEI KENG
FINANCE MANAGER

Lei Keng was appointed Finance Manager on 18 June 2004 and is responsible for the sourcing and management of funds for CMT. She also provides support in areas of treasury, accounting, compliance and all finance-related matters in line with CMT's investment strategy and its mall portfolio management with a focus on driving revenue and delivering investment returns for CMT. Prior to joining CMTML, Lei Keng had extensive regional experience in finance with locally-listed as well as American listed companies. She holds a Master of Business Administration from the University of South Florida and a Bachelor of Accountancy from the National University of Singapore.

FINANCE TEAM MEMBERS

Ms Cindy Chew, Ms Oh Sok Cheng and Ms Sharon Lam

MS TONG KA-PIN
INVESTOR RELATIONS & CORPORATE COMMUNICATIONS MANAGER

Ka-Pin has more than seven years of investor relations/corporate communications experience. She is responsible for building relations and facilitating strategic communication with CMT's unitholders, potential investors, analysts and the media through various communication platforms. Ka-Pin also provides CMTML's management with regular feedback from the investment and media communities. Prior to joining CMTML, she was the Investor Relations Manager with United Overseas Bank Limited. She holds a Master of Commerce (Advanced Finance) from the University of New South Wales, Australia and a Bachelor of Arts (Economics & Mathematics) from the National University of Singapore.

INVESTMENT MANAGERS

The Investment Managers' main responsibility lies in implementing and monitoring CMT's strategy at a property level. This involves working hand-in-hand with the Property Manager to ensure that the property business plans are executed diligently. Other parts of their role include advising on asset enhancement initiatives within the existing portfolio and identifying and evaluating potential acquisitions or divestments.

MS TAN SER JOO

Ser Joo has over sixteen years of real estate experience including property investment, asset management, property development, property management, leasing, marketing and property taxation and valuation. Prior to joining CMTML, she was seconded to The Link Management Pte Ltd to assist in the listing, investment and asset management of The Link Real Estate Investment Trust. She holds a Bachelor of Science (Estate Management) (Honours) from the National University of Singapore.

MS JESLINE GOH

Jesline has over eleven years of experience in investment and corporate finance of which, more than six years were in real estate investment management, financing, structuring and asset management. Prior to joining CMTML, she was part of the team in CapitaLand Limited that creates new property funds and evaluates new investment opportunities in real estate and related products. Jesline is a Chartered Financial Analyst and holds a Bachelor of Business Administration (First Class Honours) from the National University of Singapore.

MS LOOI KENG

Looi Keng has over seventeen years of real estate experience. Her extensive experience ranges from managing public housing, private residential, commercial, industrial to retail. Prior to joining CMTML, she was the Centre Manager of Tampines Mall and Plaza Singapura, where she was responsible for the day-to-day management of the malls, including leasing, marketing, operations, asset enhancement and its financial performance. She holds a Bachelor of Science (Estate Management) from the National University of Singapore and has completed the Executive Development Program at The University of Chicago School of Business.

MS SHARON LIM

Sharon has over ten years of real estate experience including property investment and development, sales & marketing and asset management activities in Australia, the Philippines and Singapore. She holds a Master of Business Administration and a Bachelor of Business (Distinction) from the Royal Melbourne Institute of Technology, Australia.

MS ELLINA CHIA

Ellina has over eleven years of real estate experience in lease administration, investment and asset management. Prior to joining CMTML, she was seconded to Lend Lease Japan for eighteen months to work on the acquisition of non-performing loans. She holds a Bachelor of Business (Marketing) (Honours) from the Nanyang Technological University of Singapore.

MS JOANNA LOW

Prior to joining CMTML, Joanna served as an Asset Analyst with Lend Lease Asia Holding Pte Ltd where she was actively involved in analytical work on new investment opportunities. Joanna holds a Master of Commerce (Advanced Finance) from the University of New South Wales, Australia and a Bachelor of Business from the Queensland University of Technology.

MS MARJORIE ONG

Marjorie has over seven years of real estate experience including land-use planning, research, and asset management with the public and private sectors. She holds a Master in Design Studies (Distinction), specialising in real estate and urban development, from Harvard University, and a Master in Architecture from National University of Singapore.

MR HO YI SIONG

Yi Siong has five years of experience in corporate finance and was actively involved in equity fund raising for listed companies and REITs. He holds a Bachelor in Business Studies (Banking) (Honours) from the Nanyang Technological University, Singapore.

FUND ANALYST

The Fund Analysts are responsible for developing and maintaining financial and asset models to analyse the performance of CMT at the property level, as well as preparing asset reports on the properties. In addition, they also assist the Investment Managers in the acquisition of new properties.

MR ALAN SEOW

Alan has over two years of real estate experience and holds a Bachelor of Business Management (Finance) degree from the Singapore Management University.

MS DENG LEITING

Prior to joining CMTML, Leiting served as a regional forecaster at DTZ Debenham Tie Leung (SEA) Pte Ltd. She holds a Master of Science (Real Estate) from the National University of Singapore and a Bachelor of Business from Tsinghua University, China.

MS LEE XIN RUI

Xin Rui has over two years of real estate experience and holds a Bachelor of Social Science in Economics (Honours) degree from the National University of Singapore.

PROPERTY MANAGEMENT TEAM (CRMPL)

Left to Right

MS ANNIE LEE	Head, Leasing, Singapore
MR TOH KIM SAI	Head, Project Development & Management, Singapore
MS BELINA LOW	Head, Marketing Communications, Singapore
MR SIMON HO	Chief Operating Officer
MR CHOW CHEE KHANG	Head, Engineering & Technical Services, Singapore
MS CAROL TAN	Head, Tenancy Design & Coordination, Singapore

MR SIMON HO
CHIEF OPERATING OFFICER

Simon joined CRMPL in 2004 and has more than twenty years of experience in real estate investment and management. He is responsible for managing the operations of seventeen retail malls in Singapore as well as the operations of CRMPL's regional retail portfolio in Japan, Malaysia, China and India. He works closely with CMTML's asset management and investment teams to ensure that asset plans are executed diligently and that asset returns are optimised. Simon holds a Master of Real Estate as well as a Bachelor of Science (Estate Management) (Honours) from the National University of Singapore.

MS ANNIE LEE
HEAD, LEASING SINGAPORE

Annie oversees the leasing functions for CMT's assets and is involved in their strategic leasing initiatives. This includes planning and implementing strategies relating to positioning and tenancy mix, supporting the short to medium term asset enhancement plans of the malls, maintaining key tenant relationships as well as lease administration functions. Annie has more than twelve years of real estate experience, with expertise in retail leasing and planning. She holds a Masters of Business Administration (Real Estate) as well as a Bachelor of Science (Estate Management) (Honours) from the National University of Singapore.

MS BELINA LOW
HEAD, MARKETING COMMUNICATIONS, SINGAPORE

Belina oversees the marketing communications functions for CMT malls in Singapore. Her responsibilities include organising and implementing Singapore-wide activities and loyalty programmes to increase footfall and drive tenants' sales at the malls, extracting portfolio synergies to deliver non-leasing income and building CapitaLand Retail's branding through a series of programmes targeting at adding value to tenants' businesses. Belina has more than fourteen years of experience in both real estate and media industries. She holds a Bachelor of Science in Business Administration from the University of Wales.

MS CAROL TAN
HEAD, TENANCY DESIGN & COORDINATION, SINGAPORE

Carol is responsible for the review and approval of designs for shop fitouts in the shopping malls owned by CMT in Singapore. She also develops retail design and merchandising guidelines to ensure that high standards of design, layout and visual merchandising are maintained in the malls and, is also involved in the conceptualisation of asset enhancement initiatives and feasibility studies. Carol has over ten years of experience in retail design and project management. She holds an Industrial Technical Certificate in Mechanical Engineering Drawing & Design from Singapore Technical Institute and a Certificate for Management Studies from the Singapore Institute of Management.

MR TOH KIM SAI
HEAD, PROJECT DEVELOPMENT & MANAGEMENT, SINGAPORE

Kim Sai is responsible for all asset enhancement projects at CMT malls. He also assists the regional retail project teams in China, India and Japan to create greater asset value through design and project management. A former ASEAN Scholar, he holds a Bachelor of Arts (Architectural Studies) and Bachelor of Architecture (Honours) from the National University of Singapore, and a Master of Science (Management of Technology) from the Massachusetts Institute of Technology, USA. He is a certified Project Management Professional by the Project Management Institute, USA and has completed the Executive Development Program at Wharton, University of Pennsylvania, USA.

MR CHOW CHEE KHANG
HEAD, ENGINEERING & TECHNICAL SERVICES

Chee Khang oversees the review of mechanical and electrical services designs, as well as cost and time control in the various asset enhancement initiatives at the malls. He also develops design guidelines to ensure that services designs are complied with. He works closely with the centre management teams to implement facility management policies, which include standard operation procedures, optimisation of equipment, maintenance planning, bulk procurement, technical training and use of latest technology products. He has over eighteen years of experience in the field of mechanical & electrical services in Singapore and regionally. Prior to joining CRMPL, he was a consultant in a leading mechanical & electrical consultancy firm in Singapore.

CORPORATE GOVERNANCE

"Strong corporate governance has always been our priority as Manager. We recognise that an effective corporate governance culture is critical to our performance and, consequently, to the success of CMT. As such, corporate governance will always be at the top of our agenda."

OUR ROLE

Our primary role as Manager of CapitaMall Trust (CMT) is to set the strategic direction of CMT and make recommendations to HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of CMT (the Trustee), on the acquisition, divestment or enhancement of the assets of CMT in accordance with its stated investment strategy. The research, evaluation and analysis required for this purpose is co-ordinated and carried out by us as Manager. We are also responsible for the risk management of CMT.

As the Manager of CMT, we have general powers of management over the assets of CMT. Our primary responsibility is to manage the assets and liabilities of CMT for the benefit of unitholders. We do this with a focus on generating rental income and, where appropriate, increasing CMT's assets over time so as to enhance the returns from the investments, and ultimately the distributions and total return to unitholders. Our internal review procedures, encompass proactive measures for avoiding situations of conflict and potential conflict of interest, including prioritising the interests of unitholders over the Manager's and ensuring that applicable laws and regulations are complied with, so that unitholders' interests are best served at all times.

Our other functions and responsibilities as Manager of CMT include:

- Using our best endeavours to carry on and conduct its business in a proper and efficient manner and to conduct all transactions with, or on behalf of, CMT at arm's length.
- Preparing property plans on an annual basis for review by our Directors, including proposals and forecasts on net income, capital expenditure, sales and valuations, explanation of major variances to previous forecasts, written commentary on key issues and underlying assumptions on rental rates, occupancy costs and any other relevant assumptions. These plans explain the performance of CMT's assets.
- Ensuring compliance with relevant laws and regulations, including the Listing Manual of the Singapore Exchange Limited (SGX-ST) (the Listing Manual), the Code on Collective Investment Schemes (the CIS Code) issued by the Monetary Authority of Singapore (MAS) and the tax rulings issued by the Inland Revenue Authority of Singapore on the taxation of CMT and its unitholders.
- Attending to all regular communications with unitholders.
- Supervising CapitaLand Retail Management Pte Ltd (CRMPL) (the Property Manager) which performs the day-to-day property management functions (including leasing, accounting, marketing, promotion, coordination, project management and property management) for the CMT malls namely, Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building (IMM), Plaza Singapura, Bugis Junction, Jurong Entertainment Centre (JEC), Hougang Plaza and Sembawang Shopping Centre (SSC) pursuant to the property management agreements signed for each mall. With regard to Raffles City, which is held by CMT and CapitaCommercial Trust (CCT) in the proportions of 40.0% and 60.0% respectively, the Property Manager holds 40.0% interest in CapitaLand (RCS) Property Management Pte Ltd which provides property management services to Raffles City. CapitaLand Commercial

Management Pte Ltd, which is the property manager of the properties owned by CCT, holds the other 60.0%. As a result of its interest in CapitaLand (RCS) Property Management Pte Ltd, the Property Manager is able to play a key role in directing the property management function for Raffles City.

CMT, constituted as a trust, is externally managed by the Manager and therefore has no personnel of its own. The Manager appoints experienced and well-qualified personnel to run its day-to-day operations. All Directors and employees of the Manager are remunerated by the Manager and not CMT.

CapitaMall Trust Management Limited (CMTML) is appointed as manager of CMT in accordance with the terms of the Trust Deed dated 29 October 2001 as amended by the First Supplemental Deed dated 26 December 2001, the Second Supplemental Deed dated 28 June 2002, the Amending and Restating Deed dated 29 April 2003, the Fourth Supplemental Deed dated 18 August 2003, the Second Amending and Restating Deed dated 9 July 2004, the Sixth Supplemental Deed dated 18 March 2005, the Seventh Supplemental Deed dated 21 July 2005, the Eighth Supplemental Deed dated 13 October 2005, the Ninth Supplemental Deed dated 20 April 2006, the Third Amending and Restating Deed dated 25 August 2006, the Eleventh Supplemental Deed dated 15 February 2007 and the Twelfth Supplemental Deed dated 31 July 2007 (collectively, the Trust Deed). The Trust Deed outlines certain circumstances under which the Manager can be removed, by notice in writing given by the Trustee, in favour of a corporation appointed by the Trustee upon the occurrence of certain events, including by a resolution passed by a simple majority of unitholders present and voting at a meeting of unitholders duly convened and held in accordance with the provisions of the Trust Deed.

OUR CORPORATE GOVERNANCE CULTURE

Strong corporate governance has always been our priority as Manager. We recognise that an effective corporate governance culture is critical to our performance and, consequently, to the success of CMT. As such, corporate governance will always be at the top of our agenda.

OUR ACHIEVEMENTS

Our commitment towards strong corporate governance was affirmed with CMT winning the 'Most Transparent Company' Award (REITs category) at the Securities Investors Association Singapore (SIAS) Investors' Choice Awards for the fourth consecutive year in 2007. CMT was also voted among the top ten best companies in the categories of 'Best Managed Companies', 'Most Committed to Corporate Governance' and 'Most Committed to Consistent Good Dividend Policy' in the FinanceAsia Awards (Singapore) 2007.

We are committed to high standards of corporate governance and transparency in our management of CMT, and operate in the spirit of the Code of Corporate Governance (Code) in the discharge of our responsibilities as Manager in our dealings with unitholders and others. The following paragraphs describe our corporate governance policies and practices in 2007 as the Manager of CMT, with specific references to the Code. They encompass proactive measures adopted by us for avoiding situations of conflict and potential conflict of interest, including prioritising the interests of unitholders over the Manager's and ensuring that applicable laws and regulations are complied with.

(A) BOARD MATTERS

The Board's Conduct of Affairs

Principle 1: Every company should be headed by an effective Board to lead and control the company. The Board works with Management to achieve this and the Management remains accountable to the Board.

The Board of Directors of the Manager (the Board) is responsible for the overall management and governance of the Manager and CMT. Board members have a duty to act in good faith, with due diligence and care in the best interests and for the benefit of unitholders.

The Board provides leadership to the Manager, sets strategic directions and oversees competent management of CMT, including the provision of necessary financial and human resources to meet its objectives. The Board establishes goals for management and monitors the achievement of these goals. It ensures that proper and effective controls are in place to assess and manage business risk, and compliance with applicable laws. It also sets the disclosure and transparency standards for CMT and ensures that obligations to unitholders and other stakeholders are understood and met.

CORPORATE GOVERNANCE

Each Director must act honestly, with due care and diligence, and in the best interests of unitholders. This obligation ties in with the Manager's prime responsibility in managing the assets and liabilities of CMT for the benefit of unitholders. Decisions are taken objectively in the interests of CMT. The Manager has adopted guidelines, details of which are set out on page 56 for related party transactions and dealing with conflicts of interest.

The Board meets regularly to discuss and review the Manager's key activities, including its business strategies and policies for CMT. Board meetings are scheduled in advance, and are held at least once every quarter, to deliberate on the strategic policies of CMT, including any significant acquisitions and disposals, review the annual budget, review the performance of the business, review the financial performance of the Manager and CMT and approve the release of the quarterly, half-yearly and full-year results. The Board also reviews the risks to the assets of CMT and acts upon any comments from the auditors of CMT. Additional Board meetings are held, where necessary, to address significant transactions or issues. The Articles of Association of the Manager permit Board meetings to be held by way of tele-conference and video-conference.

In the discharge of its functions, the Board is supported by specialty Board committees that provide independent oversight of Management, and which also serve to ensure that there are appropriate checks and balances. These Board committees are the Audit Committee, Executive Committee and Corporate Disclosure Committee. Each of these Board committees operate under delegated authority from the Board. Other committees may be formed as dictated by business imperatives and/or to promote operational efficiency.

The number of Board and committee meetings held in the year, as well as the attendance of their membership, are set out on page 50.

Information on the Audit Committee can be found in the section "Audit Committee" below. The Executive Committee oversees the day-to-day activities of the Manager on behalf of the Board including, to:

- Approve or make recommendations to the Board on new investments, acquisitions, financing offers and banking facilities.
- Approve or make recommendations to the Board on divestments and write-offs of property assets/equity stakes.
- Approve specific budgets for capital expenditure for development projects, acquisitions and enhancements/ upgrading of properties.
- Review management reports and operating budgets.
- Award contracts for development projects.
- Recommend changes to the financial limits for investment, etc.
- Report to the Board on decisions made by the Executive Committee.
- Perform such other functions as varied or delegated by the Board.

The members of the Executive Committee also meet informally during the course of the year.

The Corporate Disclosure Committee reviews corporate disclosure matters relating to CMT, including announcements to the SGX-ST, and pursues best practices in terms of transparency.

The Board has adopted a set of internal controls which sets out approval limits for, amongst others, capital expenditure, new investments and divestments, operating of bank accounts, bank borrowings and cheque signatories' arrangements at Board level. Apart from matters that specifically require the Board's approval – such as the issue of new units, income distributions and other returns to unitholders – the Board approves transactions exceeding certain threshold limits, while delegating authority for transactions below those limits to Board Committees. Appropriate delegation of authority and approval sub-limits are also provided at Management level to facilitate operational efficiency.

The Manager issues formal letters upon appointment of new Directors. Newly appointed Directors are briefed on the business activities of CMT, its strategic directions and policies, the regulatory environment in which CMT operates, the Manager's corporate governance practices, and their statutory and other duties and responsibilities as Directors. Directors are routinely updated on developments and changes in the operating environment, including revisions to accounting standards, and laws and regulations affecting the Manager and/or CMT. Directors are also encouraged to participate in industry conferences, seminars or any training programme in connection with their duties.

Board Composition and Guidance

Principle 2: There should be a strong and independent element on the Board, which is able to exercise objective judgement on corporate affairs independently, in particular, from Management. No individual or small group of individuals should be allowed to dominate the Board's decision-making.

Currently, the Board consists of eight Directors and one Alternate Director, of whom three are Independent Non-Executive Directors.

The majority of the Board members are non-executive with one-third of the Board being independent. Non-executive Directors actively participate in setting and developing strategies and goals for Management, and reviewing and assessing Management's performance. This enables Management to benefit from their external and objective perspective of issues that are brought before the Board. It also enables the Board to interact and work with Management through a healthy exchange of ideas and views to help shape the strategic process. Coupled with a clear separation of the roles of the Chairman and the Chief Executive Officer, this provides a healthy professional relationship between the Board and Management with clarity of roles and robust deliberation on the business activities of CMT.

A Director is considered independent if he has no relationship with the Manager or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of the Director's independent business judgment in the best interests of CMT. The Chairman of the Board, Mr Hsuan Owyang, Mr James Glen Service and Mr David Wong Chin Huat are considered to be Independent Directors.

The Board is of the view that its current composition comprises persons who, as a group, provides the necessary core competencies and that the current Board size is appropriate, taking into consideration the nature and scope of CMT's operations.

The profiles of the Directors are set out on pages 34 to 39 of this Annual Report.

Chairman and Chief Executive Officer

Principle 3: There should be clear division of responsibilities at the top of the company – the working of the Board and the executive responsibility of the company's business – which will ensure a balance of power and authority, such that no one individual represents a considerable concentration of power.

The roles of Chairman and Chief Executive Officer are separate and the positions are held by two separate persons. This is to ensure an appropriate balance of power, increased accountability and greater capacity of the Board for independent decision making. The division of responsibilities between the Chairman and the Chief Executive Officer facilitates effective oversight and a clear segregation of duties. The Chairman and the Chief Executive Officer are not related to each other.

The Chairman leads the Board to ensure the effectiveness on all aspects of its role and sets its agenda. He ensures that the members of the Board receive accurate, clear and timely information, facilitates the contribution of non-executive Directors, encourages constructive relations between executive, non-executive Directors and Management, ensures effective communication with unitholders and promotes a high standard of corporate governance.

The Chairman also ensures that the Board works together with Management with integrity, competency and moral authority, and engages Management in constructive debate on strategy, business operations and enterprise risks.

The Chief Executive Officer has full executive responsibilities over the business directions and operational decisions of managing CMT.

Board Membership and Board Performance

Principle 4: There should be a formal and transparent process for the appointment of new directors to the Board.

Principle 5: There should be a formal assessment of the effectiveness of the Board as a whole and the contribution by each director to the effectiveness of the Board.

As the Manager is not itself a listed entity, the Manager does not consider it necessary for the Board to establish a nominating committee as it believes that the performance of the Manager, and hence, its Board, is reflected in the long term success of CMT. Thus, the Board performs the functions that such a committee would otherwise perform, namely, it administers nominations to the Board, reviews the structure, size and composition of the Board, and reviews the independence of Board members. Directors of the Manager are not subject to periodic retirement by rotation.

The composition of the Board is reviewed regularly to ensure that the Board has the appropriate size and mix of expertise and experience. In particular, the Manager strives to ensure the Board as a whole has the requisite blend of background, experience and knowledge in business, finance and management skills critical to CMT's businesses, and that each Director with his special contribution brings to the Board an independent and objective perspective to enable balanced and well-considered decisions to be made. A Director with multiple board representations is expected to ensure that sufficient attention is given to the affairs of the Manager and CMT.

The composition of the Board, including the selection of candidates for new appointments to the Board as part of the Board's renewal process, is determined using the following principles:

- The Chairman of the Board should be an Independent Non-Executive Director.
- The Board should comprise Directors with a broad range of commercial experience, including expertise in funds management, the property industry and in the banking and legal fields.
- At least one-third of the Board should comprise Independent Directors.

The selection of candidates is evaluated taking into account various factors including the current and mid-term needs and goals of CMT, and hence, the Manager, as well as the relevant expertise of the candidates and their

CORPORATE GOVERNANCE

potential contributions. Candidates may be put forward or sought through contacts and recommendations.

The independence of each Director is reviewed upon appointment, and thereafter annually, by the Board.

Reviews of Board performance as appropriate are informal. Renewal or replacement of Board members do not necessarily reflect their contributions to date, but may be driven by the need to position and shape the Board in line with the medium term needs of CMT and its business.

The financial indicators, set out in the Code as guides for the evaluation of the Board and its Directors, are in the Manager's opinion more of a measurement of Management's performance and therefore less applicable to Directors. In any case, such financial indicators provide a snapshot of CMT's performance, and do not fully measure the sustainable long term wealth and value creation of CMT. The Manager believes that Board performance and that of individual Board members would perhaps be better reflected in, and evidenced by, proper guidance, diligent oversight and able leadership, and the support that it lends to Management in steering CMT in the appropriate direction, and the long term performance of CMT whether under favourable or challenging market conditions. This is ultimately reflected in safeguarding the interests of CMT and maximising unitholder value.

Contributions by an individual Board member can also take other forms, including providing objective perspectives of issues, facilitating business opportunities and strategic relationships, and accessibility to Management outside of a formal environment of Board and/or Board committee meetings.

The matrix of Board members' participation and attendance record at meetings of the Board and the specialty Board committees during the financial year is provided below. This also reflects a Board member's additional responsibilities and special focus on the respective Board committees.

BOARD AND BOARD COMMITTEES

Composition

Six Board meetings were held in 2007. The tables contain the attendance record of Directors at Board meetings and committee meetings during the year, and details of their memberships in the Board and committees.

BOARD MEMBERS	AUDIT COMMITTEE	EXECUTIVE COMMITTEE	CORPORATE DISCLOSURE COMMITTEE
Hsuan Owyang	C		C
Liew Mun Leong		C	M
Pua Seck Guan		M	
James Glen Service	M		
David Wong Chin Huat	M		
S. Chandra Das			
Hiew Yoon Khong*			
Kee Teck Koon		M	M
Olivier Lim Tse Ghow	M	M	M
Wen Khai Meng (Alternate to Kee Teck Koon)			

Key: C – Chairman, M – Member

* Resigned with effect from 2 July 2007

Meeting Attendance

BOARD MEMBERS	BOARD NO. OF MEETINGS HELD: 6	AUDIT COMMITTEE NO. OF MEETINGS HELD: 4
Hsuan Owyang	6	4
Liew Mun Leong	4	N.A.
Pua Seck Guan	6	N.A.
James Glen Service	5	3
David Wong Chin Huat	6	3
S. Chandra Das	4	N.A.
Hiew Yoon Khong*	3	N.A.
Kee Teck Koon	6	N.A.
Olivier Lim Tse Ghow	5	2
Wen Khai Meng (Alternate to Kee Teck Koon)	N.A.	N.A.

* Resigned with effect from 2 July 2007

Access to Information and Accountability

Principle 6: In order to fulfil their responsibilities, Board members should be provided with complete, adequate and timely information prior to board meetings and on an on-going basis.

Principle 10: The Board should present a balanced and understandable assessment of the company's performance, position and prospects.

Management provides the Board with complete and adequate information in a timely manner. This is done through regular updates on financial results, market trends and business developments. Changes to regulations, policies and accounting standards are also monitored closely. To keep pace with regulatory changes, where these changes have an important and significant bearing on CMT and its disclosure obligations, the Directors are briefed by Management during Board meetings, at specially convened sessions or via circulation of Board papers. Information provided to the Board include explanatory background relating to matters to be brought before the Board, budgets, forecasts and management accounts. In relation to budgets, any material variance between projections and actual results are disclosed and explained.

The Secretary works with the Chairman and Management to ensure that Board papers and agenda are provided to each Director in advance of Board meetings so that they can familiarise themselves with the matters prior to the Board meetings. Senior executives who can provide additional insights into matters to be discussed are requested to also attend the Board meetings so as to be at hand to answer questions. Board meetings are usually half-a-day affairs and include presentations by senior executives, external consultants and experts on strategic issues relating to specific business areas.

The Board has separate and independent access to the Manager's senior management and the Secretary of the Manager, and vice versa. The Secretary will give the Board the necessary assistance and is also responsible for assisting the Chairman in ensuring that Board procedures are followed and that the applicable laws and regulations are complied with. Under the direction of the Chairman, the Secretary's responsibilities include ensuring good information flows within the Board and its committees and between senior management and non-executive Directors as well as facilitating orientation and assisting with professional development as required. The Secretary attends Board meetings and committee meetings to take minutes. The appointment and removal of secretary is a Board reserved matter.

Where necessary, the Manager will, upon the request of Directors (whether as a group or individually), provide them with independent professional advice, at the Manager's expense, to enable them to discharge their duties. The Secretary assists the Directors in obtaining such advice.

The Manager has implemented quarterly financial reporting for CMT since inception. Financial results and other price sensitive public announcements are presented in a balanced and understandable assessment of CMT's performance, position and prospects. The Manager also provides the Directors with management accounts on a monthly basis to enable Directors to keep abreast of CMT's financial performance, position and prospects.

(B) REMUNERATION MATTERS

Procedures for Developing Remuneration Policies

Principle 7: There should be a formal and transparent procedure for developing policy on executive remuneration and for fixing the remuneration packages of individual directors. No director should be involved in deciding his own remuneration.

Level and Mix of Remuneration

Principle 8: The level of remuneration should be appropriate to attract, retain and motivate the directors needed to run the company successfully but companies should avoid paying more than is necessary for this purpose. A significant proportion of executive directors' remuneration should be structured so as to link rewards to corporate and individual performance.

Disclosure on Remuneration

Principle 9: Each company should provide clear disclosure of its remuneration policy, level and mix of remuneration, and the procedure for setting remuneration in the company's annual report. It should provide disclosure in relation to its remunerative policies to enable investors to understand the link between remuneration paid to directors and key executives, and performance.

The remuneration of Directors and staff of the Manager is paid by the Manager, and not by CMT.

The Manager adopts the remuneration policies and practices of its holding company, CapitaLand Limited (CL), which has a remuneration committee that determines and recommends to the CL board of directors, the framework of remuneration, terms of engagement, compensation and benefits for senior executives of the CL

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Group, which include the Chief Executive Officer of the Manager and members of its senior management team. It is hence not necessary for the Manager to have a remuneration committee.

Since CMT does not bear the remuneration of the Manager's Board and staff, the Manager does not consider it necessary to include a report on remuneration of its Directors (other than as set out below) and its key executives.

The remuneration of Directors for the year ended 31 December 2007 is shown in the table below. The Chief Executive Officer and representatives of CL on the Board of the Manager do not receive directors' fees. Non-executive directors have no service contracts with the Manager. They receive a basic fee, an additional fee for serving on any of the committees and an attendance fee for participation in meetings of the Board and any of the committees, project meetings and verification meetings. In determining the quantum of such fees, factors such as frequency of meetings, time spent and responsibilities of Directors are taken into account. The Chairman and members of the Audit Committee receive additional fees to take into account the nature of their responsibilities and the greater frequency of meetings.

BOARD MEMBERS	FY 2007 DIRECTOR'S FEES[1]	FY 2006 DIRECTOR'S FEES[2]
Hsuan Owyang	S$117,000	S$77,000
Liew Mun Leong	–	–
Pua Seck Guan	–	–
James Glen Service	S$87,700	S$40,000 US$6,000
David Wong Chin Huat	S$69,000	S$47,000
S. Chandra Das	S$44,000	S$32,000
Hiew Yoon Khong*	S$24,000	S$32,000
Kee Teck Koon	–	–
Olivier Lim Tse Ghow	–	–
Wen Khai Meng (Alternate to Kee Teck Koon)	–	–

* Resigned with effect from 2 July 2007

1 Additional fees of S$2,000 (local director) and S$5,000 (foreign director) per meeting attendance. Additional fees of S$1,700 per meeting attendance via teleconference or videoconference.

2 Additional fees of S$1,000 (local director) and US$1,000 (foreign director) per meeting attendance.

(C) INTERNAL CONTROL AND AUDIT

Audit Committee

Principle 11: The Board should establish an Audit Committee with written terms of reference which clearly set out its authority and duties.

The Audit Committee is established by the Board from among the Directors of the Manager and comprises four members, all non-executive, the majority of whom (including the Chairman of the Audit Committee) are independent.

The Manager is of the view that the Audit Committee members have the relevant expertise to discharge the functions of an Audit Committee.

The Audit Committee has a set of terms of reference defining its scope of authority which includes, in relation to its management of CMT:

- Monitoring and evaluating the effectiveness of the Manager's internal control process (including financial, operational and compliance controls and risk management policies and systems) through reviewing internal and external audit reports to ensure that where deficiencies in internal controls have been identified, appropriate and prompt remedial action is taken by Management.

- Reviewing the quality and reliability of information prepared for inclusion in the financial reports and approving the financial statements and the audit report before recommending to the Board for approval.

- Reviewing the effectiveness of the internal audit function.

- Monitoring the procedures established to regulate Related Party Transactions (as defined below), including ensuring compliance with the provisions of the Listing Manual relating to transactions between CMT and an 'interested person', and provisions of the Property Funds Guidelines of the CIS Code (Property Funds Guidelines) relating to transactions between CMT and an 'interested party'.

- Reviewing the appointment and re-appointment of auditors (including remuneration and terms of engagement) before recommending them to the Board for approval and reviewing the adequacy of existing audits in respect of cost, scope and performance.

- Reviewing the scope and results of the audit and its cost effectiveness, and objectivity of the external auditors and non-audit services provided by the external auditors and confirming that they would not, in the Audit Committee's opinion, impair the independence of the auditors.

- Monitoring the procedures in place to ensure compliance with applicable legislation, the Listing Manual and the Property Fund Guidelines.

The Audit Committee is authorised to investigate any matter within its terms of reference. The Audit Committee has full access to and co-operation of the Company's Management and the internal auditors and has full discretion to invite any executive director or officer to attend its meetings. The internal auditors and CMT's external auditors, have unrestricted access to the Audit Committee. Reasonable resources have been made available to the Audit Committee to enable it to discharge its duties.

The Audit Committee meets CMT's external auditors, and with the internal auditors, without the presence of Management, at least once annually.

In its review of the audited financial statements for the financial year ended 2007, the Audit Committee discussed with Management and external auditors the accounting principles that were applied. Based on the review and discussions with Management and the external auditors, the Audit Committee is of the view that the financial statements are fairly presented, and conform to generally accepted accounting principles in all material aspects.

The Audit Committee has also conducted a review of all non-audit services provided by the external auditors during the financial year and is satisfied that the nature and extent of such services will not prejudice the independence and objectivity of the external auditors.

Audit Committee meetings are generally held after the end of every quarter of every financial year. Four Audit Committee meetings were held during the year.

Internal Controls

Principle 12: The Board should ensure that Management maintains a sound system of internal controls to safeguard the shareholders' investments and the company's assets.

Internal Audit

Principle 13: The company should establish an internal audit function that is independent of the activities it audits.

CMT's external auditors carry out, in the course of their annual statutory audit, a review of the effectiveness of the Manager's material internal controls, including financial, operational and compliance controls, and risk management to the extent of the scope of audit as laid out in their audit plan. Material non-compliance and internal control weaknesses noted during the audit, and the auditors' recommendations to address such non-compliance and weakness are reported to the Audit Committee. Management follows up and implements CMT's external auditors' recommendations. The Board is satisfied that the Manager's internal controls are adequate.

The Manager has in place an internal audit function supported by CL's Internal Audit Department (CLIA) in relation to CMT since inception. A majority of the CLIA staff are members of the Singapore branch of the Institute of Internal Auditors, Inc. (IIA), which has its headquarters in the USA. CLIA subscribes to, and is guided by, the Standards for the Professional Practice of Internal Auditing developed by the IIA and has incorporated these standards into its audit practices.

The standards set by the IIA cover requirements in respect of the following:
- Independence.
- Professional proficiency.
- Scope of work.
- Performance of audit work.
- Management of the Internal Audit Department.

To ensure that the internal audits are performed by competent professionals, CLIA recruits and employs suitably qualified staff.

In order that their technical knowledge remains current and relevant, CLIA identifies and provides training and development

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opportunities to its staff. The internal audit function provided by CLIA has incorporated the auditing standards developed by the IIA into its audit practices and meets with the standards set by the IIA.

CLIA is headed by a senior manager, who reports directly to the Audit Committee on audit matters, and to the Chief Executive Officer of the Manager on administrative matters. The Audit Committee reviews the internal audit reports and activities on an on-going basis. The Audit Committee also reviews and approves the annual internal audit plan with respect to CMT. The Audit Committee is of the view that the internal audit department is adequately resourced to perform its functions and have, to the best of its ability, maintained its independence from the activities that it audits.

(D) COMMUNICATION WITH UNITHOLDERS

Principle 14: Companies should engage in regular, effective and fair communication with shareholders.

Principle 15: Companies should encourage greater shareholder participation at AGMs, and allow shareholders the opportunity to communicate their views on various matters affecting the company.

The listing rules of the SGX-ST require that a listed entity discloses to the market matters that could, or might be expected to, have a material effect on the price of the entity's securities. In line with CMT's disclosure obligations, the Board's policy is to inform unitholders, in a timely manner, of all major developments that impact CMT. During the year, a continuous disclosure process was in place to ensure that compliance with such obligations was constantly adhered to.

CMT believes that it should engage in regular, effective, unbiased and transparent communication with unitholders. The Manager communicates information on CMT to unitholders and the investing community through announcements that are released to the SGX-ST via SGXNET. Such announcements include the quarterly results, material transactions, and other developments relating to the CMT requiring disclosure under the corporate disclosure policy of the SGX-ST. Communication channels with unitholders are also made accessible via:

- Media and Analysts' Briefings
- One-on-one/group meetings or conference calls, investor luncheons, local/ oveseas roadshows and conferences
- Annual Reports
- Press releases on major developments of CMT
- Notices of, and explanatory memoranda for, extraordinary general meetings
- CMT's website at www.capitamall.com

CMT was included in the Straits Times Index (STI), the primary Singapore equity market barometer in March 2005. It is also included in other key indices such as the Morgan Stanley Capital International, Inc (MSCI) Index, the FTSE European Public Real Estate Association (EPRA) / National Association of Real Estate Investment Trust (NAREIT) Global Real Estate Index, the Global Property Research (GPR) General Property Shares Index, the GPR 250 Global Property Shares Index, the GPR 250 Global REIT Index, the Standard & Poors (S&P) / Citigroup BMI Global Equity Index and the FTSE4Good Global Index – all of which are widely tracked and referred to by international fund managers as performance benchmarks in the selection and monitoring of investments.

With a majority of units held by institutional investors, the Manager considers meetings with local and foreign fund managers an integral part of investor relations.

During the year under review, the Manager met with institutional investors from Singapore, Hong Kong, Japan, United Kingdom, US, Canada, various European countries and Australia. These meetings and roadshows with investors enabled the Manager to update potential and current unitholders on CMT's significant developments and its medium to long term strategies. CMT also participates in various local and overseas conferences as part of its efforts to build interest in the Singapore REIT market. The Manager will continue to pursue opportunities to educate and keep retail investors informed of the latest developments in the Singapore REIT industry, through relevant seminars and conferences.

Unitholders and potential stakeholders have 24-hour access to CMT's website for information on CMT's major developments, property descriptions, announcements and other corporate information. Real-time information on CMT's unit price is also made available on the website. In addition, the public can pose questions via a dedicated 'Ask Us' email address, and have their queries addressed accordingly. Also available on the website is an archive of CMT's announcements, press releases, annual reports and operational details. The latest information is posted on the website as soon as it is released on the SGX-ST and the media.

All unitholders are sent a copy of the CMT Annual Report. As and when Extraordinary General Meetings (EGM) of the unitholders is to be held, each unitholder is sent a copy of a circular to unitholders which contains details of the matters to be proposed for unitholders' consideration and approval. The notice of EGM which sets out all items of business to be transacted at the EGM, is also announced on SGXNET and advertised in the newspapers. Members of the Board, the Manager's senior management and the external auditors of CMT are in attendance at EGMs, and unitholders are given the opportunity to air their views and ask questions regarding the matters to be tabled at the EGM. Resolutions put to the EGMs are separate unless they are interdependent and linked, and the reasons and material implications are explained. A unitholder is allowed to appoint one or two proxies to attend and vote at EGMs meetings in his/her stead.

(E) ADDITIONAL INFORMATION

Dealings With Related Parties

Review Procedures for Related Party Transactions

In general, the Manager has established internal control procedures to ensure that all future transactions involving the Trustee and a related party of the Manager (Related Party Transactions) are undertaken on an arm's length basis and on normal commercial terms, which are generally no more favourable than those extended to unrelated third parties. In respect of such transactions, the Manager would have to demonstrate to the Audit Committee that the transactions are undertaken on normal commercial terms which may include obtaining (where practicable) quotations from parties unrelated to the Manager, or obtaining valuations from independent valuers (in accordance with the Property Funds Guidelines).

In addition, the following procedures will be followed:

- Transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding S$100,000 in value, but below 5.0% of CMT's net tangible assets, will be subject to review and approval by the Audit Committee.

- Transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding 5.0% of CMT's net tangible assets will be reviewed and approved by the Audit Committee which may as it deems fit request advice on the transaction from independent sources or advisors, including the obtaining of valuations from professional valuers. Further, under the Listing Manual and the Property Funds Guidelines, such transactions would have to be approved by the unitholders of CMT at a meeting of unitholders.

- Audit Committee's approval shall only be given if the transactions are on arm's length commercial terms and consistent with similar types of transactions undertaken by the Trustee, with third parties which are unrelated to the Manager.

Where matters concerning CMT relate to transactions entered into, or to be entered into, by the Trustee for and on behalf of CMT with a related party of the Manager, the Trustee is required to ensure that such transactions are conducted on normal commercial terms, will not be prejudicial to the interest of CMT and the unitholders, and in accordance with the applicable requirements of the Property Funds Guidelines and/or the Listing Manual relating to the transaction in question. Further, the Trustee has the ultimate discretion under the Trust Deed to decide whether to enter into a transaction involving a related party of the Manager. If the Trustee is to sign any contract with a related party of the Manager, the Trustee will review the contract to ensure that it complies with applicable requirements relating to interested party transactions in the Property Funds Guidelines (as may be amended from time to time) and the provisions of the Listing Manual relating to interested person transactions (as may be amended from time to time) as well as other guidelines as may from time to time be prescribed by the MAS and the SGX-ST or other relevant authority to apply to REITs.

Role of the Audit Committee for Related Party Transactions

All Related Party Transactions are subject to regular periodic reviews by the Audit Committee.

The Manager's internal control procedures are intended to ensure that Related Party Transactions are conducted at arm's length and on normal commercial terms and are not prejudicial to unitholders' interests. The Manager maintains a register to record all Related Party Transactions which are entered into by CMT (and the basis, including the quotations obtained to support such basis, on which they are entered into). The Manager then incorporates into its internal audit plan, a review of all Related Party Transactions entered into by CMT. The Audit Committee reviews the internal audit reports to ascertain that the guidelines and procedures established to monitor Related Party Transactions have been complied with. In addition, the Trustee will also review such audit reports to ascertain that the Property Funds Guidelines have been complied with.

The Audit Committee periodically reviews Related Party Transactions to ensure

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compliance with the internal control procedures and the relevant provisions of the Listing Manual and the Property Funds Guidelines. The review includes the examination of the nature of the transaction and its supporting documents or such other data deemed necessary by the Audit Committee.

If a member of the Audit Committee has an interest in a transaction, he is to abstain from participating in the review and approval process in relation to that transaction.

Details of all Related Party Transactions (equal to or exceeding S$100,000 each in value) entered into by CMT during the financial year are disclosed on page 275 of this Annual Report.

Dealings with Conflicts of Interest
The following procedures have been established to deal with potential conflicts of interest which the Manager (including its Directors, executive officers and employees) may encounter in managing CMT:

- The Manager will be a dedicated manager to CMT and will not manage any other REIT or be involved in any other real property business.

- All executive officers of the Manager will be employed by the Manager.

- All resolutions at meetings of the Board of Directors of the Manager in relation to matters concerning CMT must be decided by a majority vote of the Directors, including at least one Independent Director.

- In respect of matters in which CapitaLand and/or its subsidiaries have an interest, direct or indirect, any nominees appointed by CapitaLand and/or its subsidiaries to the Board will abstain from voting.

- If the Manager is required to decide whether or not to take any action against any person in relation to any breach of any agreement entered into by the Trustee for and on behalf of CMT with an affiliate of the Manager, the Manager shall be obliged to consult with a reputable law firm (acceptable to the Trustee) which shall provide legal advice on the matter. If the said law firm is of the opinion that the Trustee, on behalf of CMT, has a prima facie case against the party allegedly in breach under such agreements, the Manager is obliged to pursue the appropriate remedies under such agreements. The Directors of the Manager will have a duty to ensure that the Manager complies with the aforesaid. Notwithstanding the foregoing, the Manager shall inform the Trustee as soon as it becomes aware of any breach of any agreement entered into by the Trustee for and on behalf of CMT with an affiliate of the Manager, and the Trustee may take such action as it deems necessary to protect the rights of unitholders and/or which is in the interests of unitholders. Any decision by the Manager not to take action against an affiliate of the Manager shall not constitute a waiver of the Trustee's right to take such action as it deems fit against such affiliate.

- At least one third of the Board should comprise Independent Directors.

The Directors of the Manager are under a fiduciary duty to CMT to act in its best interests in relation to decisions affecting CMT when they are voting as members of the Board. In addition, the Directors and executive officers of the Manager are expected to act with integrity and honesty at all times.

Additionally, the Trustee has been granted a right of first refusal by CapitaRetail Limited (CRTL) over all retail income producing properties located in Singapore with certain specified characteristics which may in the future be identified and targeted for acquisition by CRTL or any of its subsidiaries.

Under the Trust Deed, in respect of voting rights where the Manager would face a conflict between its own interest and that of the unitholders, the Manager shall cause such voting rights to be exercised according to the discretion of the Trustee.

RISK ASSESSMENT AND MANAGEMENT OF BUSINESS RISK

Effective risk management is a fundamental part of CMT's business strategy. Recognising and managing risk is central to the business and to protecting unitholders' interests and value. CMT operates within overall guidelines and specific parameters set by the Board. Each transaction is comprehensively analysed to understand the risk involved. Responsibility for managing risk lies initially with the business unit concerned, working within the overall strategy outlined by the Board.

The Manager's focus on risk management recognises that risk management is, prima facie, an issue for Management. The risk management framework supports this focus but provides a structured context for those personnel to undertake a half-yearly review of the past performance of, and to profile the current and future risks facing, their areas of responsibility.

This risk information is consolidated and used as key input into the corporate strategy sessions attended by Management and the Property Manager. Such sessions are held regularly to review CMT's strategic direction in detail, and include specific focus on the identification of key business and financial risks which could prevent CMT from achieving its objectives. Management is then required to ensure that appropriate controls are in place to effectively manage those risks, and such risks and controls are monitored by the Board on a regular basis. The internal audit plan is developed in conjunction with the risk management programme and is focused on ensuring the operation of internal controls and assessing the effectiveness and efficiency of the control environment.

The Board generally meets quarterly, or more often if necessary, to review the financial performance of the Manager and CMT against a previously approved budget. The Board also reviews the risks to the assets of CMT and acts upon any comments by the auditors of CMT. In assessing business risk, the Board considers the economic environment and the property industry risk. The Board and its Executive Committee review and approve all investment decisions. Management meets regularly to review the operations of the Manager and CMT and discuss continuous disclosure issues.

The Manager has determined that significant risk for CMT will most likely arise when making property investment decisions. Accordingly, the Manager has established procedures to be followed when making such decisions. In accordance with this policy, the Board requires comprehensive due diligence to be carried out in relation to the proposed investment and a suitable determination is made as to whether the anticipated return on investment is appropriate, having regard to the level of risk.

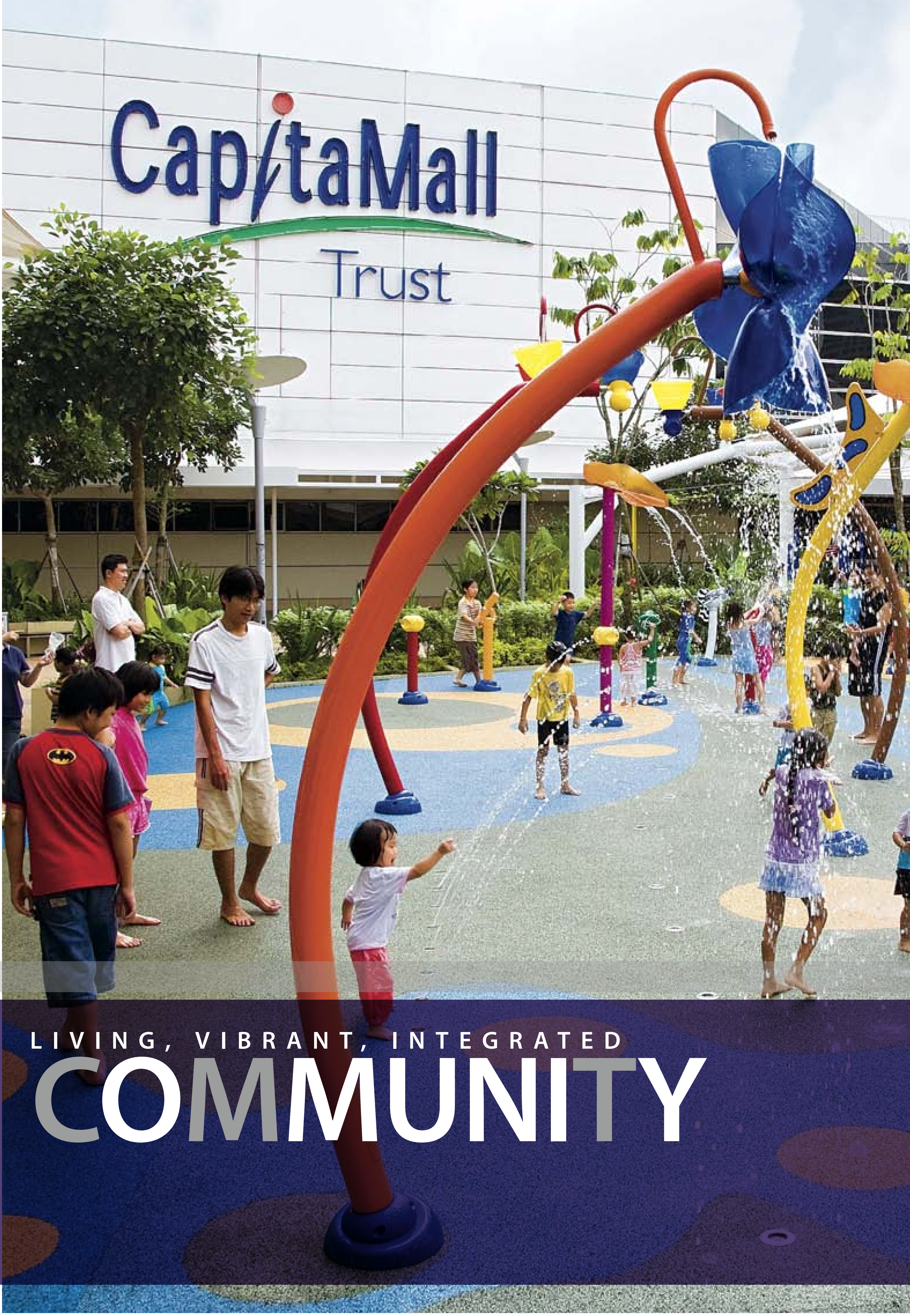
In addition, the Board requires that each major proposal submitted to the Board for decision is accompanied by a comprehensive risk assessment and, where required, Management's proposed mitigation strategies.

DEALINGS IN SECURITIES

The Manager has voluntarily issued guidelines to its Directors and employees which prohibit them from dealing in CMT units while in possession of material unpublished price-sensitive information and during the two weeks before and up to (and including) the time of announcement of CMT's quarterly results and during the one month before and up to (and including) the time of announcement of CMT's full-year results. Under these guidelines, Directors and employees have been directed to refrain from dealing in CMT units on short-term considerations. They are also made aware of the applicability of the insider trading laws at all times.

WHISTLE-BLOWING

The Audit Committee has put in place procedures to provide employees of the Manager with well defined and accessible channels to report on suspected fraud, corruption, dishonest practices or other similar matters relating to CMT and the Manager, and for the independent investigation of any reports by employees and appropriate follow up action. The aim of the whistle-blowing policy is to encourage the reporting of such matters in good faith, with the confidence that employees making such reports will be treated fairly, and to the extent possible, be protected from reprisal. On an ongoing basis, the whistle-blowing policy is covered during staff training to promote fraud awareness.



LIVING, VIBRANT, INTEGRATED

COMMUNITY

SUSTAINABLE
ENVIRONMENTAL PRACTICES

TALENT
DEVELOPMENT

COMPASSIONATE
SUPPORT

CORPORATE SOCIAL RESPONSIBILITY

"We are committed to good business practices and standards to achieve positive and sustainable outcomes towards business, environment and the community at large."

4,500 Barbie dolls were collected in the "Share Your Barbie, Uplift Her Spirit" charity drive at Raffles City

At CapitaMall Trust (CMT), we are committed to good business practices and standards to achieve positive and sustainable outcomes towards business, environment and the community at large. In 2007, we continued our efforts to be a good corporate citizen.

OUR COMMUNITY

As our malls are centre of activities that serve as gathering hubs to create living, vibrant and integrated communities, we actively support charitable, educational and social activities at our malls and involve our communities and the less-privileged to promote an all inclusive society.

To usher in the Lunar New Year in 2007, we embarked on a fund-raising exercise in support of 'The Straits Times Pocket Money Fund'. Over 450 goodie bags, each containing items worth over S$50, were sold to the public at S$38 each at nine CMT malls to raise funds. The campaign raised a total of S$17,176 that went towards helping children from low-income families pay for basic expenses, such as meals during recess, transport and miscellaneous items such as stationery.

Our commitment to the underprivileged young also extended overseas when we

A balloon sculptor shapes balloons for children during the PEEK program at IMM

supported the Concern & Care Society's 'Share Your Barbie, Uplift Her Spirit' Barbie Doll Charity Drive. Junction 8 and Bukit Panjang Plaza served as collection points for the Barbie doll donations, while Raffles City sponsored atrium space to Barbie Doll maker, Mattel, who jointly supported the campaign by donating the same number dolls that were sold at the atrium. The campaign collected a total of 4,500 Barbie dolls through public and student donations, which were then sent to underprivileged children in seven cities in China, namely Chongqing, Qingdao, Changsha, Hangzhou, Kunming, Shanghai and Beijing.

During the June holidays, nine of our malls supported the 'Cancer Warriors Project' by selling 'Cancer Warrior' books and CDs at their respective customer service counters. Proceeds from the sale of the books and CDs were donated to selected cancer charitable organisations in Singapore.

In the year, Plaza Singapura and IMM Building (IMM) also played host to less privileged children and children of CapitaLand Limited (CapitaLand)'s staff under CapitaLand's 'PEEK' program. 'PEEK', a playful acronym for 'Providing Educational Experiences For Kids', aims to provide underprivileged children with opportunities to learn through fun-filled educational field trips and interaction. The children were brought on expeditions at the two malls to better understand how technology is applied to make our malls more eco-friendly. During the enjoyable trips, the children also played games which were built on the theme of environmental conservation.

Throughout the year, many civic and community events were jointly held with

"As our malls are centre of activities that serve as gathering hubs to create living, vibrant and integrated communities, we actively support charitable, educational and social activities at our malls and involve our communities and the less-privileged to promote an all inclusive society."

CORPORATE SOCIAL RESPONSIBILITY

non-profit / government organisations at our malls. Our rooftop landscaped plazas are frequently used to host events ranging from line dancing at Tampines Mall, to 'North West Green Festival' and 'Senja-Cashew Deepa Sudar' at Bukit Panjang Plaza.

IMM and Jurong Entertainment Centre also provided strong support to various community events such as the 'We Are Married' campaign by the Ministry of Community Development, Youth and Sports (MCYS), 'Singapore Youth Festival', 'KK Hospital's Best Breastfed Baby', as well as the South West Community Development Council's (SWCDC) 'Lunch Time Concert', 'Job Fair Week' and 'SWCDC's Funnival'.

In conjunction with the launch of the revamped IMM, the mall pledged S$10,000 to 'I Love Children', an independent, non-government and non-profit organisation that is dedicated to promoting family values and betterment of children welfare. For our sustained efforts to create a community friendly mall, IMM was awarded the 'Best Loved Pro-family Business' by the MCYS.

At Plaza Singapura, the 'Building for Our Future' inaugural charity drive, a program under our CapitaLand Retail Care+ Series, was officially launched by the President of the Republic of Singapore, Mr S R Nathan, in conjunction with the Orchard Road Christmas light-up 2007 on 17 November 2007. For every S$50 spent at Plaza Singapura, IMM, Junction 8 or Tampines Mall, shoppers were entitled to build a Christmas ornament using LEGO bricks, sponsored by LEGO, which could be hung on the charity Christmas tree displayed at the mall. Under the charity program, CapitaLand Hope Foundation (CHF) will donate S$5 for every ornament displayed. In total, S$150,000 was raised for three selected children charities supported by the Community Chest.

Mr Pua Seck Guan, CEO of CapitaMall Trust Management Limited, presents Ms Celine Yeo, Executive Director of 'I Love Children', with a S$10,000 pledge

Mr S R Nathan, President of Singapore, presents Mr Lim Chin Beng, Chairman of CapitaLand Hope Foundation with a token of appreciation for the support shown to the Community Chest through the 'Building for Our Future' charity drive

ENVIRONMENT

We recognise the importance of protecting our environment for a sustainable future. In December 2007, we adopted ISO 14000 environmental standards and practices and are pleased to have achieved the prestigious international certification for environmental management systems for our malls in Singapore. By aligning the processes in our malls to international acceptable criteria for environmental management, we are committed to integrate environmental considerations in operating our retail malls, as well as in the entire life-cycle from the design stage, to the development and operations of our new malls. Through leading by example, we hope to encourage vendors and contractors to join us in our green initiatives.

In the course of the year, we also introduced an Environmental Policy with the aim to continuously improve our environment through the implementation of the Green Building Guidelines (GBG), explore avenues for the efficient use of resources to reduce wastage and ensure compliance with relevant environmental legislations. GBG is an in-house set of guidelines that systematically ensure environmental considerations are factored into at all stages of development of new projects.

ENERGY EFFICIENCY

Achieving energy efficiency through the minimisation of energy consumption at our malls is imperative in our efforts to go green. Indices benchmarking utilities consumption, which serve to alert us when there is excessive usage, have been developed and installed at our malls. These indices enable us to make timely adjustments and take corrective actions quickly.

Mr Mah Bow Tan, Minister for National Development presents the Green Mark Gold Award for Plaza Singapura to Ms Lim Kim Loon, Centre Manager for Plaza Singapura

We have also instituted standard operation procedures at our malls to ensure that all mechanical and electrical systems are maintained and operated at optimal conditions. High energy consumption equipment such as chillers are examined regularly and replaced with more efficient systems which can achieve energy savings of approximately 20.0%. Variable speed travellators and escalators have also been installed to minimise electricity consumption when not in use.

At Plaza Singapura, the installation of the high performance sky roof, coupled with the clever use of technologies, to reduce the demand for air-conditioning whilst maintaining a comfortable ambient temperature, helped the mall bagged 'First Runner-Up, ASEAN Energy Award for Energy Efficient Building (Retrofitted Category)', awarded by the ASEAN Centre for Energy. Plaza Singapura also became the first mall in Singapore to receive

"We recognise the importance of protecting our environment for a sustainable future. Through leading by example, we hope to encourage vendors and contractors to join us in our green initiatives."

CORPORATE SOCIAL RESPONSIBILITY

Building and Construction Authority (BCA)'s 'Green Mark Gold' Award 2007. The 'Green Mark' Awards were introduced by the BCA to promote and recognise buildings that have good design features and operational practices which are environmentally friendly and energy efficient.

WATER CONSERVATION

The sanitary appliances in our malls are fitted with water saving devices such as sensor taps to reduce potable water consumption, without compromising the hygiene and comfort of shoppers. We are also gradually moving our malls onto the Public Utilities Board (PUB)'s NEWater network and using NEWater for our air-conditioning and fire protection systems. NEWater is recycled water that has been purified. Currently, NEWater delivered by PUB's network is only suited for non-potable purposes. By using NEWater, we encourage the use of recycled water at our malls. More than half of our malls are already on the NEWater network. For our efforts in improving water efficiency at the malls, Plaza Singapura, Lot One, Tampines Mall and Funan were awarded the 'Water Efficient Building' certificate by PUB.

WASTE DISPOSAL

We have embarked on a rigorous waste disposal and recycling program at our malls, where three basic classes of waste (paper, plastic and metal) are recycled. Enlisting the active participation of our tenants and shoppers further reinforces the message that every individual can contribute towards conserving our environment. The quantity of waste collected at each mall is monitored on a regular basis so that we can strive towards reducing the amount of waste produced.

Mr Simon Ho, Chief Operating Officer of CapitaLand Retail Management Pte Ltd, Mr Alan Gourdie, former General Manager of Asia Pacific Breweries (Singapore) and Mr Ang Yu Seng, CEO of Union Steel Holdings Limited at the launch of the tripartite recycling programme

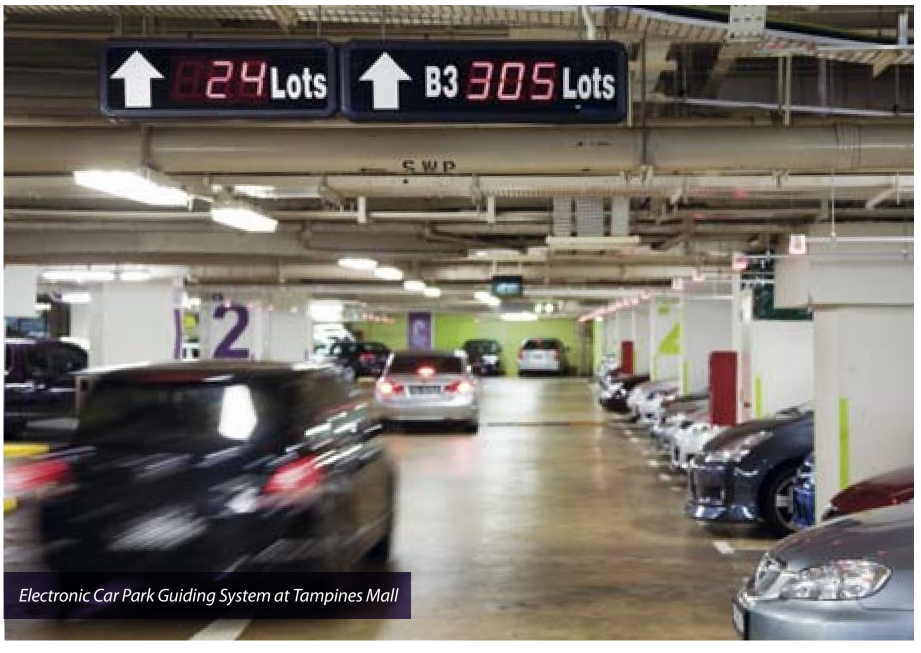
Recycling bins conveniently located at the open plaza at Plaza Singapura

In support of the 'Go Green' movement, we partnered Asia Pacific Breweries (Singapore)'s flagship brew, Tiger Beer, and local metal recycling company, Union Steel Pte Ltd, on a six-month pilot recycling programme. Customers were encouraged to recycle their empty Tiger Beer cans and other drink cans at recycling bins which were placed at six of our malls islandwide, namely, Junction 8, Bukit Panjang Plaza, IMM, Lot One, Plaza Singapura and Tampines Mall. The programme was well-received by shoppers and residents in the suburbs. Our food and beverage tenants also feedback that they appreciate the management's initiative and found it convenient to participate in the programme. All proceeds from the recycling campaign went to Environmental Challenge Organisation (Singapore) to fund environment conservation and outreach projects.

ENVIRONMENTAL INITIATIVES

We have in place a policy for new chillers to use refrigerant that satisfy the criteria of zero ozone depletion. Separately, our car parks are also installed with electronic car park guidance systems to enhance the speed at which motorists find available lots. This results in lower carbon monoxide emission and fuel consumption.

CMT is committed to maintain high performance at our malls while upholding our green goals. We take pride in being an eco-conscious member of the community and will persevere to achieve best practices in environmentally friendly building management through ongoing staff training, onsite monitoring and regular internals audits.



Electronic Car Park Guiding System at Tampines Mall

BUILDING AWARDS 2007

FUNAN DIGITALIFE MALL

- **Water Efficient Building Award**
  Public Utilities Board (PUB)

PLAZA SINGAPURA

- **Green Mark Gold**
  Green Mark Awards
  Building and Construction Authority (BCA)

- **1st Runner-Up**
  Energy Efficient Building Award (Retrofitted Category)
  ASEAN Energy Award
  ASEAN Centre for Energy

- **Water Efficient Building Award 2007**
  PUB

LOT ONE SHOPPERS' MALL

- **Bronze**
  Universal Design Award
  BCA

- **Water Efficient Building Award**
  PUB

RAFFLES CITY

- **Green Mark**
  Green Mark Awards
  BCA

TAMPINES MALL

- **Water Efficient Building Award**
  PUB

TALENT & HUMAN RESOURCE DEVELOPMENT

"At CMT, we believe that it is our human capital that underpin our past, current and future success. Our diverse, committed and engaged professional workforce is central to our ability to sustain growth and to scale new heights. In turn, we are committed to nurture our human capital, investing in their development and partnering them to carve out their careers and realise their aspirations."

Team spirit exemplified by mall staff during the annual year-end party

Leasing staff attending a workshop on "Diagnostic Selling"

HARNESSING NEW TALENTS

Recognising that talent is key to our growth and that our people are our strength, we are relentless in our commitment and continuous efforts to harness outstanding talents to join the team.

NURTURING OUR TALENTS

Beyond investing in the recruitment of new talents, we believe that the development of our human capital is a cornerstone to CMT's strategy to achieve, to grow, and to maintain our competitive edge. We believe that it is critical for us to equip our professionals with the best learning and development opportunities to realise their highest potential. To this end, we have invested in a comprehensive range of learning and development programmes in 2007, covering both technical skill sets, which include financial and centre management knowledge as well as soft skills, such as leadership development, business oriented partnerships, employee motivation, team creativity and how to influence others positively. To enhance our talent development initiatives, we have also partnered CapitaLand Institute of Management and Business (CLIMB) to provide our talents with a wider range of professional and personal development curriculum.

In 2007, our talent had the opportunity to benefit from a diverse range of in-house and external training and development programmes. These included our core in-house training and talent development initiatives such as the Assistant Centre Manager (ACM) Programme, On-The-Job-Training (OJT) programmes as well as CLIMB driven programmes covering competencies based training on communication, thinking, building winning teams and conducting performance appraisal, among others.

GROOMING OUR MANAGEMENT TEAM

To develop our executive team, members on our management bench with proven track record and leadership potential are given the opportunity to attend executive development programmes at renown institutions to sharpen their management, leadership and business skills. Our senior executives have attended sponsored executive development programmes at the University of Chicago, IMD Business School (Switzerland), Wharton Business School (University of Pennsylvania), University of Berkeley and Tsinghua University.

BROADENING PERSPECTIVES - EXPOSURE TO OVERSEAS RETAIL MARKETS

As part of CapitaMall Trust Management Limited (CMTML)'s and CapitaLand Retail Management Pte Ltd (CRMPL)'s talent development initiatives, we organise annual study trips to various overseas retail destinations. The objectives of the study trips are to expose our talents to the retail business, its management and operations in a foreign market as well as to provide them with an opportunity to experience and learn about upcoming retail trends and concepts from leading retail industry players in overseas markets.

Past retail study trips have brought our talents to Australia, Japan and USA. Looking ahead, a study trip to Dubai is being planned.

PROMOTING INNOVATION, CREATIVITY AND ENTREPRENEURSHIP (ICE)

To encourage greater creativity and corporate entrepreneurship in the CMTML and CRMPL teams, we have worked with CLIMB on ICE initiatives to equip the teams with tools to create and assess innovative opportunities through residential ICE camps. Innovative business ideas conceived during ICE camps are presented to management, and high potential business proposals and suggestions are given the opportunity to be implemented.

ENGAGING OUR HUMAN CAPITAL

We believe that an engaged workforce is vital to the organisation's growth and success. The commitment to reach out to staff at every level can be seen in senior management's initiatives to keep staff informed. Regular staff engagement channels include staff communication sessions by the chief executive officer and the annual management retreat. During the staff communication sessions and management retreat, the CEO and senior management share the key business strategic thrusts and directions and invite employees to share their views and ask questions.

BUILDING A DYNAMIC, MULTI-SKILLED TEAM

Integral to our success is our commitment to equip our team with the best work experiences and exposure to meet our growing business needs. Locally, our talents benefit from inter-mall and inter-functional transfers, which allow them to expand their exposure and acquire new skills. Across borders, talents are given the opportunity to extend their global insight and perspective through overseas work assignments. In 2007, more than 30 employees were given the opportunity to take up overseas assignments in countries including Malaysia, China, Japan, India and Russia.

CARING FOR OUR PEOPLE

We believe that people are our best assets and that caring for them and their well-being should be a critical part of our human resource management philosophy. Workplace total wellness initiatives in 2007 include our 'Keep Fit Month', a series of Salsa classes, health screenings and health talks.

In addition to staff involvement in CapitaLand organised charity projects, such as the 'Charity Bazaar', paid leave for volunteer activities was introduced in 2007 as part of our efforts to encourage and inculcate a stronger sense of social responsibility within our corporate culture.

BUILDING BONDS

Beyond providing our people with exciting and challenging careers, we believe that it is equally important to cultivate a work environment which facilitates communication and teamwork, and also promote the open exchange of ideas. To foster camaraderie and esprit de corps, various social and recreational events including movie screening, Chinese New Year and year-end parties, were organised in 2007.

ENCOURAGING

COMPLIMENTS


MUTUALLY
BENEFICIAL RELATIONSHIPS
HAPPY
SHOPPERS
PARTNERS
IN GROWTH

SHOPPERS' SPEAK

"The mall has an energetic vibe and we like that the covered walkway provides a unique shopping ambience! There are always lots to see and shop - especially fashion, accessories and shoes. Plus its central location above the MRT station makes Bugis Junction a convenient place to meet up with friends!"

Ms Stephy See and Ms Huang Jiaru at BUGIS JUNCTION

"The mall is a convenient one-stop family mall where we get our groceries and everyday necessities. We think the new open plaza is great because it adds a different dimension to the mall!"

Mr Abraham Yu and Family at BUKIT PANJANG PLAZA

"I visit Funan whenever I'm in Singapore for business. It's the most trusted place to get your IT equipment in Singapore! There is always good variety and competitive prices. Not to mention the fairs at the atrium that have good value deals!"

Mr Alimprantis Dimitrios at FUNAN DIGITALIFE MALL

"We especially like the mall because we can find everything under one roof. I can find almost everything I need here, from groceries to toys and clothes at children stores on Level 2 for my son. He especially likes the new playground with its special water features!"

Mdm Zainon Saad and Mdm Rahimah at IMM BUILDING

"We like that the mall offers a great shopping experience! It has a wide selection of fashionable apparel brands for work and casual wear, as well as dining options ranging from snacks at the Basement to restaurants on Level 1."

Mr Ryan Sandhu & Ms Sharon Wong at JUNCTION 8

"The mall is very accessible and convenient for shopping and meeting people. There's a good offering of new and international fashion labels. We love the renovated Basement because it has many food kiosks for us to grab quick bites in between shopping!"

Ms Parvireen Osman and Ms Maryvinne Almo at RAFFLES CITY SHOPPING CENTRE

"We come here very often with friends to watch movies, have meals and play at the arcade. Our favorite restaurant has got to be Ajisen Ramen as we eat there so often! We like that more hip and young shops have been added as it gives us more reason to shop here!"

Mr Bryan Lee and Ms Ong Jie Ying at PLAZA SINGAPURA

"The mall is like a mini-Orchard Road because it has a great selection of fashion, and beauty services! I can find most of what I need here without going to town. The wide variety of food also makes it an ideal place to bring the family to dine!"

Mrs Michelle Lee and daughter at TAMPINES MALL

TENANTS' SPEAK

"Cortina Watch has enjoyed years of excellent relationship with CapitaLand Retail. The team understands the dynamics of retailing and has been at the forefront of developing exciting and vibrant lifestyle retail environments. We are confident that they can take shopping centre management to a higher level and look forward to continuing our long-standing partnership that is mutually rewarding."

MR RAYMOND LIM
Executive Director, Cortina Watch Pte Ltd

"CapitaLand Retail has been a reliable partner. The friendly engagements and strong support rendered by their team, coupled with their expertise and professionalism, have contributed to the continued growth of Daiso in Singapore. We are very glad to be partnering CapitaLand Retail, and look forward to many more rewarding years of partnership in the future."

MR JUN TOMIOKA
Singapore Branch Manager, Daiso Industries Co.,Ltd

"CapitaLand Retail has established itself as a successful and trusted brand name. It is well-known as a dynamic group owning and operating a significantly large number of malls, many of which are located in key gateway cities. Backed by a proven track record, CapitaLand Retail's properties are synonymous with success, registering heavy human traffic and outstanding quality of management. Fish & Co. is proud and privileged to be a familiar face at several malls managed by CapitaLand Retail."

MR RICKY CHEW
Founder / Managing Director, Fish & Co. Group

"We have been partners with CapitaLand Retail for a long time. The management team's strong understanding of retail dynamics, from the view point of both consumers and retailers, has immensely helped Singapore stand out in the international retail arena. The Jay Gee Melwani Group looks forward to building on our excellent relationship with CapitaLand Retail."

MR R DHINAKARAN
Managing Director, Jay Gee Melwani Group

"The CapitaLand Retail management team is detailed, dedicated and keenly supportive of developing a good tenant-landlord relationship. They have established a strong track record in turning around quiet malls into bustling places of activities and sales. They are also receptive to new ideas and are constantly on the look out to enhance the shopping experience through asset enhancements. We see a lasting partnership with CapitaLand for many years to come."

MS JEAN YIP AND MR MERVIN WEE
Chairman and Managing Director, Jean Yip Group

"Toys"R"Us and CapitaLand Retail have had a strong relationship for many years in Singapore. We value the unique retail environment that CapitaLand provides through its proven expertise in developing complementary retail mix and driving shopper traffic through innovative and aggressive marketing campaigns. Toys"R"Us looks forward to many more years of prosperity and growth with our strong partner in CapitaLand."

MR DAREN WOWCHUK
Country Manager, Toys"R"Us Singapore
Toys LiFung (Singapore) Pte Ltd
Regional Head of Store Operations
Toys LiFung (Asia) Limited

"We are very proud to be a tenant at CapitaLand malls as the management team understands our business and has been very supportive in many ways to help make our business a success. The management has also been able to put together the right tenant mix and generate traffic into their malls. We would like to thank the CapitaLand Retail team for their fantastic job and look forward to a great business relationship not only in Singapore, but also in the region."

MR ANGELO AUGUSTUS
Managing Director, Pertama Holdings Limited

"Location is important to our business. That's why flagship stores for our leading fashion and lifestyle brands are located at prime retail malls. Over the past decade, we have built a strong presence in CapitaLand malls, which are well managed and provide the best ambience to help us take consumer shopping experience to new levels."

MS HELEN KHOO
Executive Director, Wing Tai Retail Pte Ltd

PROACTIVE TWO-WAY COMMUNICATION

CONCISE
INFORMATION

TIMELY
DISCLOSURE

REGULAR
TWO-WAY
INTERACTION

INVESTOR RELATIONS

"Since CMT's inception five years ago, upholding good investor relations and strong corporate governance remain a top priority for the CapitaMall Trust Management Limited's management team. In 2007, we sustained our efforts and unwavering commitment through regular, timely and concise communication with all our stakeholders."

Since CapitaMall Trust (CMT)'s inception five years ago, upholding good investor relations and strong corporate governance remain a top priority for the CapitaMall Trust Management Limited (CMTML)'s management team. In 2007, we sustained our efforts and unwavering commitment through regular, timely and concise communication with all our stakeholders. Our efforts were recognised when CMT won the 'Most Transparent Company' Award (REITs category) at the Securities Investors Association (Singapore) Investors' Choice Awards for the fourth consecutive year. CMT was also honoured amongst the top ten businesses ranked in the FinanceAsia Awards 2007 (Singapore) in the categories of 'Best Managed Company', 'Most Committed to Corporate Governance' and 'Most Committed to Consistent Good Dividend Policy'. In addition, CMT further improved on its scoring to rank eighth amongst a total of 675 Singapore listed companies in the Straits Times Business Transparency index[1].

On 21 September 2007, CMT had another feather added to its cap when it became the only Singapore REIT to be added to the FTSE4Good Global Index. The FTSE4Good Index Series, which comprises 698 constituents and out of which only four are Singapore companies, is designed to aid responsible investors identify companies that meet globally recognised corporate social responsibility standards.

1 As at 22 January 2008

INVESTOR RELATIONS ACTIVITIES

CMTML's management team touched base with the investment and media communities through various platforms in the year. Other than hosting combined media-cum-analysts' results briefing for Half-Year and Full-Year results announcements, where the briefing was chaired by the Chief Executive Officer and supported by the Finance Manager, the CMTML management team met existing and potential unitholders at one-on-one or group meetings, local and overseas conferences, corporate days and post-results investor luncheons. Some of the events which we attended included the Nomura Asia Equity Forum (Singapore), UBS Property Conference (London) and Citigroup CEO Global Property Conference (United States). Institutional investors whom we have met in 2007 include those based in Singapore, Hong Kong, Japan, United Kingdom, United States, various European countries and Australia. Mall tours were also conducted for analysts and investors who were keen to see our properties and to better understand the asset enhancement initiatives which were completed.

CMT's website continued to be a rich source of information for many local and overseas investors. More than 950,000 hits were registered on the CMT website in 2007, registering an approximate 12.0% increase over the 850,000 hits garnered in 2006. Top visitors to CMT's website include those residing in Singapore, United States, Japan, Hong Kong, Australia, Switzerland and United Kingdom.

PRIVATE PLACEMENT AND TRADING LIQUIDITY

In November 2007, CMT successfully raised S$352.1 million through a private placement of 97.0 million new units. The private placement, which was fully subscribed, further diversified our unitholders' base with the inclusion of long term investors from Switzerland, off-shore United States, Europe, Asia and Australia taking up the new units. CMT's annual trading liquidity also improved significantly, registering an increase of 102.3% from approximately 549.6[2] million units in 2006 to approximately 1.1[3] billion units in 2007.

UNIT PRICE PERFORMANCE, TOTAL RETURN AND MARKET CAPITALISATION

CMT's unit price closed at S$3.46 on 31 December 2007, registering a unit price appreciation of 18.9% for the Full Year 2007[4]. This was higher than the Straits Times Index and the Singapore Property Equities Index which registered a gain of 16.6% and 11.7% respectively in the same period.

For Full Year 2007[4], CMT delivered a distribution per unit of 13.34 cents. For unitholders who have held CMT units for Full Year 2007[4], they would have enjoyed a total return of 23.5%, which is one of the highest[5] total returns amongst Singapore REITs in 2007. For those who have invested in CMT since its listing, they would have enjoyed a remarkable total return of 318.9% (as at 31 December 2007). CMT's market capitalisation grew 26.6%, from S$4.5[6] billion (as at 29 December 2006) to S$5.8[7] billion (as at 31 December 2007), further strengthening its position as the largest REIT by market capitalisation in Singapore.

OUR COMMITMENT

As a pioneer and a leader in the Singapore REIT industry, we have taken the initiative to enhance our corporate governance report (pages 46 to 57) to track the format prescribed by the Council on Corporate Disclosure and Governance (CCDG) for Singapore listed companies.

Going forward, we will continue to engage our stakeholders with an aim to provide them with transparent, timely and accurate information to facilitate their evaluation process and make informed decisions. In addition, we will strive towards enhancing corporate governance and transparency levels for CMT.

"For unitholders who have held CMT units for Full Year 2007, they would have enjoyed a total return of 23.5%, which is one of the highest total returns amongst Singapore REITs in 2007. For those who have invested in CMT since its listing, they would have enjoyed a remarkable total return of 318.9%."

2 As at 29 December 2006.
3 As at 31 December 2007.
4 For the period 1 January 2007 to 31 December 2007.
5 Source: Macquarie Research, January 2007.
6 Based on closing unit price of S$2.91 on 29 December 2006.
7 Based on closing unit price of S$3.46 on 31 December 2007.

INVESTOR RELATIONS

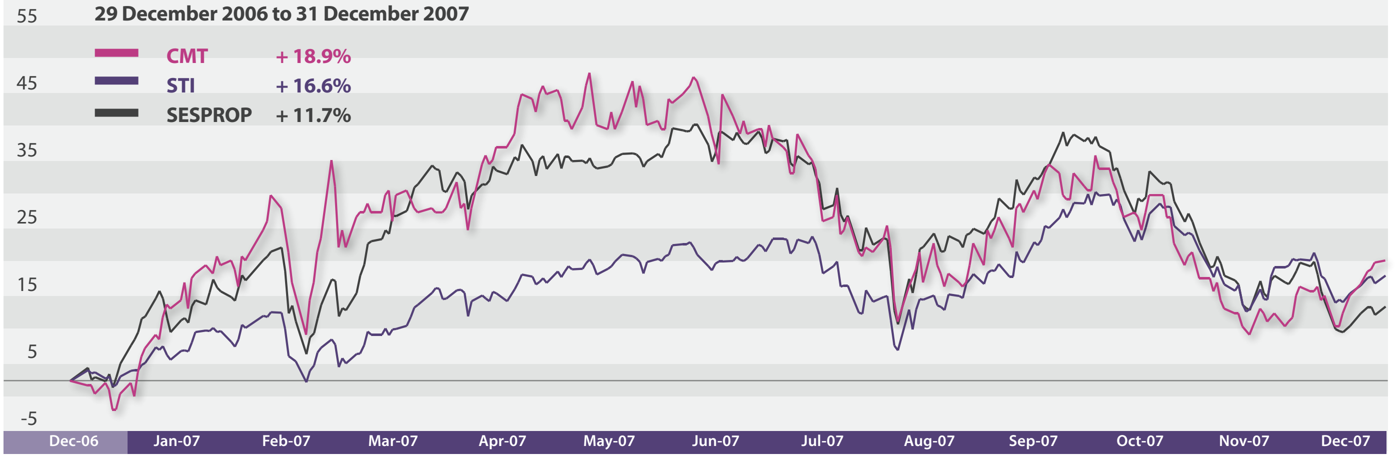
UNIT PRICE PERFORMANCE

MONTH END	CMT		STI[1]		SESPROP INDEX[2]	
	CLOSING UNIT PRICE (S$)	NORMALISED	CLOSING INDEX VALUE	NORMALISED	CLOSING INDEX VALUE	NORMALISED
Dec-06	2.91	100.00	2,985.83	100.00	1,186.77	100.00
Jan-07	3.24	111.34	3,125.56	104.68	1,295.05	109.12
Feb-07	3.50	120.27	3,104.15	103.96	1,313.05	110.64
Mar-07	3.76	129.21	3,231.24	108.22	1,493.84	125.87
Apr-07	3.98	136.77	3,361.29	112.57	1,572.59	132.51
May-07	4.06	139.52	3,511.13	117.59	1,578.17	132.98
Jun-07	4.22	145.02	3,548.20	118.83	1,649.84	139.02
Jul-07	3.76	129.21	3,547.66	118.82	1,546.78	130.34
Aug-07	3.40	116.84	3,392.91	113.63	1,456.74	122.75
Sep-07	3.90	134.02	3,706.23	124.13	1,588.96	133.89
Oct-07	3.66	125.77	3,805.70	127.46	1,558.03	131.28
Nov-07	3.22	110.65	3,521.27	117.93	1,382.65	116.51
Dec-07	3.46	118.90	3,482.30	116.63	1,325.26	111.67

1 Straits Times Index

2 SESPROP: Singapore Property Equities

% CHANGE IN UNIT PRICE/INDEX VALUE



COMPARATIVE YIELDS

(As at 31 December 2007)

Source: Bloomberg, CMTML, CPF Board

1 Based on the actual distribution per unit of 13.34 cents for the period 1 January 2007 to 31 December 2007 and the year end unit closing price of S$3.46 on 31 December 2007.

2 Singapore Government 10-Year bond yield as at 31 December 2007.

3 Singapore Government 5-Year bond yield as at 31 December 2007.

4 Average 12-month gross dividend yield of Straits Times Index stocks as at 17 December 2007.

5 Average 12-month gross dividend yield of SESPROP stocks as at 5 December 2007.

6 Prevailing CPF-Ordinary account savings rate .

7 Average 12-month S$ fixed deposit savings rate as at 31 December 2007.

CONSTITUENT OF KEY INDICES

FTSE4Good Global Index

FTSE / ASEAN Index

FTSE EPRA[1]/NAREIT[2] Global Real Estate Index (and its sub-indices)

FTSE ST All Share Index

FTSE ST Financials Sector Index

FTSE ST Real Estate Index

FTSE ST REIT

Global Property Research (GPR) 250 Index

GPR[3] General

GPR[3] General Property Shares Index

MSCI[4] Standard Index

Standard and Poors (S&P) / Citigroup BMI Global Equity Index

Straits Times Index

1 European Public Real Estate Association

2 National Association of Real Estate Investing Trusts

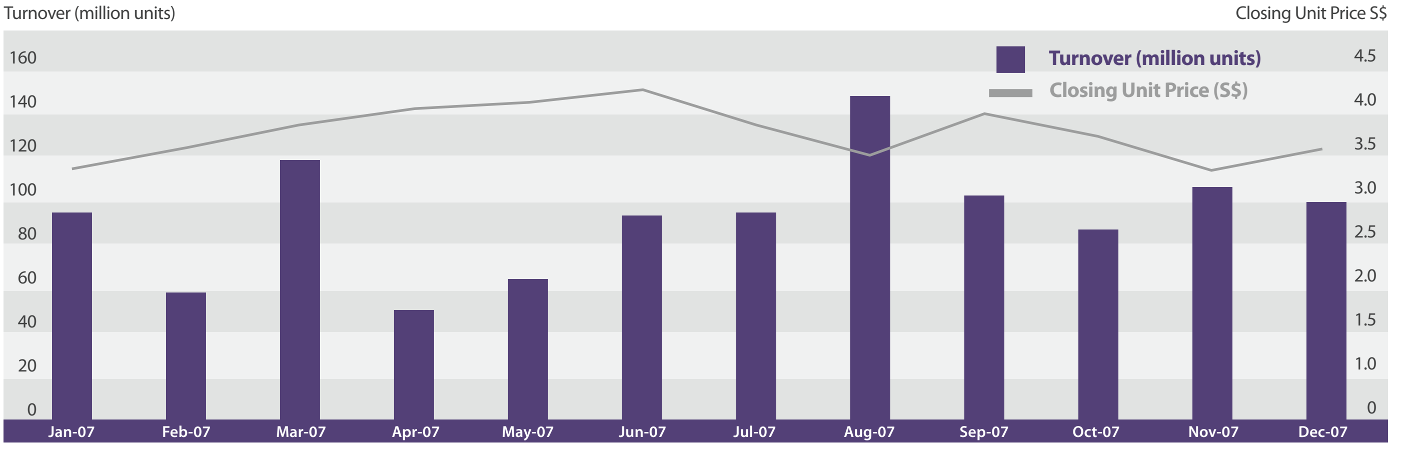
3 Global Property Research Research

4 Morgan Stanley Capital International

AWARDS & ACCOLADES 2007

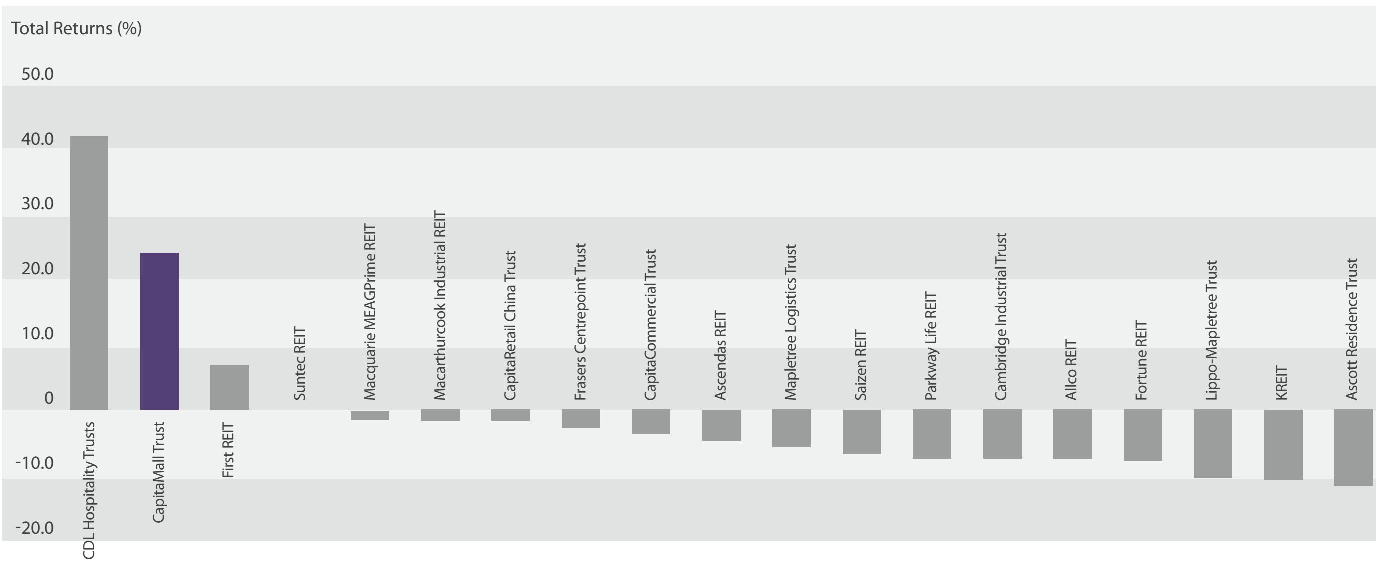
- **Winner, Most Transparent Company (REITs Category)**
  Securities Investors Association (Singapore) Investors' Choice Awards
- **5th Most Committed to Corporate Governance**
  FinanceAsia (Singapore)
- **7th Best Managed Company**
  FinanceAsia (Singapore)
- **7th Most Committed to Consistent Good Dividend Policy**
  FinanceAsia (Singapore)

CMT MONTHLY TRADING PERFORMANCE IN 2007



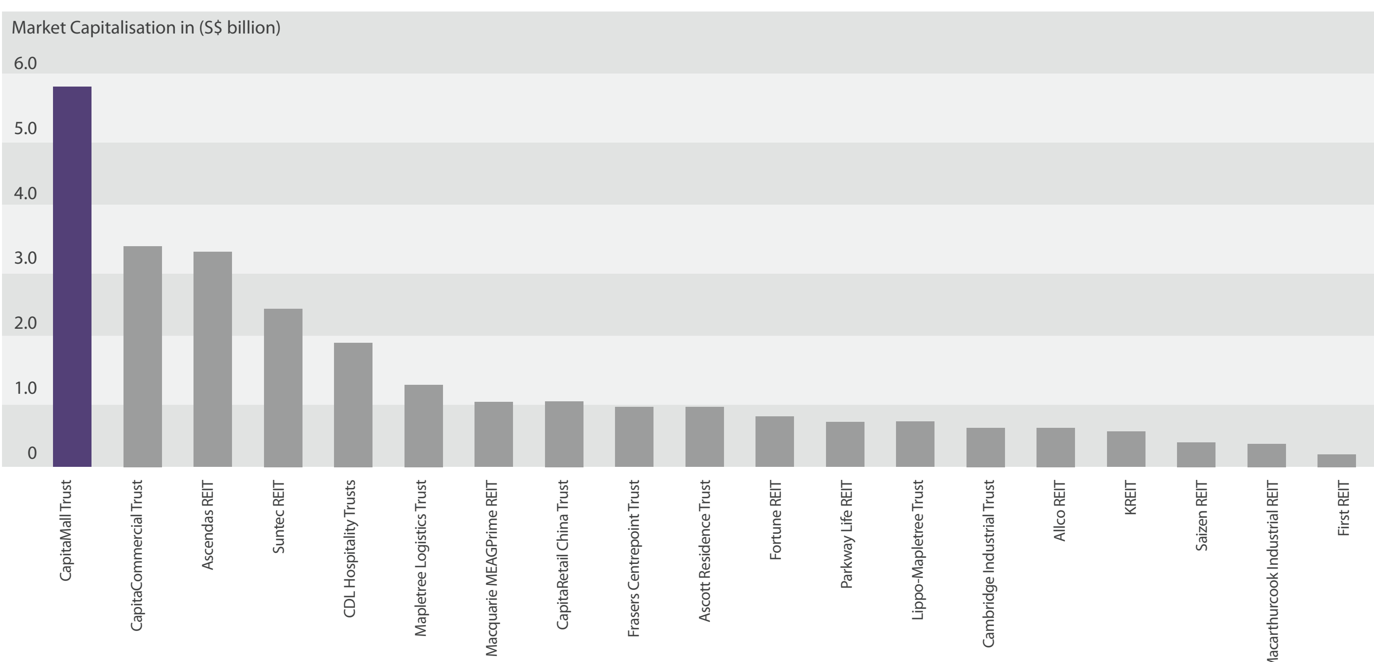
INVESTOR RELATIONS

CMT ACHIEVED ONE OF THE HIGHEST TOTAL RETURNS AMONG SINGAPORE REITS IN 2007



1 Based on total returns for the period 1 January 2007 to 31 December 2007.
Source: Macquarie Research, January 2007.

CMT HAS THE HIGHEST MARKET CAPITALISATION[1] AMONG SINGAPORE REITS IN 2007



1 Based on market capitalisation as at 31 December 2007.
Source : Bloomberg, CMTML

FINANCIAL CALENDAR

	2007	2008 (TENTATIVE)
First Quarter Results Announcement	20 April 2007	April 2008
First Quarter Distribution to Unitholders	29 May 2007	May 2008
Second Quarter Results Announcement	27 July 2007	July 2008
Second Quarter Distribution to Unitholders	29 August 2007	August 2008
Third Quarter Results Announcement	19 October 2007	October 2008
Third Quarter Distribution to Unitholders	29 November 2007	November 2008
Full Year Results Announcement	22 January 2008	January 2009
Final Distribution to Unitholders	28 February 2008	February 2009

UNITHOLDER ENQUIRIES

If you have any enquiries or would like to find out more about CMT, please contact:

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Ms Tong Ka-Pin
Investor Relations &
Corporate Communications Manager
Phone : (65) 6536 1188
Fax : (65) 6536 3884
Email : ask-us@capitamall.com
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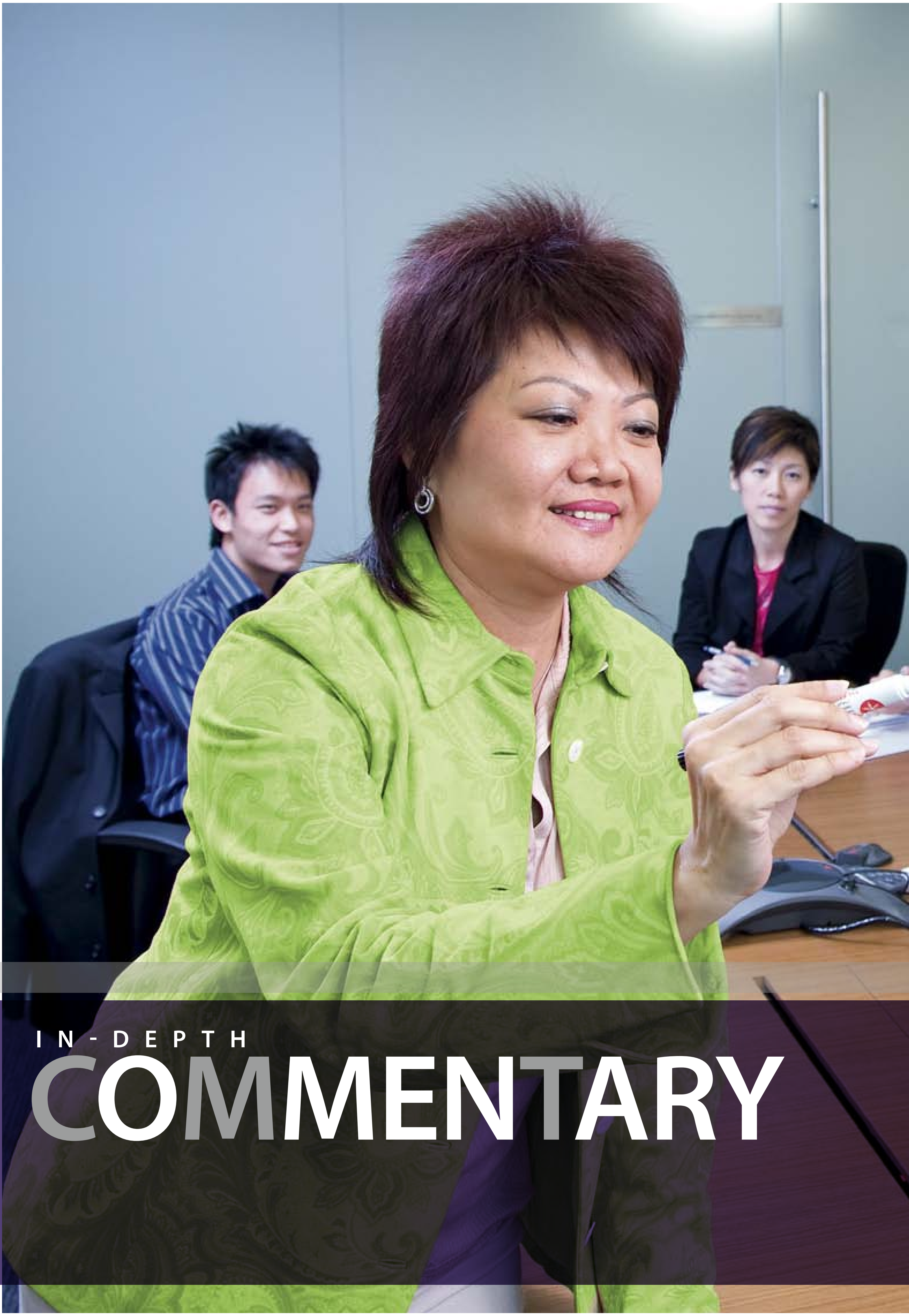
The Unitholder Registrar
Boardroom Corporate & Advisory
Services Pte. Ltd.
3 Church Street #08-01
Samsung Hub
Singapore 049483
Tel : (65) 6536 5355
Fax : (65) 6536 1360
Website : www.boardroomlimited.com

For depository-related matters such as change of details pertaining to unitholders' investment records, please contact:

The Central Depository (Pte) Limited
4 Shenton Way #02-01 SGX Centre 2
Singapore 068807
Tel : (65) 6535 7511
Fax : (65) 65350775
Email : cdp@sgx.com
Website : www.cdp.com.sg



IN-DEPTH COMMENTARY


INTEGRATED
CAPABILITIES
STRONG
FUNDAMENTALS
THOROUGH
ANALYSIS

INDEPENDENT MARKET REVIEW

"Singapore recorded real Gross Domestic Product growth of 7.7%[1] in 2007, continuing its strong performance of 7.9% in 2006. The retail sales sector turned in a strong performance in 2007, growing by 8.1%, a jump from the 5.3% growth registered in 2006."

SINGAPORE

ECONOMIC GROWTH

Singapore recorded real Gross Domestic Product (GDP) growth of 7.7%[1] in 2007, continuing its strong performance of 7.9% in 2006. The city state's performance was impressive compared with other high growth economies in the region such as Malaysia and Hong Kong which registered real GDP growth of 6.1% and 6.0% respectively in 2007.

Owing largely to the expected slow down in the global economy, Singapore's GDP is expected to moderate to 5.6% in 2008 and average 5.4% per annum through to 2012, as forecast by Consensus Economics (February 2008). Industries that are expected to contribute to growth over the period include finance, trade, tourism and construction.

Singapore's growth outlook compares favourably with other regional Asian economies. China remains the stand-out performer with growth forecast to average 9.2% over 2007 to 2012. Singapore's expected level of 5.4% ranks along side Malaysia (5.7%) and above Hong Kong (5.0%), South Korea (4.8%) and Thailand (4.9%).

Key risks to all economies, including Singapore, include the potential spillover effects of the credit crisis and possible recession in the United States, of which the full ramifications are still unclear. Another risk faced by many countries, including Singapore, is that rising inflationary pressure could dampen domestic demand.

Following a large surplus of S$6.4 billion recorded for the fiscal year 2007 which was supported by unexpected high economic growth and tax receipts, the Ministry of Finance forecast a modest budget deficit of S$800 million[1] for the fiscal year 2008. The 2008 budget is focused on improving productivity and business development through incentives for innovation and Research and Development, increased education funding and investment in transport and Information Technology (IT) infrastructure. The budget also contained initiatives to strengthen the Central Provident Fund (CPF) in order to fund Singaporeans future retirement and health care costs. Such measures will support economic growth into the future.

1 Ministry of Finance, Singapore

INFLATION

Consumer Price Index (CPI) grew by 2.1% in 2007 from 1.0% in 2006 due to rising food and energy prices. However inflation has still been relatively low compared with the likes of China (4.8%), South Korea (2.5%), and Thailand (2.4%). The current inflationary pressures are expected to continue as inflation in Singapore is expected to hit 4.1% in 2008. However the price increments are expected to level out in the longer term and Consensus Economics forecast inflation to average 2.1% per annum over the next five years until 2012. This level compares favourably with China (3.2%), Hong Kong (2.6%), South Korea (2.2%) and Thailand (2.2%).

To mitigate the impact of the recent rise in the cost of living on those most affected, the 2008 budget included measures to assist lower income households. A tax rebate capped at S$2,000, plus a growth dividend of up to S$400 will be particularly helpful to those in the lower and middle income brackets.

POPULATION

The Singapore government recently announced its commitment to sustain population growth. It raised its population planning level to 6.5 million, up from the previous number of 5.5 million. The Minister for National Development has stressed this level is not a target and that population growth from the current 4.5 million will take place gradually over forty to fifty years. In view of the country's low birth rate, the population growth will be driven by continued immigration.

The population target coincides with the 2008 Masterplan that is to be released by the Urban Redevelopment Authority (URA) in the middle of 2008. The Masterplan aims to accommodate the growing population in a well planned urban environment, so as to position Singapore as a vibrant global city for many years to come. The government's commitment to planned urban population growth bodes well for the economy in general and creates opportunities for the property and retail sectors in particular. The 2008 Masterplan is expected to address four aspects, namely:

- the development of two new office and commercial centres in Jurong and Paya Lebar which are intended to provide businesses with facilities outside the Central Area
- more residential housing options to be developed at the Marina South and Kallang/Bugis areas
- the development of more leisure and entertainment facilities within and along the fringe of the Central Area and
- the rejuvenation of older HDB towns

Each of these will provide significant opportunities for the real estate and retail industries which will grow in tandem to support the new clusters of development.

TOURISM

Singapore recorded 10.3 million visitor arrivals in 2007, an increase of 5.6% over the previous year. The Singapore Tourism Board's Tourism Blueprint 2015 targets 17.0 million arrivals in 2015. This is an ambitious but achievable target which will require the average annual growth in tourist arrivals to average 6.5% over the next eight years. This sizable growth will likely be assisted by the introduction of new and improved attractions, infrastructure and events including:

- Singapore Flyer
- Singapore Formula One Grand Prix commencing 2008
- Two new integrated resorts at Marina Bay and Sentosa Island
- Revitalisation of Orchard Road and development of the new shopping centres of ION Orchard, Orchard Central and Somerset Central
- New hotel developments
- Improvements to Changi International Airport

Tourism receipts in 2007 totalled S$14.0 billion, up 11.3% from 2006. The Tourism Blueprint targets to grow total annual tourism receipts to S$30.0 billion in 2015. This target which represents an annual growth of 10.2% per annum will be well supported by growth in tourist arrivals and expanded tourism offers. In line with the growth in tourist receipts, further opportunities in the property and retail sectors can be expected.

RETAIL SALES

The retail sales sector turned in a strong performance in 2007, growing by 8.1%, a jump from the 5.3% growth registered in 2006. However an expected slow down in the world economy coupled with inflationary pressure will likely slow growth in consumer demand. It is yet to be seen if the slowdown will be counter-balanced by other factors supporting retail growth such as:

- Government budget measures including a tax rebate and growth dividend for all Singaporeans
- Continued immigration and positive population growth
- Increase in tourist arrivals and expenditure
- Singapore Formula One Grand Prix commencing in 2008
- High profile new developments with strong retail components of the two integrated resorts, new shopping centres on Orchard Road (ION Orchard, Orchard Central, Somerset Central) as well as the Singapore Flyer
- Recent and continued entry of new luxury brands (e.g. Bally, La Perla) and middle range brands (e.g. Banana Republic, Cortefiel, Promod) into the Singapore market

Looking into the future, retail sales growth in Singapore is forecast to average between 4.0% and 5.0% through to 2012. In 2007, tourism receipts accounted for about 18.0% of total retail sales in Singapore. By 2012, this proportion is expected to increase to around 21.0%.

RETAIL PROPERTY SECTOR PERFORMANCE

The retail property sector performed well in 2007.

- Approximately 750,000 Square Foot (sq ft) of new retail floor space was created in 2007. Although significant, this figure is well below the peak of 2.0 million sq ft created in 2006. The larger new retail centres completed included the 130,000 sq ft e!Hub in the suburban north-east as well as the 130,000 sq ft

INDEPENDENT MARKET REVIEW

Giant hypermarket warehouse building at Tampines Retail Park

- According to the URA, the vacancy rate for the city excluding Orchard Road fell to 7.8% from 9.8% for the same period in 2006
- According to CBRE, Singapore's prime retail rental index rose by 6.9% in 2007. Prime rents on Orchard Road increased by 5.4% to an average of S$36.40 per sq ft per month. Suburban prime rents rose by 3.8% to an average of S$28.70 per sq ft per month

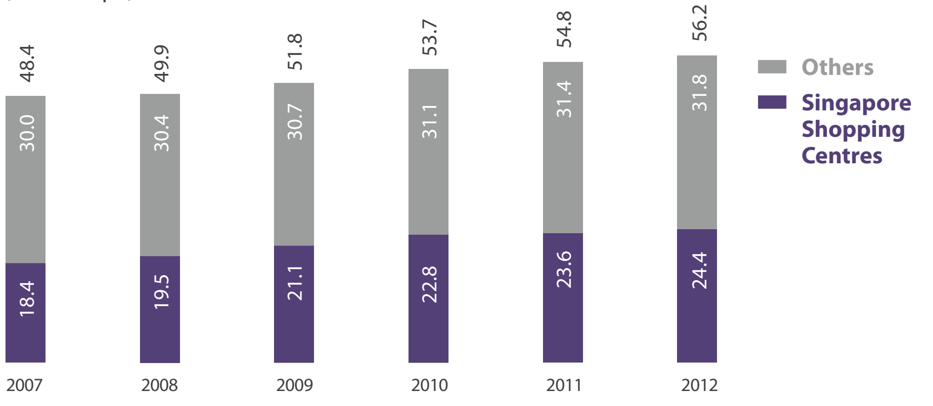
RETAIL SUPPLY

The total estimated amount of retail floorspace in Singapore as at December 2007 was 48.4 million sq ft. Around 38.0% of which is estimated to be in shopping centres. In the pipeline are more additions to the retail landscape:

- Orchard Road has three new retail developments under construction. They are, ION Orchard with approximately 660,000 sq ft of retail Net Lettable Area (NLA), Orchard Central with 300,000 sq ft retail NLA and Somerset Central with 300,000 sq ft retail NLA. The developments are scheduled for completion in 2008, 2009 and 2010 respectively.
- The Singapore Flyer which opened in 2008 has a retail podium with about 82,000 sq ft of retail space.
- The integrated resorts at Marina Bay and Sentosa will each have 645,000 sq ft and 350,000 sq ft of retail space.

The total amount of retail floorspace by 2012 (including other smaller known retail developments and an allowance for other new retail floorspace) is forecast to reach 56.2 million sq ft. Of this amount around 43.4% or 24.5 million sq ft will be in shopping centres. Consumers can look forward to more variety and shopping locations given the amount of retail space coming on stream from 2008 to 2010.

RETAIL FLOORSPACE
(Million sq ft)



Source : Urbis

RETAIL FLOORSPACE PER CAPITA

The total amount of retail floorspace per capita in 2007 is estimated at 10.3 sq ft per person with shopping centres accounting for 3.9 sq ft per person. This provision is forecast to grow only slightly to reach 10.6 sq ft per person by 2012. At this level, Singapore's retail floorspace per capita remains relatively low compared to other developed economies such as Japan, Hong Kong, UK and South Korea. Singapore's retail floorspace per capita is less than half that of Australia and nearly one quarter that of the USA.

RETAIL RENTAL OUTLOOK

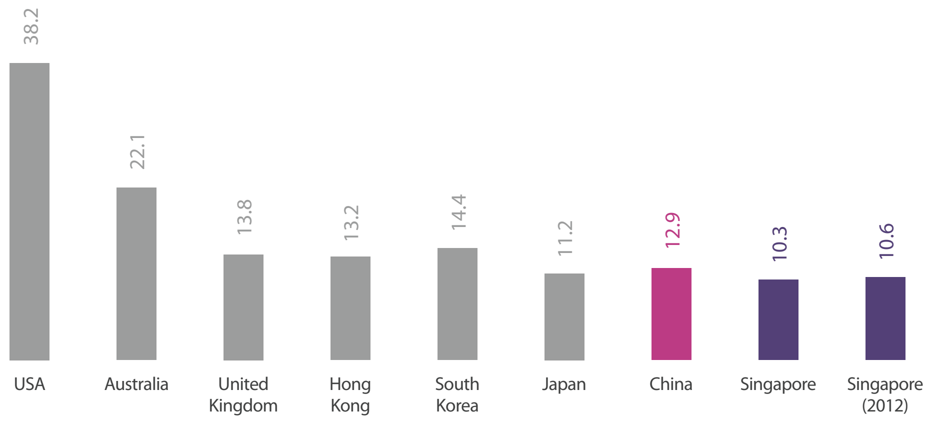
The outlook for prime retail rents in 2008 is positive. According to CBRE, prime retail rents in Orchard Road are expected to grow at between 4.0% and 7.0% and, in the suburbs by between 3.0% and 6.0%. However, in our view, 2008 and 2009 will see downward pressure on average rents as the new major shopping centres in Orchard Road and the Central Area begin leasing and operations. Average rental growth is likely to be low over this period, before picking up again from 2011.

SUMMARY

The Singapore retail market is expected to experience steady growth over the next five years, albeit at lower levels than 2007. A slowing world economy and inflationary pressure will cause consumer demand to moderate, but immigration, population growth and tourist levels will support retail sales growth. A number of exciting additions to the retail scene, especially on Orchard Road, and the Marina Bay and Sentosa Integrated Resorts, will boost spending by locals and tourists whilst raising the level of competition for existing centres.

CURRENT RETAIL FLOORSPACE PER CAPITA

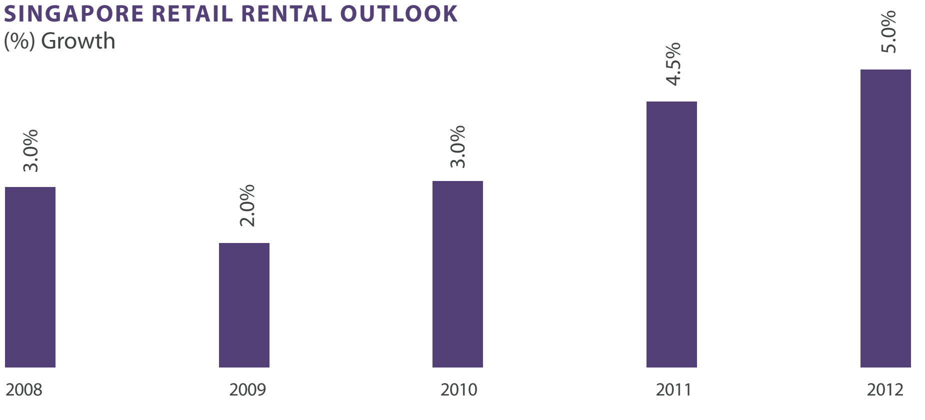
(sq ft)



Source : Urbis

SINGAPORE RETAIL RENTAL OUTLOOK

(%) Growth



Source : Urbis

The increased supply of retail floorspace will only just surpass population growth. Singapore will likely remain undersupplied in terms of retail floorspace per capita relative to other developed countries. Tourism will continue to increase its share of total retail sales from an estimated 18.0% in 2007 to 21.0% in 2011.

INDEPENDENT MARKET REVIEW

PEOPLE'S REPUBLIC OF CHINA

ECONOMIC GROWTH

The economy of China continues to power ahead. In 2007, real GDP growth registered 11.4%, the fifth successive year of double digit growth. Over the five-year period between 2003 and 2007, China's average annual GDP grew 10.6%. Measured by Purchasing Power Parity, China's economy is the second largest in the world. The International Monetary Foundation (IMF) calculated that China contributed 10.9% of the world's output in 2007, second only to the US which contributed 21.4%.

As China increasingly modernises, strong growth is expected. For 2008, real GDP growth of 10.5% is forecast by Consensus Economics Inc.

Taking into consideration that the Chinese economy is now more resilient to global trends today than it was a decade ago, the IMF forecasts a growth of 10.0% against the backdrop of an unexpected global slowdown triggered by a weakening US economy.

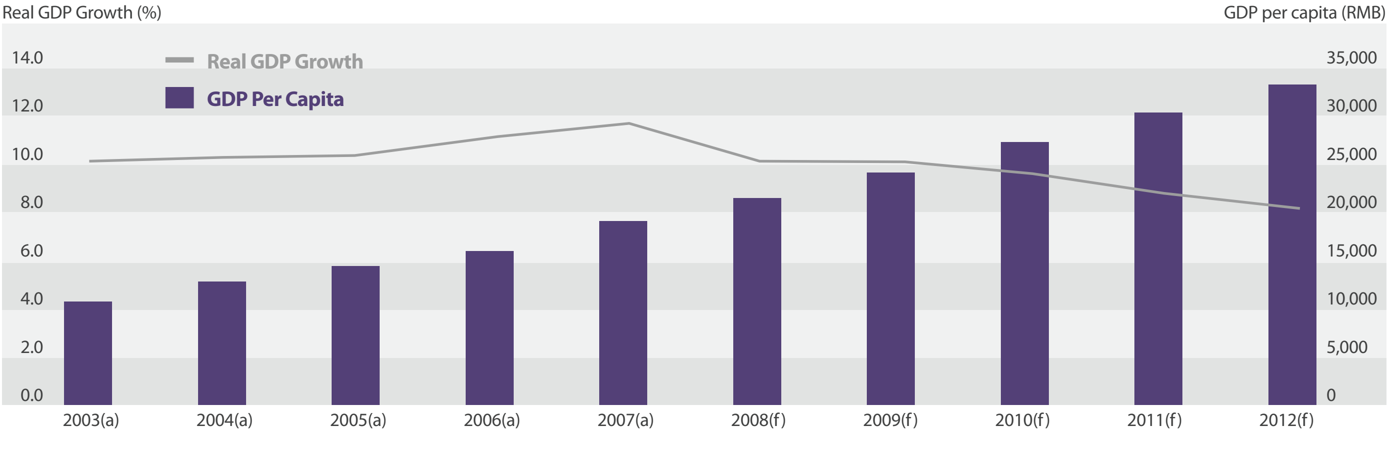
DEMOGRAPHIC AND CONSUMER TRENDS

China is the most populous country in the world, with an estimated population of 1.32 billion as at December 2007. Growth of around 0.6% per annum adds 7.0 to 8.0 million people to the population every year.

Since 1990, the urban population has grown at an average rate of 4.3% per year, or by 17.3 million. By contrast, the rural population has declined at an average rate of 0.8% per year or by 6.1 million. The proportion of people living in urban areas is expected to increase from 40.5% in 2003 to more than 51.0% by 2012. In 1980, only 20% of the population lived in urban areas.

Income and employment continues to grow rapidly. In 2007, per capita disposable income of urban residents was 12.2% higher (in real terms) than in 2006. In rural areas, per capita disposable income increased by 9.5% in 2007. An additional 12 million people were employed in urban areas during 2007, and the registered urban unemployment rate at the end of the year was 4.0%.

CHINA IS EXPECTED TO ACHIEVE AN AVERAGE REAL GDP GROWTH OF 8.6% PER ANNUM OVER 2008 - 2012



(a) actual; (f) forecast

Source : IMF; Concensus Economics Inc; Urbis

Strong income per capita growth has spurred the growth of China's middle class. The McKinsey Global Institute expects that, by 2015, middle class households will number 198.6 million, up from an estimated 42.1 million in 2005. In addition, increasing incomes have increased personal consumption contribution to GDP (as opposed to fixed investment, government expenditure or net exports). In 2007, it is estimated that personal consumption contributed around 35.0% of GDP, but this level is still well below the contribution of personal consumption to GDP in the US, estimated to be 70.0%.

As incomes increase, households will also spend more on retail goods and services. We expect that retailers such as hypermarkets to continue a leading role. The performance of luxury and high-end brands in China is difficult to establish in the absence of reliable numbers. Smaller personal luxury items such as handbags, jewellery and other accessories, cosmetics and footwear, are, anecdotally at least, already achieving sufficient sales to justify some of the high expectations for the future. However, except for some pockets of wealth in cities such as Beijing and Shanghai, high-end designer brands may have to wait another five to ten years for the market to reach a size sufficient for profitable trading.

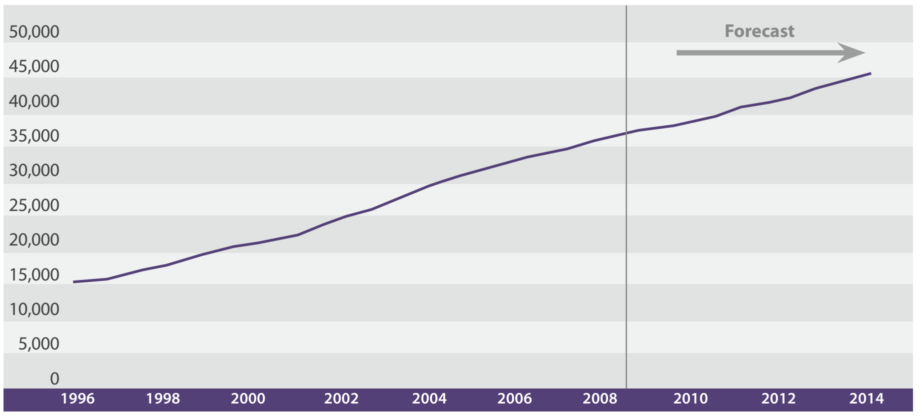
RETAIL SALES

In 2007, total retail sales of consumer goods grew by 16.8% (in nominal terms). Retail sales were 17.2% higher in 2007 in cities and 15.8% higher in rural areas.

Looking forward, nominal retail sales growth (including inflation) is forecast to maintain double digit levels until 2012. In 2007, retail sales (excluding wholesale and motor vehicle trade) were estimated at RMB 5.5 trillion. This figure is forecast to grow to RMB 10.2 trillion by 2012, a compound annual growth rate of 13.5% per year.

HOUSEHOLD INCOME WILL CONTINUE TO RISE

RMB per annum per household



Source : The Rise of the Chinese Consumer, Chapter 4; Urbis

RETAIL SALES PER CAPITA[1] IS LIKELY TO REACH OVER RMB 7,500 BY 2012

(RMB)

(a) actual; (f) forecast.

1 Retail sales per capita in nominal RMB excluding national / wholesale trade, as well as motor vehicles related sales, transport costs and utilities.

Sources : National Bureau of Statistics China, China Statistics Yearbook; Urbis.

INDEPENDENT MARKET REVIEW

Per capita retail sales in 2003 were RMB 2,217. Based on forecasts of nominal retail sales and population, retail sales per capita across China are likely to reach RMB 7,517 by 2012. However, there will continue to be significant variations in these levels across the country, with the higher incomes of urban residents driving much higher spending patterns than in rural areas.

CONSUMER PRICES

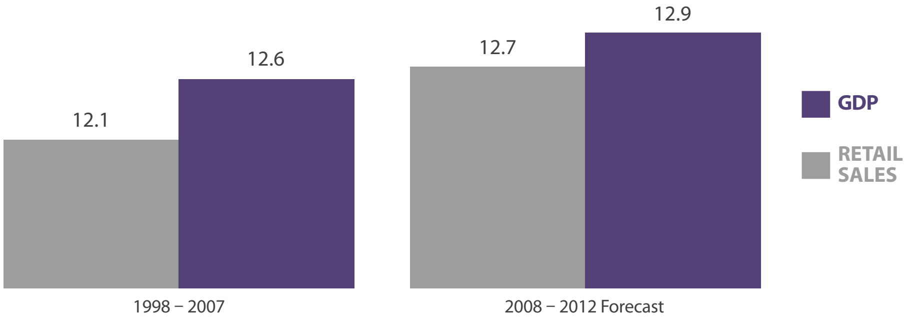
Consumer prices rose rapidly in 2007 with the CPI hitting 4.8% for the whole year. The main factors leading to higher inflation were food and housing prices. Food prices increased by 12.3% across the year, contributing 4.0 percentage points to overall price increase.

Inflationary pressures are expected to ease in the second half of 2008. Consensus Economics Inc forecasts annual inflation in 2008 to be 4.1%, and further declining to 3.4% by 2009. Over the period 2008 to 2017, the overall inflation rate for China is expected to average 3.1% per annum.

RETAIL FLOORSPACE

Our indicative estimate is that China has approximately 1.4 billion Square Foot (sq ft) of retail floorspace, including restaurants. This volume of retail floorspace equates to a per capita provision of 10.8 sq ft per person. Much of this floorspace is old, outdated and of poor quality, and there is a low proportion of floorspace in modern shopping centres. (Refer to Retail Floorspace Per Capita Chart on Page 87)

RETAIL SALES GROWTH CONTINUES TO OUTPACE NOMINAL GDP GROWTH (%) GROWTH



Source : Urbis

Before significant market reforms in the 1980s, China had limited organised retail and a relatively small middle class. As China's economy opened up, a retail boom emerged, resulting in an explosion in the amount of shopping centre floorspace. Mega projects such as Golden Resources in Beijing (6.0 million sq ft of Gross Leasable Area (GLA)) and South China Mall in Dongguan (7.1 million sq ft GLA) have been constructed. Planned mall constructions in Beijing, Shanghai, Shenzhen and other major regional cities in China are also expected to significantly increase the overall supply of shopping centre floorspace.

NEW RETAIL FORMATS

Domestic retailers continue to dominate the China market, with the top retailers being Shanghai Bailian Group, GOME Electrical Appliances, Dalian Dashang Group and the Suning Home Appliances. However, the acceptance of foreign brands and retailers in China is evident from foreign firms accounting for 23.0% of sales in the Top 100 food retailers in 2005. There are now over 1,000 foreign retailers in China compared with 314 two years before. International retailing giants such as Wal-Mart, Carrefour, IKEA and Starbucks have stimulated new consumer demand in China and helped expand the retail market.

Hypermarkets have been particularly well accepted by the Chinese consumer. The segment has been popularised by international retailers such as Carrefour, Wal-Mart and Metro. There are also strong domestic players such as Wumart in this segment.

The retail explosion in China is expected to continue into the foreseeable future, buoyed by rapid increases in consumer spending and the accession of China to the World Trade Organisation (WTO), which will strongly encourage foreign retailers to enter the market. Sizeable investments from global institutions operating in the retail sector is a new phenomenon in China.

The retail mall format, in our view, will be accepted by the Chinese because of convenience and comfort; greater appreciation of design, quality and presentation of goods and services; the globalisation of consumer behaviour; and the presence of global brands within malls.

REGULATORY ENVIRONMENT

China's accession to the WTO in 2001 significantly eased the regulatory barriers facing foreign retailers seeking to establish themselves in China. In general, it is now much easier for foreign firms to operate in China than ever before.

Nevertheless, the central government, through the Ministry of Commerce (MOFCOM) retains a firm grip on commercial regulation at a national level – arguably adopting a more interventionist approach than would be the case in market driven economies such as the US.

RETAIL RENTS

Prime retail rents vary across major Chinese cities, depending on the relative strengths of local economies, retail sales growth, the amount and quality of floorspace existing and planned, and the availability of good performing tenants.

In Beijing, prime net retail rents remained stable in 2007, ranging between US$6.50 per sq ft per month in Zhongguancun and Chaoyangmen to US$22.30 per sq ft per month in Wangfujing. CBD and Xidan rents were in the range US$11.15 to US$13.95 per sq ft per month. In Shanghai, prime net retail rents were on the rise in 2007 due to limited supply and strong demand. The outlook for rents in Shanghai is likely to increase further. Net retail rents in prime shopping centres in Shanghai are around US$23.20 per sq ft per month in Xujiahui; US$18.60 per sq ft per month in West Nanjing Road; US$13.90 per sq ft per month in East Nanjing Road; and US$17.70 per sq ft per month in Middle Huaihai Road.

In broad terms, we would expect retail rents to increase between 4.0% and 8.0% per annum for the foreseeable future. However, the rental outlook in different cities, in different types of retail centres and for different types of retailers is likely to vary significantly according to local conditions.

MARKET OUTLOOK

The economic outlook for China remains strong with double digit growth in real GDP still expected in 2008. However, downside risks exist as the US economy slows and global financial markets respond to increasing uncertainty. China is expected to be more resilient to a global downturn than in the past because of a broadening of its export base and a higher dependence on local demand.

The outlook for China's retail market remains positive, with continuing strong retail sales growth to be expected. There is still a considerable way to go before China could be regarded as having a modern and well supplied retail property market by international standards.

PETER HOLLAND
Director
Urbis

OPERATIONS REVIEW

YIELD ACCRETIVE ACQUISITIONS

On 1 June 2007, CMT acquired the balance 72.8% of the total Class E Bonds due 2009 issued by CapitaRetail Singapore Limited (CRS), a private property fund sponsored by CapitaLand Limited, and redeemable preference shares of S$0.10 each issued by CRS in connection with the Secured Fixed Rate Class E Bonds which were not held by CMT.

Together with the 27.2% interest in Class E Bonds which CMT held then, CMT is currently the sole owner of the Class E Bonds and effectively owns 100.0% of the beneficial interest in the property portfolio of CRS, which comprises three shopping centres in Singapore, namely, Lot One Shoppers' Mall (Lot One), Bukit Panjang Plaza (90 out of 91 strata lots) (BPP) and Rivervale Mall.

The total purchase consideration of S$298.1 million for the acquisition is based on an aggregate value of S$710.0 million for the CRS portfolio of properties.

The acquisition has added more than S$7.7 million to the distributable income of CMT for the year ending 31 December 2007. CapitaMall Trust Management Limited will continue to pursue other acquisitions that will be yield accretive to the portfolio.

KEY ASSET ENHANCEMENT INITIATIVES

Asset enhancement works remained a key focus for the portfolio in 2007. The following is an update of some of the enhancement works executed during the year.

Raffles City saw the addition of approximately 41,000 Square Foot (sq ft) of retail Net Lettable Area (NLA) which was completed in January 2008. The asset extended its retail footprint to over 396,000 sq ft through the creation of a new three-storey island podium, as well as the conversion of Basement 1 carpark and back-of-house area into retail space. These works resulted in additional Net Property Income (NPI) of S$7.6 million per annum on a stabilised basis.

The year also witnessed the completion of a new retail extension block and reconfiguration of internal space in IMM Building (IMM). A new seamless furniture and home styling concept was launched on Level 3. On Level 1, 11 new food kiosks were created. In total, the asset enhancement works contributed an additional NPI of S$10.0 million per annum.

The asset enhancement works at Tampines Mall, amongst others, included the subdivision of two large units (Courts and Isetan) on Level 2 into 17 specialty units to increase the average rent of the mall and further enhance the variety of retail offerings. The works brought in an incremental annual revenue and NPI of S$2.6 million and S$2.1 million respectively.

The enhancement of Bugis Junction is also in progress. The first phase focusing on Food & Beverage (F&B) offering enhancement saw the relocation of the food court from Basement 1 to Level 3 of the restaurant block located along Hylam Street. New F&B concepts were also introduced on Level 2 of the same block. In addition, new balconies and glass parapets were created in this block transforming the entire dining ambience at the Hylam Street. A new Market Place in Basement 1 has been created from the space vacated by the food court. Phases 1 and 2 of the Market Place have been completed and the following phase is expected to complete in Second Quarter[1] 2008 and the various initiatives collectively are expected to create additional NPI of $4.0 million per annum.

Redevelopment of Sembawang Shopping Centre (SSC) also commenced during the year and is on target for completion in Fourth Quarter[2] 2008. The works would result in the transfer of almost 80,000 sq ft of gross floor area from the residential block and Levels 3 and 4 to create corresponding amount of more valuable retail space on Basement 1, Levels 1 and 2. In addition, the works would also enhance the overall shopping experience at SSC. The works are expected to incur a capital expenditure of S$68.4 million and create incremental NPI of S$5.5 million per annum, thereby achieving an ungeared return on investment of 8.0%.

Asset enhancement works at Lot One are also in progress. The creation of a four-storey retail extension block measuring over 16,500 sq ft of NLA started in July 2007. More than 50 new shops will be created from the decanted space occupied by the National Library Board (NLB) under the Civic and Community Institution scheme. NLB will relocate to a larger premise at the mall. The works are expected to incur a capital expenditure of S$51.7 million and create an incremental NPI of S$5.2 million per annum.

1 For the period 1 April 2008 to 30 June 2008.

2 For the period 1 October 2008 to 31 December 2008.

LEASE RENEWALS AND NEW LEASES

In 2007, every asset in the portfolio outperformed the forecast rental rates as well as preceding rental rates. As a result, CMT portfolio for the year exceeded forecast rental rates and preceding rental rates by 5.0%[3] and 12.0% respectively.

3 Based on (i) the forecast, together with the accompanying assumptions as shown in CMT's Offering Information Statement (OIS) dated 29 August 2006 for CMT malls, and (ii) the internal management forecast, together with the accompanying assumptions of CapitaRetail Singapore Pte. Ltd., which is the manager of CapitaRetail Singapore (CRS) for the CRS portfolio of malls prior to CMT's acquisition of the balance 72.8% of the Class E Bonds in CRS.

SUMMARY OF RENEWALS / NEW LEASES
STRONG RENTAL RATES ACHIEVED VS FORECAST & PRECEDING RENTALS

FROM 1 JANUARY TO 31 DECEMBER 2007 (EXCLUDING NEWLY CREATED UNITS)						
PROPERTY	NO. OF RENEWALS /NEW LEASES[1]	RETENTION RATE	NET LETTABLE AREA		% INCREASE IN CURRENT RENTAL RATES VS	
			AREA (SQ FT)	% TOTAL NLA	FORECAST[2] RENTAL RATES	PRECEDING RENTAL RATES
Tampines Mall	43	96.9%	68,135	21.1%	4.2	12.0
Junction 8	71	75.8%	63,040	25.6%	2.2	9.8
Funan DigitaLife Mall	42	84.6%	46,786	15.8%	5.4	8.2
IMM Building [3]	35	81.3%	138,679	33.2%	1.6	5.3
Plaza Singapura	24	62.1%	16,558	3.3%	7.1	7.0
Bugis Junction	80	82.1%	255,259	60.7%	10.0	19.9
Other assets [4]	9	100.0%	19,850	11.0%	2.8	5.0
Lot One Shoppers' Mall [5]	16	88.3%	34,164	20.1%	3.6	12.3
Bukit Panjang Plaza [5]	14	84.9%	13,386	9.0%	4.0	12.7
Rivervale Mall [5]	12	83.7%	4,540	5.6%	1.7	12.1
CMT Portfolio	**346**	**82.4%**	**660,397**	**23.7%**	**5.0**	**12.0**

1 Includes only retail leases of CMT and CRS malls, excluding Raffles City and SSC which commenced major asset enhancement works in March 2007.

2 Based on (i) the forecast, together with the accompanying assumptions as shown in CMT's Offering Information Statement (OIS) dated 29 August 2006 for CMT malls, and (ii) the internal management forecast, together with the accompanying assumptions of CapitaRetail Singapore Pte. Ltd., which is the manager of CRS for the CRS portfolio of malls prior to CMT's acquisition of the balance 72.8% of the Class E Bonds in CRS.

3 Only renewal of retail units not affected by asset enhancement works were taken into account.

4 Comprising Hougang Plaza and Jurong Entertainment Centre,.

5 Renewals/new leases for CRS malls for the period since acquisition, from 1 June 2007 to 31 December 2007.

OPERATIONS REVIEW

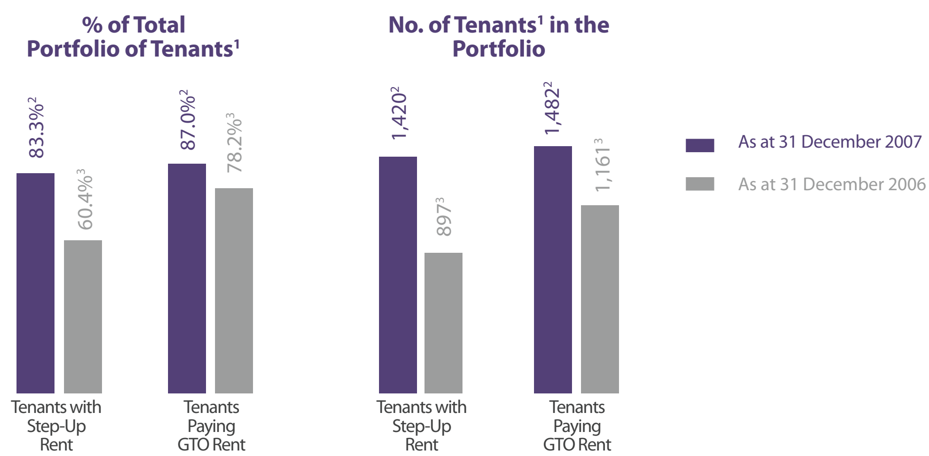
STEP-UP RENT AND GROSS TURNOVER RENT

The number of tenants with step-up rent and Gross Turnover (GTO) rent registered a significant increase during the year as a result of the acquisition of CRS malls and the completion of asset enhancement works at IMM. The number of tenants on a step-up rent structure increased from 897 (as at 31 December 2006) to 1,420 (as at 31 December 2007). The number of tenants paying GTO rent also grew from 1,161 (as at 31 December 2006) to 1,482 (as at 31 December 2007).

PORTFOLIO LEASE EXPIRY

The lease term of our tenants are consistent with the Singapore retail market, with specialty tenants typically on a three year lease term and anchor tenants on a five to seven year lease term. The portfolio lease expiry remained well spread out as at 31 December 2007. Based on gross rental income, 22.2% and 33.2% of the leases are due for renewal in 2008 and 2009 respectively.

LEASES ON STEP-UP RENT AND GROSS TURNOVER RENT



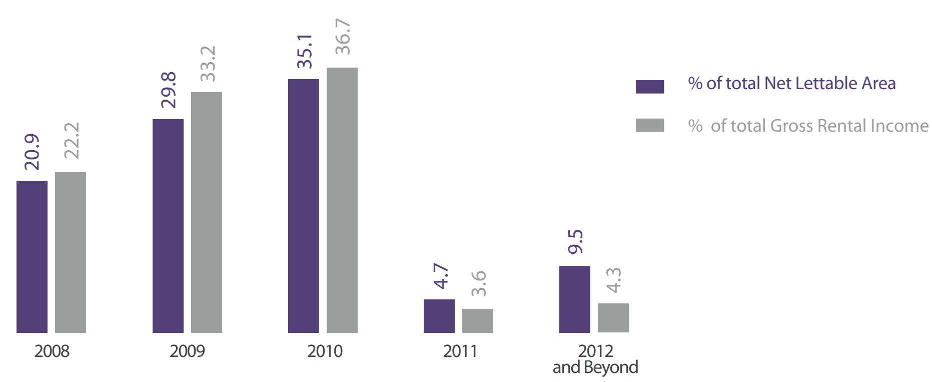
1 Includes retail leases only.

2 Includes CRS malls which were acquired on 1 June 2007 and excludes SSC which commenced major asset enhancement works in March 2007.

3 Excludes CRS malls which were acquired on 1 June 2007. Includes SSC which commenced major asset enhancement works in March 2007.

PORTFOLIO LEASE EXPIRY PROFILE[1]

(%) Gross Rental Income for the Month of December 2007



1 Excluding Raffles City, and SSC which commenced the major asset enhancement works in March 2007.

LEASE EXPIRY FOR 2008 BY MALL

The largest number of lease renewals is expected at IMM in 2008 as tenants have been generally signed up on shorter lease terms to facilitate the recent asset enhancement works. Similarly, to facilitate asset enhancement works, Lot One has 47 leases expiring in 2008, which account for 49.4% of total gross rental income.

LEASE EXPIRY FOR 2008 BY MALL

	NO. OF LEASES	NET LETTABLE AREA		GROSS RENTAL INCOME	
		SQ FT	% OF TOTAL[1]	S$'000	% OF TOTAL[2]
Tampines Mall	58	59,151	18.3%	989	22.7%
Junction 8	36	48,885	19.8%	654	19.7%
Funan DigitaLife Mall	39	46,134	15.7%	427	20.5%
IMM Building	123	118,871	13.5%	464	8.7%
Plaza Singapura	67	177,013	35.6%	1,674	31.5%
Bugis Junction	26	51,343	12.2%	690	14.7%
Others [3]	13	22,098	27.0%	209	24.4%
Lot One Shoppers' Mall	47	101,873	51.2%	978	49.4%
Bukit Panjang Plaza	34	21, 603	14.6%	374	24.0%
Rivervale Mall	22	31,296	38.4%	211	35.4%

1 Percentage of total NLA as at 31 December 2007.

2 Percentage of total gross rental income for the month of December 2007.

3 Comprising Hougang Plaza, and Jurong Entertainment Centre but excluding SSC which commenced major asset enhancement works in March 2007.

WEIGHTED AVERAGE EXPIRY

The weighted expiry of the portfolio by gross rental income and NLA is 2.05 years and 2.28 years respectively.

WEIGHTED AVERAGE EXPIRY

	WEIGHTED EXPIRY (RENTAL INCOME) YEARS	WEIGHTED EXPIRY (NLA) YEARS
Tampines Mall	2.24	2.63
Junction 8	1.97	1.92
Funan DigitaLife Mall	1.91	2.15
IMM Building	2.16	2.34
Plaza Singapura	1.51	1.34
Bugis Junction	2.81	4.17
Others [1]	1.57	1.64
Lot One Shoppers' Mall	1.32	1.13
Bukit Panjang Plaza [2]	2.00	2.30
Rivervale Mall	1.72	1.75
Portfolio [3]	**2.05**	**2.28**

1 Comprising Hougang Plaza, and Jurong Entertainment Centre but excluding SSC which commenced major asset enhancement works in March 2007.

2 Excluding the Bukit Panjang Community Library.

3 Excluding Raffles City.

OPERATIONS REVIEW

TOP TEN TENANTS

CMT's gross rental income contribution is well distributed within its portfolio of over 2,100 leases. As at 31 December 2007, BHG was the largest tenant in terms of gross rental income and NLA, accounting for 3.6% and 6.8% of the total portfolio respectively. Collectively, the top ten tenants accounted for about 21.6% of total gross income for CMT.

PORTFOLIO [1] TOP TEN TENANTS

TEN LARGEST TENANTS BY TOTAL GROSS RENTAL CONTRIBUTE 21.6% OF THE TOTAL GROSS RENTAL INCOME
NO ONE TENANT CONTRIBUTES MORE THAN 3.6% OF TOTAL GROSS RENTAL INCOME

TENANT	TRADE SECTOR	EXPIRY DATE [2]	AREA (SQ FT)	% OF GROSS RENTAL INCOME	% OF NET LETTABLE AREA
BHG (Singapore) Pte. Ltd.	Department store	Mar 08, May 10 & Apr 15	222,372	3.6%	6.8%
NTUC Fairprice Co-operative Ltd	Supermarket / Services / Food Court	Mar 08, Nov 08, Dec 08, Nov 09, Dec 09, Feb 10, Dec10 & Dec11	141,797	3.1%	4.4%
Cold Storage Singapore (1983) Pte Ltd	Supermarket / Services / Warehouse	Mar 08, Jul 08, May 09, Jun 09, Jul 09, Sep 09, Dec 09, Mar 10, Apr 10, Jun 10, Jul 10 & Aug 10	148,179	3.0%	4.6%
Kopitiam	Food Court	Aug 08, Nov 08, Feb 09, Nov 09, Mar 10 & Sep 10	73,910	2.1%	2.3%
Golden Village Multiplex Pte Ltd	Leisure & Entertainment	Feb 08 , Nov 09 & Nov 10	116,056	2.0%	3.6%
Best Denki (Singapore) Pte Ltd	Electronics / Warehouse	Aug 09, Apr 10, Aug 10 & Dec 10	73,957	1.9%	2.3%
Carrefour Singapore Pte Ltd	Supermarket	Nov 09	88,211	1.6%	2.7%
Baleno Kingdom (Singapore) Private Limited	Fashion	Feb 08, May 08, Jul 08, Nov 08, Jun 09, Jul 09, Sep 09, Dec 09, May 10, Jun 10 & Sep 10	18,027	1.5%	0.6%
Wing Tai Holdings Limited	Fashion / Food & Beverage	May 08, Feb 09, Jul 09, Aug 09, Sep 09, Nov 09, May 10, Aug 10 & Nov 10	19,086	1.4%	0.6%
McDonald's Restaurants Pte. Ltd.	Food & Beverage	Jan 08, Sep 08, Oct 08, Feb 09, Mar 09, Nov 09 & Jan 10, May 10 & Jun 10	24,583	1.4%	0.8%

1 Excluding Raffles City, and SSC which commenced major asset enhancement works in March 2007.
2 Some of the tenants above have signed more than one tenancy agreement and this has resulted in more than one tenancy expiry date for such tenants.

TRADE MIX BY NET LETTABLE AREA [1]

As at 31 December 2007

Food & Beverage / Food Court	16.6 %
Educational / Services	13.0 %
Warehouse	12.2 %
Leisure & Entertainment / Sports & Fitness	11.5 %
Department Store	9.6 %
Supermarket	9.6 %
Fashion	8.5 %
Electronics	8.3 %
Home Furnishings	5.1 %
Books / Gifts & Specialty / Hobbies / Toys	3.5 %
Office	2.1 %

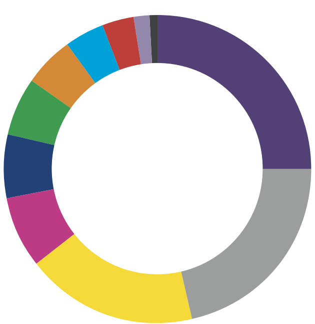
TRADE MIX BY NET LETTABLE AREA [2]

As at 31 December 2006

Food & Beverage / Food Court	15.4 %
Leisure & Entertainment / Sports & Fitness	12.4 %
Warehouse	11.7 %
Educational / Services	10.0 %
Department Store	10.0 %
Supermarket	9.5 %
Electronics	9.2 %
Fashion	8.4 %
Home Furnishings	7.6 %
Books / Gifts & Specialty / Hobbies / Toys	3.5 %
Office	2.3 %

TRADE MIX BY GROSS RENT [1]

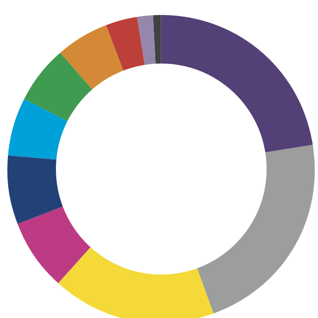
For the Month of December 2007



Food & Beverage / Food Court	25.0 %
Fashion	21.5 %
Educational / Services	18.0 %
Leisure & Entertainment / Sports & Fitness	7.7 %
Electronics	6.6 %
Supermarket	6.0 %
Department Store	5.4 %
Home Furnishings	4.1 %
Books / Gifts & Specialty / Hobbies / Toys	3.3 %
Warehouse	1.8 %
Office	0.6 %

TRADE MIX BY GROSS RENT [2]

For the Month of December 2006



Food & Beverage / Food Court	22.5 %
Fashion	22.1 %
Educational / Services	17.2 %
Leisure & Entertainment / Sports & Fitness	7.5 %
Electronics	7.3 %
Home Furnishings	6.1 %
Supermarket	6.0 %
Department Store	5.5 %
Books / Gifts & Specialty / Hobbies / Toys	3.5 %
Warehouse	1.6 %
Office	0.7 %

1 Excluding SSC, Raffles City but including CRS malls.
2 Excluding Raffles City and CRS malls but including SSC.

TRADE SECTOR ANALYSIS

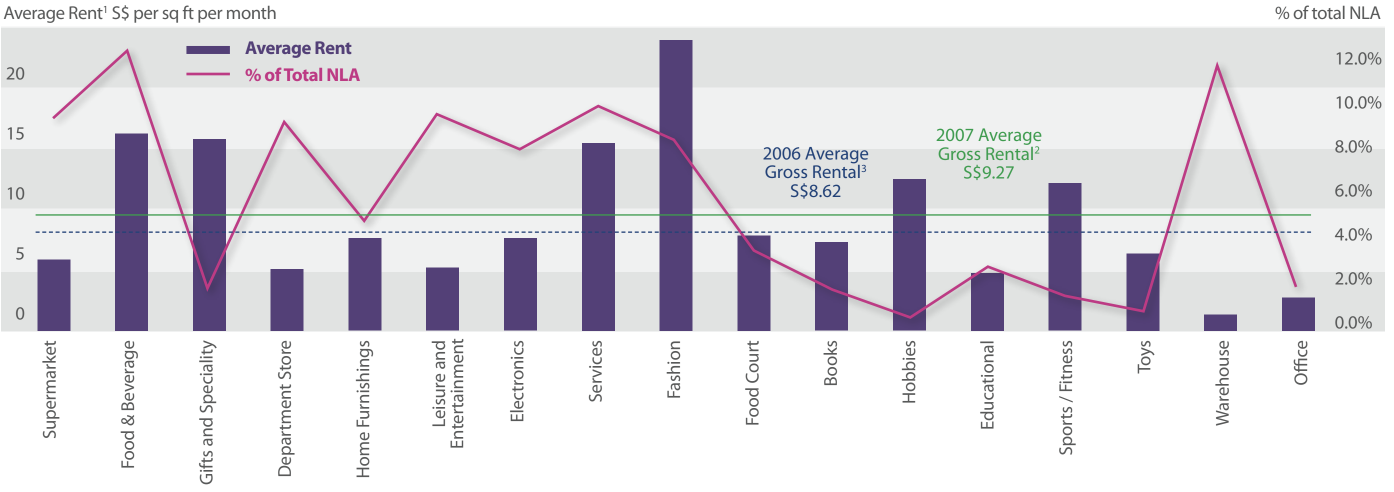
F&B outlets/food courts remained the largest contributor to gross rental income and occupied the most space. It contributed to 25.0% of total gross rental income and occupied 16.6% of the total NLA in 2007. The fashion trade is the second largest contributor to gross rental income at 21.5%, while occupying only 8.5% of the total portfolio NLA. This indicates that the portfolio is well diversified and not over reliant on any single tenancy group to deliver its income.

OPERATIONS REVIEW

OPPORTUNITY FOR TRADE REMIXING TO OPTIMISE RENTAL

In enhancing the retail mix to introduce variety and boost shopper traffic, a key focus is to rebalance the trade mix to improve the average rent of each mall. As a result, more space was allocated to trades which are popular with shoppers and paying higher rentals. Similarly, the traditional dominant presence of department stores in the malls is also reviewed to strike a balance between enhancing retail variety and increasing average rental. As a result, space occupied by F&B increased from 15.4% in 2006 to 16.6% in 2007. On the other hand, space occupied by department stores reduced from 10.0% in 2006 to 9.6% in 2007. These various trade remixing initiatives led to the increase of the portfolio's average gross rental from S$8.62 per sq ft per month in 2006 to S$9.27 in 2007 per sq ft per month.

POTENTIAL OF TRADE REMIXING TO OPTIMISE RENTAL



1 Excluding gross turnover rent.

2 Excluding Raffles City and SSC which commenced asset enhancement in March 2007, but includes CRS malls.

3 Excluding Raffles City and CRS malls but includes SSC.

OCCUPANCY COST

The information collected for Tampines Mall, Junction 8, Plaza Singapura, Bugis Junction and Lot One indicated that the occupancy cost of our tenants were within a healthy range and in line with the market norms. The occupancy costs ranged between 13.6% to 17.2% in 2007, and 13.9% to 17.3% in 2006.

OCCUPANCY COST WITHIN HEALTHY RANGE & IN LINE WITH MARKET NORMS

MALLS[1]	SALES PER SQ FT IN 2007 (S$)	SALES PER SQ FT IN 2006 (S$)	VARIANCE	OCCUPANCY COST IN 2007	OCCUPANCY COST IN 2006
Tampines Mall	89.52	85.41	4.8%	13.6%	13.9%
Junction 8	78.79	70.58	11.6%	15.2%	16.1%
Plaza Singapura	77.85	75.25	3.5%	16.8%[2]	16.2%
Bugis Junction	67.36	65.65	2.6%	14.3%	14.9%
Lot One Shoppers' Mall	58.60	52.90	10.8%	17.2%	17.3%

1 Includes only GTO paying tenants with complete Gross Turnover information for the 12 month period from 1 January 2006 to 31 December 2006 and the 12 month period from 1 January 2007 to 31 Deccember 2007.

2 Higher occupancy cost due to asset enhancement works at Plaza Singapura.

SHOPPER TRAFFIC

The benefits of the various asset enhancement initiatives manifested through a steadily increasing shopper traffic across the portfolio. The number of shoppers increased from 169.7 million in 2006 to 199.2 million shoppers in 2007. Three malls, namely Tampines Mall, Plaza Singapura and IMM registered a record traffic flow of 23.2 million, 19.5 million and 17.0 million shoppers respectively in 2007.

SHOPPER TRAFFIC FY 2007 VERSUS FY 2006

MALLS[1]	NO. OF SHOPPERS 2007 ('000)	NO. OF SHOPPERS 2006 ('000)	% INCREASE/ (DECREASE) 2007 VS 2006
Tampines Mall	23,239	22,154	4.9
Junction 8	22,430	22,521	(0.4)[2]
Funan DigitaLife Mall	10,078	10,091	(0.1)[2]
Plaza Singapura	19,468	18,878	3.1
IMM Building	16,976	14,892	14.0
Sembawang Shopping Centre	754[3]	4,961	N.M
Jurong Entertainment Centre	7,726	5,102[4]	N.M
Bugis Junction	32,817	26,402[4]	N.M
Raffles City Shopping Centre	29,819	9,916[5]	N.M
Lot One Shoppers' Mall	16,751	16,408	2.1
Bukit Panjang Plaza	12,614	11,955	5.5
Rivervale Mall	6,519	6,426	1.4
Total	**199,191**	**169,706**	**N.M**

1 Excludes Hougang Plaza as traffic count system was not installed at the mall.

2 Respective malls decrease in shopper traffic is due to asset enhancement works in the year.

3 SSC was closed for major asset enhancement works from March 2007.

4 Incomplete shopper traffic data as traffic count system was installed only later during the year.

5 Incomplete shopper traffic data as Raffles City was acquired on 1 September 2006.

PORTFOLIO MARKETING AND PROMOTION ACTIVITIES

As CMT's portfolio continues to grow, greater emphasis is placed on extracting portfolio synergies through the implementation of portfolio wide promotional and marketing programmes with the aim to increase shopper traffic and drive tenants' sales.

Launched in 2006, CapitaCard, our credit and debit card loyalty programme, has grown its membership base significantly to over 92,000 as at 31 January 2008. CapitaCard not only allows shoppers to accumulate points for instant cash rebates, parking privileges, invitations to exclusive events and other exciting perks, it also serves to retain and encourage repeat shopper spending at our malls.

Beyond reaching out to shoppers, we also focused on strengthening our relationships with our tenants through our CapitaRetail BIZ+ series, by developing programmes which will add value to their retail business.

CapitaCard Take-one standee

In collaboration with Golden Village and Shaw Theatres, we organised promotions with free movie premiums and mascot appearances from some of the year's most popular movies, such as 'The Golden Compass', 'Fantastic Four', 'Alvin and the Chipmunks' and 'Surf's Up'. Malls such as Junction 8, IMM, Plaza Singapura, Rivervale, Lot One and BPP, which appeal more to families and children, held character shows such as 'Disney on Ice', 'Power Rangers', 'Pokemon', 'Pichi Pichi Pitch', 'Strawberry Shortcake', 'SpongeBob SquarePants' and 'Winx Club'. Raffles City also hosted the exclusive 'Barbie as The Island Princess', complete with an impressive live show, meet & greet and interactive activities at the new Level 3 atrium.

CMT's malls hosted celebrity artistes like Hong Kong movie star, Ekin Cheng, the cast of local box office hit, '881 The Movie', as well as popular singers such as Luo Zhi Xiang, Wang Lee Hom, Rainie Yang and pop groups, 5566, Farenheit and S.H.E.

MALL-CENTERED ACTIVITIES

Working in tandem with portfolio wide marketing efforts, each mall also developed its own series of unique activities that helped to build up the brand positioning of the mall.

PLAZA SINGAPURA

Plaza Singapura organised 'URBAN's Project Fashionista - The Search for the Most Fashionable Shopper @ PS' and 'The Search for the Beach Hunks and Babes' in 2007. These two events provided an opportune platform for fashion tenants to showcase their merchandise and raise brand awareness among the University and Polytechnic student participants and supporters who came in throngs to cheer their friends on. Plaza Singapura was also the official venue sponsor for Singapore's Christmas Light-up Ceremony. President S R Nathan launched the festive celebrations which were aptly titled, 'Christmas in the Tropics Light-up'.

LOT ONE SHOPPERS' MALL

Average monthly shopper traffic at Lot One grew from 1.36 million in 2006 to 1.38 million in 2007, despite massive enhancement works which commenced in July 2007. This is largely attributed to the significant advertising and promotions efforts. In addition to seasonal advertising campaigns in the main dailies like The Straits Times, Today and LianHe Wanbao, Lot One produces mailers three times a year. These mailers are distributed to 250,000 homes in the vicinity to highlight forthcoming promotional events and activities at the mall.

TAMPINES MALL

In July 2007, Tampines Mall held its annual 'Hokkaido Fair' in collaboration with anchor tenant Isetan. The 10-day promotion attracted more than 700,000 shoppers, which was 17.0% higher than the same period last year. The mall also introduced a monthly art and craft session at the new children's TV Room in August 2007. Plans are underway to increase the frequency of the art and craft sessions due to overwhelming response. The open landscaped plaza continues to be the venue of choice for many community and social events, which included the monthly line dancing jams and the 'Singapore Youth Festival in the Heartlands'.

FUNAN DIGITALIFE MALL

Living up to its name as a digital lifestyle mall, Funan was selected amongst other

Launch of Hellgate: London at Funan DigitaLife Mall

Celebrity appearance by Taiwanese Pop singer Rainie Yang at Bukit Panjang Plaza

venues to host the exclusive launch of 'Microsoft Windows Vista' in January 2007. Funan also hosted the much anticipated launch of 'Hellgate: London' in October, which attracted more than 39,000 gamers to Funan. To keep shoppers titillated, the mall organised a series of Information Technologies (IT) related activities and sales events, such as 'Fantastic Funan Fiesta', 'DigitaLife on the Move' campaign, and 'Believe it or Not' sales, where shoppers picked up huge discounts of up to 90.0% off selected IT merchandise. In support of electronic gaming in Singapore, Funan was also the venue sponsor for the 'World GameMaster Tournament', 'The Newpaper Cyber Challenge', the 'Inter-School e-Gaming Challenge' and the 'Spiderman Gaming Challenge'.

BUKIT PANJANG PLAZA

Bukit Panjang Plaza (BPP) held its annual sales event, 'BPP MidNite Madness,' during the year. Over 90.0% of the tenants participated in the centre-wide event, which offered fantastic offers to shoppers from 8 pm to midnight. The shopping frenzy climaxed with the 'MidNite Grand Lucky Draw', where 12 lucky winners walked away with more than S$20,000 worth of prizes. Shopper traffic during the day of the sale soared to over 57,000, a 60.0% increase over average daily shopper traffic.

IMM BUILDING

IMM received the 'Best Loved Pro-Family Businesses' Award by the Ministry of Community, Youth and Social Services (MCYS) in recognition of its active support for family-centric activities. The mall collaborated with government authorities, family and grassroots organisations, such as MCYS and South West Community Development Council (SWCDC), to run community targeted campaigns such as MCYS's 'We Are Married', SWCDC's 'Funnival',

PORTFOLIO MARKETING AND PROMOTION ACTIVITIES

'Singapore Youth Festival' and KK Hospital's 'Best Breastfed Baby' contest. In November, IMM launched its Seamless Furniture Zone, 'I'MM Home', in partnership with Safra Radio's Chinese station, 'Jia' which means 'home' in Mandarin. Roving radio station DJs played games with shoppers while broadcasting live updates about sales promotions, which included a chance to win furniture pieces.

Finalists in Junction 8's 'Most Beautiful Mum' Contest

JUNCTION 8

Junction 8 held its iconic and hugely popular 'Most Beautiful Mum' Contest and annual Christmas Monstrous Sale. The 'Mid-Autumn Fair' held at its main atrium also received overwhelming response, with kiosks tenants netting in excess of S$1.0 million in gross sales over two weeks.

BUGIS JUNCTION

During Christmas, Bugis Junction collaborated with Soo Kee Jewellery to create a 'Larger-Than-Life' Musical Box, inspired by its Christmas theme. The opulent jewellery box, encrusted with 3,110 diamonds totaling 41 carat, and worth S$2.35 million, on display attracted much attention and interest from shoppers eager for a photo moment. One lucky shopper even won a miniature version of the jewellery box valued at S$58, 898.

Bugis Junction also held exclusive events such as 'Code JEANius', 'FantastiCar', and 'Chitty Chitty Bang Bang's Chitty Car' showcase and organised record-breaking

Bugis Junction's Fashion Festival Finale – 'The Colour of the Night, Enchanting!'

events such as 'Singapore Tallest Wedding Cake' and 'CLEO's Most Number of People on a Bed'. Lifestyle fairs and themed events, which included 'Flavours of Wedding', 'Thai X-Factor' and 'Late Night Shopping' promotion, added exuberance to the mall. The efforts paid off as Bugis Junction was announced Winner of 'CLEO Girl's Favourite Mall' Award in CLEO's Fashion Award 2007.

RAFFLES CITY SHOPPING CENTRE

Raffles City Shopping Centre (RCSC) scored a number of firsts in 2007. It hosted the fashionable 'EcoLuxe' which congregated in Singapore for the first time. Shoppers were treated to an assortment of eco-friendly merchandise, ranging from bags, jewellery, ready-to-wear apparel to home accessories by three talented designers, Sarah Ratty, Katelyn Aslett and Peri Drysdale, from the United Kingdom, Australia and New Zealand respectively.

Live song-and-dance by characters from 'Barbie as The Island Princess' at Raffles City Shopping Centre's atrium

RCSC also organised its first outdoor gourmet food & wine carnival – presenting shoppers with Indian, Turkish, Russian, Mediterranean and Western cuisine in an alfresco setting complete with live entertainment. The carnival was very popular as shoppers who dined at RCSC's various F&B outlets were also rewarded with chances to win dining vouchers.

RCSC presented 'Spring in the City' for the 14th consecutive year. RCSC's annual Lunar New Year festive celebrations treated shoppers to exclusive shopping rewards and engaging performances from different provinces of China. The mall also partnered Tourism Australia for the fifth year to present an immersive showcase of designer jewellery, contemporary art pieces and gourmet products by Bondi Chai, JamFactory and Splatter.

Other than a strategic alliance with Visa, RCSC also partnered the National Arts Council to showcase 'Proteo Project Vertical Dance' - an elegant performance which had Italian dancers moving on the building façade in the accompaniment of live music.

JURONG ENTERTAINMENT CENTRE

A variety of marketing activities were organised throughout the year to entertain students and young who have since made Jurong Entertainment Centre (JEC) their favourite haunt. These included the March School Holidays' '3 on 3 Basketball Tournament', 'Campus Reporter' with Safra Radio, 'Anugerah Singing Competition' with Mediacorp TV 12 and variety talk shows with Mediacorp Channel 8. JEC also works closely and regularly with government authorities, as well as family and grassroots organisations to host community-based events, such as SWCDC's 'Lunch Time Concert' and 'Job Fair Week'.

HOUGANG PLAZA & RIVERVALE MALL

Hougang Plaza and Rivervale Mall held a variety of sales promotions and roadshows in 2007. Roadshows by skincare and health care providers, car dealerships and financial institutions added a different dimension of retailing at the malls. Throughout the year, a variety of push cart operators and promotional space vendors were brought in to add depth to the tenant mix. These added retail offerings were appreciated by the working mums and families living in the locality.

FINANCIAL REVIEW

FINANCIAL REVIEW

REVENUE

Gross revenue for the Financial Year (FY) ended 31 December 2007 was S$431.9 million, an increase of S$100.2 million or 30.2% over S$331.7 million for the FY ended 31 December 2006. This was mainly due to the full year contribution in FY 2007 from the 40.0% interest in Raffles City acquired on 1 September 2006, against the four months contribution in FY 2006 or an increase of S$45.6 million, and S$33.1 million from the three malls under CRS from 1 June 2007. The other malls accounted for another S$21.5 million increase in revenue mainly due to new and renewed leases at higher rates as well as higher revenue from major asset enhancement works at IMM completed towards the end of FY 2006 and early FY 2007.

GROSS REVENUE BY PROPERTY FY2007: S$431.9 MILLION

Plaza Singapura	15.9 %
Raffles City (40.0% interest)	15.3 %
IMM Building	15.0 %
Bugis Junction	13.6 %
Tampines Mall	12.8 %
Junction 8	10.3 %
Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall	7.7 %
Funan DigitaLife Mall	6.3 %
Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre	3.1 %

GROSS REVENUE BY PROPERTY FY2006: S$331.7 MILLION

Plaza Singapura	19.4 %
IMM Building	16.3 %
Bugis Junction	16.2 %
Tampines Mall	16.2 %
Junction 8	12.7 %
Funan DigitaLife Mall	7.4 %
Raffles City (40.0% interest)	6.2 %
Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre	5.6 %

GROSS REVENUE BY PROPERTY
1 JANUARY 2007 TO 6 NOVEMBER 2007: S$362.0 MILLION

- Plaza Singapura 16.0 %
- Raffles City (40.0% interest) 15.4 %
- IMM Building 15.0 %
- Bugis Junction 13.8 %
- Tampines Mall 12.9 %
- Junction 8 10.5 %
- Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall 6.9 %
- Funan DigitaLife Mall 6.3 %
- Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre 3.2 %

GROSS REVENUE BY PROPERTY
7 NOVEMBER 2007 TO 31 DECEMBER 2007: S$69.9 MILLION

- Raffles City (40.0% interest) 15.3 %
- Plaza Singapura 15.0 %
- IMM Building 14.9 %
- Bugis Junction 12.6 %
- Tampines Mall 12.0 %
- Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall 11.8 %
- Junction 8 9.5 %
- Funan DigitaLife Mall 6.3 %
- Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre 2.6 %

GROSS REVENUE BY PROPERTY FY2007

	1 JANUARY 2007 TO 6 NOVEMBER 2007		7 NOVEMBER 2007 TO 31 DECEMBER 2007	
	ACTUAL S$'000	FORECAST [1] S$'000	ACTUAL S$'000	FORECAST [2] S$'000
Tampines Mall	46,844	44,767	8,385	8,252
Junction 8	37,879	35,926	6,669	6,498
Funan DigitaLife Mall	22,979	20,962	4,399	4,042
IMM Building	54,348	47,958	10,402	8,949
Plaza Singapura	57,987	54,764	10,507	10,451
Bugis Junction	49,896	46,281	8,794	8,616
Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre	11,549[3]	15,469	1,807	1,634
Raffles City (40.0% interest)	55,542	52,436	10,723	10,420
Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall	24,919	–	8,231	–
Total	**361,943**	**318,563**	**69,917**	**58,862**

1 Based on the forecast, together with the accompanying assumptions, shown in the CMT Offering Information Statement (OIS) dated 29 August 2006.

2 Based on the forecast, together with the accompanying assumptions, shown in the CMT OIS dated 29 August 2006 for CMT malls. The forecast for RCS Trust is based on the forecast together with the accompanying assumptions shown in the joint announcement with CapitaCommercial Trust (CCT) on 9 November 2007.

3 SSC was closed for major asset enhancement works in March 2007.

FINANCIAL REVIEW

NET PROPERTY INCOME

As a result of the higher gross revenue, NPI of S$287.8 million was S$70.2 million or 32.2% higher than S$217.6 million for the FY ended 31 December 2006. Similarly, this was mainly due to the increase of S$32.7 million from the full year contribution from the 40.0% interest in Raffles City which was acquired on 1 September 2006 against the four months contribution in FY 2006. The three malls under CRS contributed about S$19.5 million. Increased rental income from the other malls also contributed to the improved NPI.

NET PROPERTY INCOME BY PROPERTY FY2007: S$287.8 MILLION

Plaza Singapura	17.0 %
Raffles City (40.0% interest)	16.5 %
IMM Building	14.0 %
Tampines Mall	13.4 %
Bugis Junction	13.2 %
Junction 8	10.3 %
Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall	6.8 %
Funan DigitaLife Mall	6.0 %
Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre	2.8 %

NET PROPERTY INCOME BY PROPERTY FY2006: S$217.6 MILLION

Plaza Singapura	20.5 %
Tampines Mall	17.4 %
Bugis Junction	16.3 %
IMM Building	13.8 %
Junction 8	13.3 %
Funan DigitaLife Mall	6.8 %
Raffles City (40.0% interest)	6.7 %
Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre	5.2 %

NET PROPERTY INCOME BY PROPERTY
1 JANUARY 2007 TO 6 NOVEMBER 2007: S$243.1 MILLION

NET PROPERTY INCOME BY PROPERTY
7 NOVEMBER 2007 TO 31 DECEMBER 2007: S$44.7 MILLION

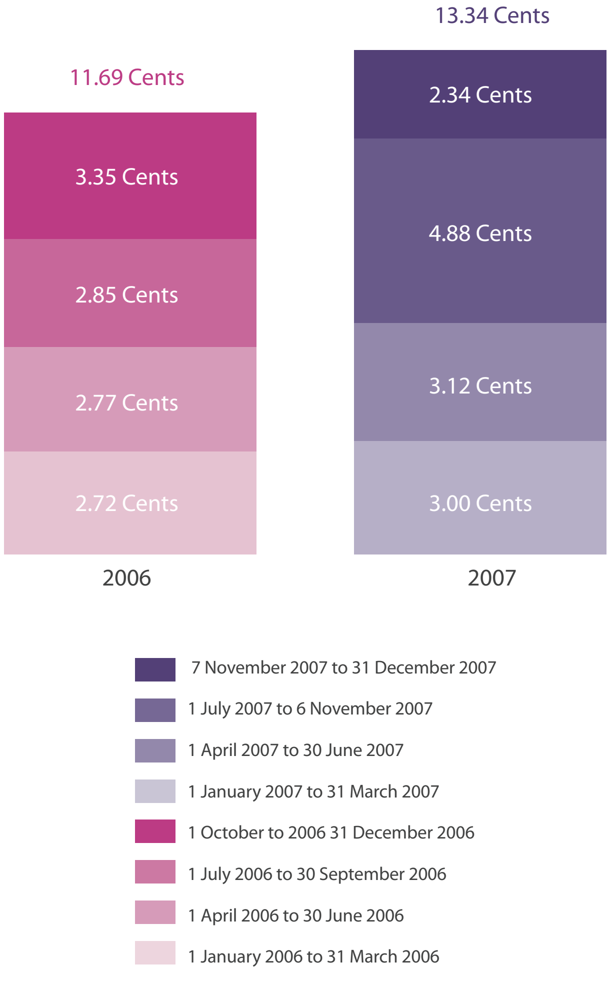
NET PROPERTY INCOME

	1 JANUARY 2007 TO 6 NOVEMBER 2007		7 NOVEMBER 2007 TO 31 DECEMBER 2007	
	ACTUAL S$'000	FORECAST [1] S$'000	ACTUAL S$'000	FORECAST [2] S$'000
Tampines Mall	32,838	31,233	5,612	5,588
Junction 8	25,331	24,217	4,226	4,159
Funan DigitaLife Mall	14,590	12,652	3,069	2,375
IMM Building	33,322	27,507	6,959	5,279
Plaza Singapura	41,517	38,265	7,394	7,376
Bugis Junction	32,305	30,960	5,794	5,738
Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre	6,944[3]	9,318	1,024	876
Raffles City (40.0% interest)	40,030	37,771	7,334	7,367
Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall	16,227	–	3,259	–
Total	**243,104**	**211,923**	**44,671**	**38,758**

1 Based on the forecast, together with the accompanying assumptions, shown in the CMT OIS dated 29 August 2006.
2 Based on the forecast, together with the accompanying assumptions, shown in the CMT OIS dated 29 August 2006 for CMT malls. The forecast for RCS Trust is based on the forecast together with the accompanying assumptions shown in the joint announcement with CCT on 9 November 2007.
3 SSC was closed for major asset enhancement works in March 2007.

FINANCIAL REVIEW

DISTRIBUTION PER UNIT



DISTRIBUTIONS

For 2007, CMT made distribution of 13.34 cents per unit which comprised 3.00 cents, 3.12 cents, 4.88 cents and 2.34 cents for the periods 1 January 2007 to 31 March 2007, 1 April 2007 to 30 June 2007, 1 July 2007 to 6 November 2007 and 7 November 2007 to 31 December 2007 respectively. For FY ended 31 December 2006, CMT distributed 11.69 cents per unit which was made up of 2.72 cents, 2.77 cents, 2.85 cents and 3.35 cents for the periods 1 January 2006 to 31 March 2006, 1 April 2006 to 30 June 2006, 1 July 2006 to 30 September 2006 and 1 October 2006 to 31 December 2006 respectively. Overall, the total distribution for FY ended 31 December 2007 of 13.34 cents per unit was an increase of 14.1% over the total distribution for the FY ended 31 December 2006 of 11.69 cents per unit.

ASSETS

The total assets as at 31 December 2007 for CMT Group were S$5,957.3 million compared with S$4,811.3 million as at 31 December 2006. The increase of S$1,146.0 million was mainly due to the 100.0% interest in CRS as well as an increase in property valuations for all properties.

VALUATION AND PROPERTY YIELD OF PORTFOLIO

	PREVIOUS VALUATION [1] (S$MILLION)	VALUATION 2007 [2] (S$MILLION)	VARIANCE (S$ MILLION)	PROPERTY YIELD [3] (%)
Tampines Mall	703.0	720.0	17.0	5.7%
Junction 8	510.0	521.0	11.0	5.9%
Funan DigitaLife Mall	303.0	304.5	1.5	5.8%
IMM Building	584.0	600.0	16.0	7.5%
Plaza Singapura	909.0	922.0	13.0	5.4%
Bugis Junction	700.0	720.0	20.0	5.5%
Others [4]	223.3	233.5	10.2	5.8%[5]
	3,932.3	**4,021.0**	**88.7**	**5.8%**
Raffles City (40% interest)	964.4	1,034.4	70.0	5.1%
CMT before CRS Portfolio	**4,896.7**	**5,055.4**	**158.7**	**5.6%**
Bukit Panjang Plaza	249.0	251.0	2.0	5.4%
Lot One Shoppers' Mall	376.0	385.5	9.5	5.5%
Rivervale Mall	85.0	86.0	1.0	5.2%
Total	**5,606.7**	**5,777.9**	**171.2**	**5.6%**

1 In respect of CMT's properties and CMT's 40.0% interest in Raffles City, the date of last valuation is 1 June 2007. In respect of CRS's properties, the date of last valuation is 2 April 2007.

2 Valuation as at 1 December 2007.

3 Property yield based on NPI forecast for the year ending 31 December 2008 as shown in announcement on Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. As Lot One Shoppers' Mall is undergoing major asset enhancement initiatives, net property income is based on stabilised income.

4 Comprising Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre.

5 Property yield is calculated based on Jurong Entertainment Centre and Hougang Plaza's property yield and excludes Sembawang Shopping Centre which commenced major asset enhancement works in March 2007.

RISK AND CAPITAL MANAGEMENT

RISK MANAGEMENT

OPERATIONAL RISK

CMT Group has integrated risk management into the day-to-day activities across all functions. These include planning and control systems, operational guidelines, information technologies systems, reporting and monitoring procedures involving the executive management committee and Board of Directors. The risk management system is regularly monitored and examined to ensure effectiveness.

The risk management framework is designed to ensure that operational risks are anticipated so that appropriate processes and procedures can be put in place to prevent, manage and mitigate these risks.

INVESTMENT RISK

One of the main sources of growth for CMT Group is the acquisition of properties. The risk involved in such investment activities is managed through a rigorous set of investment criteria which includes accretion yield, internal rate of return, growth potential and sustainability, location and specifications. The key financial projection assumptions are reviewed and sensitivity analysis conducted on key variables.

The potential risks associated with proposed projects and the issues that may prevent their smooth implementation or projected outcomes are identified at the evaluation stage. This enables us to determine actions that need to be taken to manage or mitigate risks as early as possible.

INTEREST RATE RISK

With the current global trend of rising interest rates, CMT Group proactively seeks to minimise the level of interest rate risk by locking in most of its borrowings at fixed interest rates. As at 31 December 2007, CMT Group has locked in 99.0% of its borrowings at fixed rates and the remaining 1.0% at floating rates. This is a significant improvement over 31 December 2006, with 83.3% and 16.7% of CMT Group's total borrowings at fixed and floating rates respectively.

At CRS level, interest rate swaps have been entered into to hedge the exposure to interest rate risks arising from the floating rate bonds.

FOREIGN EXCHANGE RISK

As the operations of CMT Group is currently based in Singapore, there is little or no foreign exchange exposure. CMT borrows in Singapore dollars from a special purpose vehicle, Silver Maple Investment Corporation Ltd (Silver Maple). RCS Trust, in which CMT has a 40.0% interest, borrows in Singapore dollars from another special purpose vehicle, Silver Oak Ltd (Silver Oak). Both Silver Maple and Silver Oak issue foreign denominated notes and are able to obtain attractive spreads by borrowing from overseas markets.

At CRS level, foreign exchange risk arising from the foreign currency denominated bonds has been hedged by cross currency interest rate swaps. There is no foreign exchange risk from the CMT MTN programme as the loans on-lent to CMT are in Singapore dollars.

CREDIT RISK

Credit risk is the potential earnings volatility caused by tenants' inability and/or unwillingness to fulfill their contractual lease obligations. There is a stringent collection policy in place to ensure that credit risk is minimised. Other than the collection of security deposits, which amount to a minimum of three months rental in the form of cash or bankers guarantee, we also have a vigilant monitoring system and a set of procedures on debt collection.

Debt turnover of CMT Group as at 31 December 2007 of 5.2 days has improved compared to 8.5 days as at 31 December 2006.

LIQUIDITY RISK

CMT Group actively monitors its cash flow position to ensure that there are sufficient liquid reserves in terms of cash and credit facilities to meet short term obligations.

DERIVATIVE FINANCIAL INSTRUMENT RISK

CMT obtains funding through Silver Maple and at RCS Trust level through Silver Oak. There is little or no derivative financial instrument exposure as the borrowings were secured via Commercial Mortgage-Backed Securities (CMBS) from Silver Maple and Silver Oak.

At CRS level, the financial derivatives are made up of interest rate swaps and cross currency interest rate swaps as mentioned earlier. The fair value of these financial derivatives is 0.10% of the net assets of CMT Group.

CAPITAL MANAGEMENT

CASH MANAGEMENT

CMT Group takes a proactive role in monitoring its cash and liquid reserves to ensure adequate funding is available for distribution to the unitholders as well as to meet any short term liabilities.

FUNDING AND BORROWINGS

Under the facility agreement between Silver Maple and CMT, Silver Maple has granted CMT a total facility of S$1,243.0 million in the FY ended 31 December 2007, which is made up entirely of term loans. As at 31 December 2007, CMT has drawn down the full amount of S$1,243.0 million.

In February 2007, $350.0 million term loan were raised through the existing CMBS under Silver Maple to refinance the S$172.0 million term loan and S$28.0 million RCF which matured in February 2007, as well as to refinance other short term borrowings.

In addition, CMT has taken an unsecured one year loan of S$150.0 million from CMT MTN Pte. Ltd. (CMT MTN) to refinance the short term borrowings drawn to finance the investment in CRCT as well as asset enhancement works. CMT MTN is a wholly-owned subsidiary of CMT which issues notes under an unsecured multicurrency medium term note programme for and on behalf of CMT and lends the proceeds from the issuance of such notes to CMT. In December 2007, CMT MTN issued S$150.0 million notes through its S$1.0 billion Multicurrency Medium Term Note Programme (CMT MTN Programme) which was on-lent to CMT.

Total borrowings of CMT stood at S$1,393.0 million as at 31 December 2007.

At CRS level, Class A to D bonds, which amounted to S$293.2 million as at 31 December 2007, would mature in February 2008. CRS has also drawn down S$19.6 million RCF. Refinancing plans for the Class A to D bonds and RCF of CRS totaling S$312.8 million have already been put in place.

CMT has a 40.0% interest in RCS Trust. Under the facility agreement between Silver Oak and RCS Trust, Silver Oak has granted a total facility of S$1,030.0 million in year 2006 comprising a S$866.0 million term loan and a S$164.0 million RCF.

As at 31 December 2007, RCS Trust has drawn down S$866.0 million of term loans. CMT Group's 40.0% interest thereof is S$346.4 million.

In summary, the total borrowings of CMT Group as at 31 December 2007 is S$2,052.2 million. CMT Group's gearing has improved from 35.6% as at 31 December 2006 to 34.7% as at 31 December 2007.

	S$ million
Term loan from Silver Maple	1,243.0
Unsecured loan from CMT MTN Pte. Ltd.	150.0
Total borrowings at CMT level	1,393.0
Class A to D Bonds and Revolving Credit Facility (RCF) at CRS	312.8[1]
Term loan at RCS Trust level from Silver Oak	346.4
Total borrowings at CMT Group	**2,052.2**

1 Class A and B bonds have been translated at the exchange rate in accordance with the cross currency interest rate swaps agreement.

KEY STATISTICS

CMT (excluding 40.0% share in RCS Trust and 100.0% share in CRS)

5.3times
INTEREST COVER

3.2%
AVERAGE COST OF DEBT (FY 2007)

'AAA'
DEBT RATING[1]

'A2'
CMT'S CORPORATE RATING [1]

CMT Group (including 40.0% share in RCS Trust and 100.0% share in CRS)

34.7%
GEARING RATIO

3.5%
AVERAGE COST OF DEBT (FY 2007)

1 Moody's has assigned a corporate family rating of 'A2' to CMT with a stable outlook in April 2006. The Property Funds Guidelines also provide that the aggregate leverage of CMT may exceed 35.0% of the value of the Deposited Property of CMT (up to a maximum of 60.0%) if a credit rating of the Real Estate Investment Trust (REIT) from Fitch Inc., Moody's or Standard & Poor's is obtained and disclosed to the public.

RISK AND CAPITAL MANAGEMENT

The loan maturity profile for CMT Group for FY ended 31 December 2007 has improved compared to that for the FY ended 31 December 2006. Loans maturing within one year has reduced from 26.9% as at 31 December 2006 to 22.5% as at 31 December 2007. Borrowings at floating rates have also declined from S$283.8 million as at 31 December 2006 to S$19.6 million as at 31 December 2007. In addition, out of the S$462.8 million borrowings which is due within one year, refinancing plans for the S$312.8 million, comprising the Class A to D bonds and RCF of CRS, are already in place.

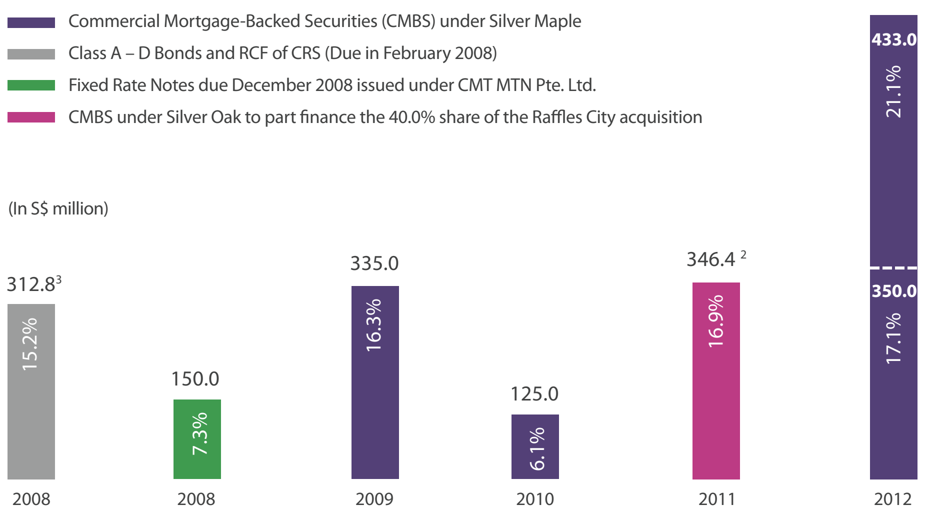
Average cost of borrowing for CMT Group for FY ended 31 December 2007 was 3.5% per annum compared with 3.3% per annum in FY ended 31 December 2006.

In line with CMT Group's strategy of constantly reviewing our capital structure to ensure capital efficiency, CMT Group intends to refinance the S$312.8 million comprising the Class A to D bonds and RCF of CRS. This will be done through a term loan with financial institutions. The interest cost in servicing this term loan is expected to be well within the 3.65% projected in the Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008.

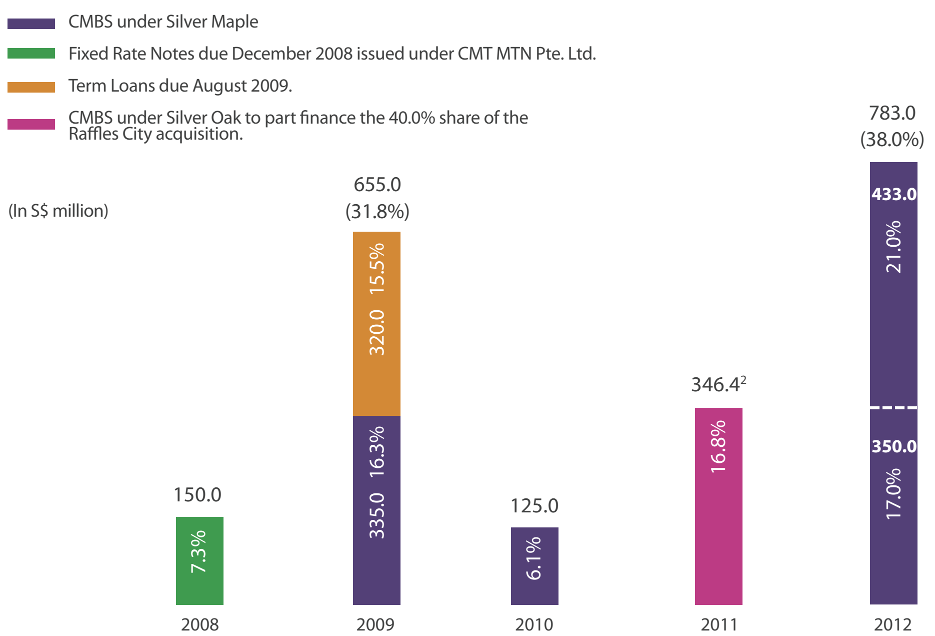
CASH FLOWS AND LIQUIDITY

Operating net cashflow for the FY ended 31 December 2007 is S$308.1 million. This is an increase of S$92.0 million over the operating cashflow of S$216.1 million in the preceding financial year. The increase was mainly due to the higher full year contribution from the 40.0% interest in Raffles City through RCS Trust and the 100.0% interest in CRS.

DEBT MATURITY PROFILE BEFORE REFINANCING IN FEBRUARY 2008



DEBT MATURITY PROFILE AFTER REFINANCING IN FEBRUARY 2008



1 Moody's has assigned a corporate family rating of A2 to CMT with a stable outlook in April 2006. The Property Funds Guidelines also provide that the aggregate leverage of CMT may exceed 35.0% of the value of the Deposited Property of CMT (up to a maximum of 60.0%) if a credit rating of the Real Estate Investment Trust (REIT) from Fitch Inc., Moody's or Standard & Poor's is obtained and disclosed to the public.

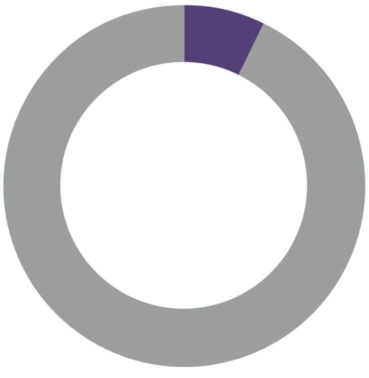
2 CMT's 40.0% share of CMBS debt taken at RCS Trust level to part finance the Raffles City acquisition. Of the total CMBS of S$866.0 million, S$136.0 million (our 40.0% share thereof is S$54.4 million) is AA rated, the balance is AAA rated.

3 Class A and B bonds have been translated at the exchange rate in accordance with the cross currency interest rate swaps agreement.

MATURITY OF DEBT
Before refinancing in February 2008

Within 1 year	S$462.8m	22.5%
After 1 year but within 5 years	S$1,589.4m	77.5%

MATURITY OF DEBT
After refinancing in February 2008



Within 1 year	S$150.0m	7.3%
After 1 year but within 5 years	S$1,909.4m	92.7%

OPERATING ACTIVITIES

NPI for the FY ended 31 December 2007 grew 32.2% from S$217.6 million in the preceding year to S$287.8 million. This was largely in part due to CMT Group's ability to execute its asset management, leasing and asset enhancement strategies successfully.

INVESTING ACTIVITIES

CMT Group continued its acquisition strategy and increased the number of properties in the portfolio from ten to thirteen with the acquisition of the balance 72.8% in the Class E Bonds of CRS. With this acquisition, CMT Group effectively owns 100.0% of the beneficial interest in the property portfolio of CRS, which comprises three retail malls, namely Lot One, BPP and Rivervale Mall. With the new acquisition and asset enhancement initiatives carried out in the portfolio, CMT Group was able to improve its 2007 performance over 2006.

FINANCING ACTIVITIES

CMT Group constantly monitors the cash position and level of borrowings with the view of enhancing value by locking in sizable borrowings at low fixed interest rates with medium term tenure.

CASH AND CASH EQUIVALENTS

As at 31 December 2007, the value of cash and cash equivalents of CMT Group stood at S$68.9 million compared with S$47.2 million as at 31 December 2006. The higher quantum was mainly due to the acquisition of the balance 72.8% of the Class E Bonds of CRS.

ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Statement of Recommended Accounting Practice (RAP) 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore, and the applicable requirements of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore and the provisions of the Trust Deed.

COMPLETE
PORTFOLIO

SIGNIFICANT
PRESENCE

QUALITY
ASSETS

INNOVATIVE
ENHANCEMENTS

PORTFOLIO AT A GLANCE

PROPERTY	TAMPINES MALL	JUNCTION 8	FUNAN DIGITALIFE MALL	IMM BUILDING	PLAZA SINGAPURA	BUGIS JUNCTION
ADDRESS	4 Tampines Central 5, Singapore 529510	9 Bishan Place, Singapore 579837	109 North Bridge Road, Singapore 179097	2 Jurong East Street 21, Singapore 609601	68 Orchard Road, Singapore 238839	200 Victoria Street, Singapore 188021
NET LETTABLE AREA (SQ FT) (As at 31 December 2007)	323,487	246,476	296,601	Retail: 418,261 Non-retail: 489,314	497,467	420,713
NUMBER OF TENANTS (As at 31 December 2007)	178	166	180	Retail: 239 Non-retail: 361	215	206
CAR PARK LOTS	631	324	339	1,312 (cars) 52 (lorries/heavy vehicles)	697	648 [1]
TITLE	Leasehold tenure of 99 years with effect from 1 September 1992	Leasehold tenure of 99 years with effect from 1 September 1991	Leasehold tenure of 99 years with effect from 12 December 1979	Leasehold tenure of 30 + 30 years with effect from 23 January 1989	Freehold	Leasehold tenure of 99 years with effect from 10 September 1990
PURCHASE PRICE (S$ Million)	409.0	295.0	191.0	247.4	710.0	605.8 [2]
MARKET VALUATION (S$ Million) (As at 1 December 2007)	720.0	521.0	304.5	600.0	922.0	720.0
COMMITTED OCCUPANCY RATE (As at 31 December 2007)	100.0%	100.0%	99.7%	Retail: 99.9% Non-retail: 95.4%	100.0%	100.0%
SHOPPER TRAFFIC for 2007 (Million)	23.2	22.4	10.1	17.0	19.5	32.8
MAJOR TENANTS	Isetan, NTUC Fairprice, Golden Village, Courts and Kopitiam	BHG, NTUC Fairprice, Golden Village, Best Denki and Food Junction	Challenger, Food Junction, Inforcom Technologies, South Asia Computer and Harvey Norman	Giant, Daiso, Best Denki, Kopitiam and Bagus	Carrefour, Best Denki, Golden Village, Spotlight, and Yamaha Music School	BHG, Cold Storage, Food Junction, Shaw Theatres and VirtuaLand
GROSS REVENUE (S$ Million)	55.2	44.5	27.4	64.7	68.5	58.7
NET PROPERTY INCOME (S$ Million)	38.4	29.5	17.7	40.3	48.9	38.1

1 The car park lots are owned by the management corporation of Bugis Junction and Rivervale Mall respectively.

2 Comprises purchase price of S$580.8 million paid for the acquisition of Bugis Junction in October 2005, and a sum of S$25.0 million paid to the then Seiyu (Singapore) Private Limited in respect of its surrender of 74,299 sq ft of NLA at Bugis Junction.

3 Sembawang Shopping Centre (SSC) was closed for major asset enhancement works in March 2007. The information shown is in relation to SSC as at 31 March 2007.

4 The CRS portfolio of properties include Lot One Shoppers' Mall (Lot One), Bukit Panjang Plaza and Rivervale Mall. The portfolio was 100.0% owned by CMT with effect from 1 June 2007 following the acquisition of the remaining CRS Class E Bonds.

RAFFLES CITY	SEMBAWANG SHOPPING CENTRE [3]	JURONG ENTERTAINMENT CENTRE	HOUGANG PLAZA	LOT ONE SHOPPERS' MALL [4]	BUKIT PANJANG PLAZA [4]	RIVERVALE MALL [4]
Retail: 252 North Bridge Road, Singapore 179103 **Office:** 250 North Bridge Road, Singapore 179101 **Hotels:** Swissôtel The Stamford Singapore, 2 Stamford Road, Singapore 178882 Fairmont Singapore 80 Bras Basah Road Singapore 189560	604 Sembawang Road, Singapore 758459	2 Jurong East Central 1, Singapore 609731	1189 Upper Serangoon Road, Singapore 534785	21 Choa Chu Kang Avenue 4, Singapore 689812	1 Jelebu Road, Singapore 677743	11 Rivervale Crescent, Singapore 545082
Retail: 362,173 Office: 380,288	N.A	110,764	70,095	198,994	134,862	81,564
Retail: 178 Office: 47 Hotels & Convention Centre: 1	N.A	34	9	116	113	69
836[5]	N.A	221	154	318	336	178[1]
Leasehold tenure of 99 years with effect from 16 July 1979	Leasehold tenure of 999 years with effect from 26 March 1885	Leasehold tenure of 99 years with effect from 1 March 1991	Leasehold tenure of 99 years with effect from 1 March 1991	Leasehold tenure of 99 years with effect from 1 December 1993	Leasehold tenure of 99 years with effect from 1 December 1994	Leasehold tenure of 99 years with effect from 6 December 1997
2,166.0 [6]	78.0	68.0	49.1	243.8	161.3	65.2
2,586.0 [6]	94.0	89.0	50.5	385.5	251.0	86.0
Retail: 100.0% Office: 98.7%	N.A	100.0%	100.0%	92.7% [7]	99.9%	100.0%
29.8	N.A	7.7	N.A [8]	16.8	12.6	6.5
Robinsons, Cold Storage, Esprit, Food Junction, Topshop and Topman	Giant[10], Daiso[10] and Kopitiam [10]	Shaw Theatres, Kopitiam, K Box, Fuji Ice Palace and Zone X	K Box, Kopitiam, Novena Furnishing, Shop N Save and Q&M Dental	BHG, NTUC Fairprice, Shaw Theatres, Choa Chu Kang Community Library and Food Junction	NTUC Fairprice, Harvey Norman, Kopitiam, Cold Storage and McDonald's	NTUC Fairprice, NTUC Foodfare, McDonald's, Shop-In and United Overseas Bank
66.3 [9]		← 13.4 →			← 33.2 [11] →	
47.4 [9]		← 8.0 →			← 19.5 [11] →	

5 Due to temporary closure of some carpark lots to facilitate asset enhancement works and conversion of some lots into retail space.

6 Information shown is in relation to Raffles City as a whole and not CMT's 40.0% interest in Raffles City.

7 Due to asset enhancement works at Lot One.

8 Not available as shopper traffic count system was not set up.

9 Information shown is in relation to CMT's 40.0% interest in Raffles City.

10 Based on committed leases at SSC as at 31 December 2007.

11 The information shown in relation to 1 June 2007 to 31 December 2007.


GNC

BUGIS JUNCTION

OBJECTIVE

The objective for Bugis Junction is to optimise its financial performance, strengthen its market positioning as a young, hip and trendy mall in the downtown core of Singapore, and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

Bugis Junction is located in the heart of Singapore's Civic and Cultural District, and is flanked by a five-star hotel and an office tower. The mall is strategically located adjacent to the Bugis Mass Rapid Transit (MRT) train station, with direct access from the Basement level, and is well served by major public bus routes. It is also in close proximity to the National Library, Singapore Management University city campus and LASALLE-SIA College of the Arts. The mall also benefits from its ideal location within the centre of Singapore's Arts, Culture, Learning and Entertainment Hub.

Positioned as a modern fashion, dining and entertainment destination mall targeted at young adults and Professionals, Managers, Executives and Businessmen (PMEBs), Bugis Junction houses 206 specialty shops spread over five retail floors, including a basement level.

ASSET ENHANCEMENT INITIATIVES

Asset enhancement works carried out in 2007 included the relocation of the food court on the Basement level to Level 3. The brand new concept food court on Level 3, with a wide array of local food offerings, received positive reviews from both tenants and shoppers. Tenants on the the upper floors are especially delighted with the higher shopper traffic flow, following the food court's opening.

Separately, the space previously occupied by the food court on the Basement level was transformed to house 26 exciting new food kiosks and shoplets. Shoppers entering Bugis Junction via the Basement level from the Bugis MRT station are now greeted by a whole new shopping experience. This Basement entrance into Bugis Junction is by far the busiest, capturing at least 20.0% of daily shopper traffic registered at Bugis Junction.

To increase the visibility of the Food & Beverage (F&B) offerings available and the activities taking place on the upper floors of the restaurant block, a brand new facade was introduced along Hylam and Malay Street. The addition of glass parapets and balconies to the facade also creates a unique dining experience for diners who can now look out to enjoy the activities along the streets, whilst savouring their delicious meals. The entire restaurant block has also been adorned with brand new interior finishes.

Amenities in the mall were also upgraded in 2007. These included the makeover of restrooms and improvement work to the air-conditioning systems.

In 2008, we will continue with the final phase of work at the Basement level, which involves reconfiguring the back-of-house area occupied by BHG. Works are scheduled to commence in Second Quarter[1] 2008 and complete in the same quarter.

Altogether, the asset enhancement initiatives at Bugis Junction are estimated to cost S$31.4 million and drive an Net Property Income (NPI) increase of S$4.0 million per annum and an ungeared Return On Investment (ROI) of 12.8%.

TENANCY MIX

Major tenants at Bugis Junction comprise popular brand names such as BHG department store, VirtuaLand arcade and Cold Storage supermarket.

The asset enhancement initiatives saw a significant number of new tenants and concepts at the mall. Some of the new brand names include Yella Fellas (french fries with different dips), Okashi Candy N Gift (Japanese candies with gifts), Honguo (Chinese food), Aptimos (watches), Viola (fashion apparels), Graniph (designer T-shirts from Japan), Slurplife (casual T-shirts and bags from United States), Shugar (nail art accessories), Charles & Keith (with signature line), 77 (Streetwear by 77th Street), Wong Kok Char Chan Teng (Hong Kong-styled café from Malaysia) and Ministry of Food.

1 For the period 1 April 2008 to 30 June 2008.

BUGIS JUNCTION
CENTRE MANAGEMENT

Left to Right

Christopher Ang
Marcom Manager

Pang Chee Seng
Operations Manager

Foo Chai Hong
Leasing Manager

Margaret Khoo
Centre Manager


CapitaMall
Trust
MOS
Bugis
Junction

BUGIS JUNCTION PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	420,713 sq ft
Number Of Tenants (As at 31 December 2007)	206
Car Park Lots (As at 31 December 2007)	648[1]
Title	Leasehold tenure of 99 Years with effect from 10 September 1990
Purchase Price	S$605.8[2] million
Market Valuation (As at 1 December 2007)	S$720.0 million
Committed Occupancy Rate (As at 31 December 2007)	100.0%
Shopper Traffic For 2007	32.8 million
Gross Revenue (For the year ended 31 December 2007)	S$58.7 million
Net Property Income (For the year ended 31 December 2007)	S$38.1 million

1 The car park lots are owned by the management corporation.

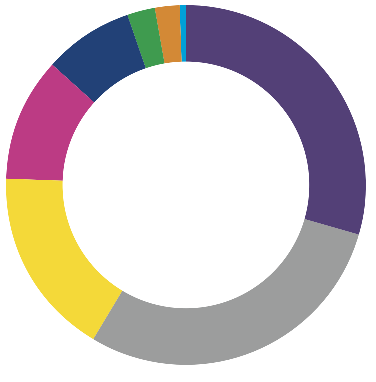
2 Comprises purchase price of S$580.8 million paid for the acquisition of Bugis Junction in October 2005, and a sum of S$25.0 million paid to the then Seiyu (Singapore) Private Limited in respect of its surrender of 74,299 sq ft of NLA at Bugis Junction.

LEASE EXPIRY PROFILE

As at 31 December 2007

TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

For the Month of December 2007



Food & Beverage / Food Court	30.1%
Fashion	27.9%
Department Store	17.2%
Educational / Services	11.4%
Leisure & Entertainment / Sports & Fitness	8.2%
Books / Gifts & Specialty / Hobbies / Toys	2.6%
Supermarket	2.2%
Electronics	0.4%

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007

Department Store	42.3%
Food & Beverage / Food Court	19.7%
Leisure & Entertainment / Sports & Fitness	13.1%
Fashion	11.6%
Educational / Services	7.3%
Supermarket	3.3%
Books / Gifts & Specialty / Hobbies / Toys	2.5%
Electronics	0.2%

FUNAN DIGITALIFE MALL

OBJECTIVE

The objective for Funan DigitaLife Mall (Funan) is to continuously optimise its financial performance, strengthen its positioning as the premier one-stop destination for all Information Technology (IT), digital, gaming and lifestyle needs and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

Funan enjoys an excellent location in the downtown core and tourist belt of Singapore. It is within walking distance to the City Hall MRT interchange train station, Boat Quay and national landmarks such as the Supreme Court, Parliament House and Padang. Together with its unique mix of reputable retailers providing genuine products and quality customer service, the mall attracts many PMEBs and tourists, making it one of Singapore's choice destinations for IT, gaming, digital and lifestyle products. The mall has seven retail floors, including one basement level, and three levels of basement car park.

ASSET ENHANCEMENT INITIATIVES

To free up prime space along high traffic areas on Level 2, mini-anchor tenant Harvey Norman was relocated to the Basement level. The freed up space was reconfigured into smaller units and leased to specialty stores to further improve the quality of the mall's retail mix. Additional retail space was created by slabbing over the escalator voids on Levels 2 and 3. The air-conditioning and electrical systems are currently being upgraded to keep pace with the increasing shopper traffic at the mall. The upgrading work is expected to be completed by First Quarter[1] 2008.

We have submitted an application for a Written Permission to Urban Redvelopment Authority (URA) to erect a nine-storey retail cum office development so as to maximise Funan's unutilised Gross Floor Area (GFA) of approximately 386,000 square feet (sq ft). A differential premium at S$190.45[2] per sq ft of additional GFA, or S$63.7 million, to be paid to the authorities, has already been locked in. We are also exploring various options to unlock value at Funan for unitholders.

1 For the period 1 January 2008 to 31 March 2008.
2 Based on S$2,050 per square metre of additional GFA.

TENANCY MIX

The retail space on Level 2, which was previously occupied by Harvey Norman, was reconfigured to house a variety of digital and electronics lifestyle tenants such as Alan Photo & Bally Photo, Kenko Reflexology and Lai Loy Jewellery. Funan further reinforced its position as a leading IT, lifestyle and gaming retail destination with new concept showrooms occupied by Dell Computers, Sony Digital Imaging, Sony VAIO and IAH Games (an exclusive distributor of massively popular online games such as HellGate: London and Granado Espada). Other new retail concepts introduced in the year included Nokia N-Experience, Palm, Maloppero and Brother.

FUNAN DIGITALIFE MALL CENTRE MANAGEMENT

Left to Right

Roy Lai
Operations Manager
(until 11 December 2007)

Jeffrey Goh
Centre Manager

Phyllis Cheng
Marcom Manager

Jay Wee
Leasing Manager

Fong Lie Ling
Operations Manager
(with effect from 3 December 2007)


FOOD JUNCTION
@ Level 5
FUJITSU
FUJITSU
FUJITSU
HANNspree
My Style, MyTV
SONY

FUNAN DIGITALIFE MALL PROPERTY INFORMATION

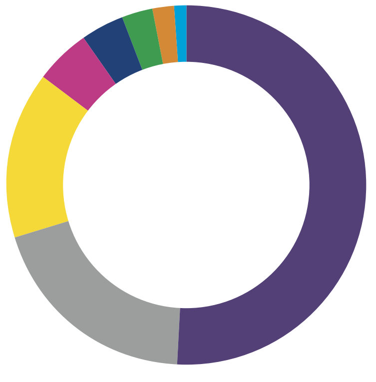
Net Lettable Area (NLA) (As at 31 December 2007)	296,601 sq ft
Number Of Tenants (As at 31 December 2007)	180
Car Park Lots (As at 31 December 2007)	339
Title	Leasehold tenure of 99 Years with effect from 12 December 1979
Purchase Price	S$191.0 million
Market Valuation (As at 1 December 2007)	S$304.5 million
Committed Occupancy Rate (As at 31 December 2007)	99.7%
Shopper Traffic For 2007	10.1 million
Gross Revenue (For the year ended 31 December 2007)	S$27.4 million
Net Property Income (For the year ended 31 December 2007)	S$17.7 million

LEASE EXPIRY PROFILE

As at 31 December 2007

TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

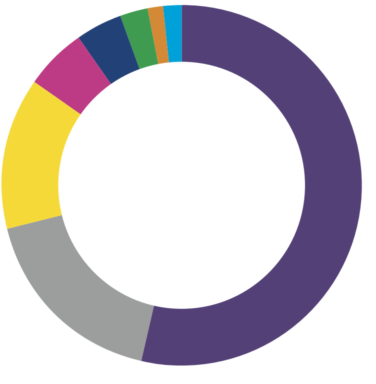
For the Month of December 2007



Electronics	50.9%
Educational / Services	19.5%
Food & Beverage / Food Court	15.1%
Books / Gifts & Specialty / Hobbies / Toys	4.9%
Leisure & Entertainment / Sports & Fitness	3.9%
Fashion	2.9%
Home Furnishings	1.7%
Supermarket	1.1%

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007



Electronics	53.8%
Educational / Services	17.5%
Food & Beverage / Food Court	13.5%
Books / Gifts & Specialty/ Hobbies / Toys	5.6%
Leisure & Entertainment / Sports & Fitness	4.2%
Home Furnishings	2.4%
Supermarket	1.6%
Fashion	1.4%


Carrefour
JOHN LITTLE
YAMAHA
STARBUCKS COFFEE

PLAZA SINGAPURA

OBJECTIVE

The objective for Plaza Singapura is to continuously optimise its financial performance, strengthen its market position as the one-stop urban mall with unique anchor tenants, appealing to families and young adults in the downtown core of Singapore, and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

Plaza Singapura is one of the largest retail malls located along Orchard Road, Singapore's main shopping street. This prime freehold property is directly linked at Basement 2 to the Dhoby Ghaut MRT train station, which is one of two interchange stations in Singapore connecting three train lines, including the upcoming Circle Line. The new Circle Line is expected to commence operations in 2010. Plaza Singapura is also located within the Civic and Cultural District, where developments such as the National Library, Singapore Management University, and the National Museum are located.

Plaza Singapura has nine levels of retail, including two basement levels. It houses a hypermarket, a cineplex, two department stores and a variety of retail and F&B outlets. In addition, it has a multi-storey car park which is easily accessible at every level, from Levels 2 to 7. Plaza Singapura's broad-based market positioning, coupled with its strong focus on basic consumer goods and services, differentiates itself from other malls along Orchard Road. The mall thus appeals to families, youths and working adults all over Singapore.

ASSET ENHANCEMENT INITIATIVES

The reconfiguration of Basement 2 Market Place was completed in Fourth Quarter[1] 2007. The revamped Market Place now contains 28 food kiosks and eateries, up from the previous seven, offering a wider variety of food for dining-in and take-away. In addition to a wide array of Asian food, such as mouth-watering local 'kueh-kueh' and delicious Japanese snacks, international offerings, such as gourmet Australian sausages and vitamin-rich French soups, are also available. Apart from providing seating areas for diners, the improved layout also creates better visibility for tenants.

In 2007, Plaza Singapura is also the proud recipient of various building awards, such as the Building and Construction Authority's (BCA) Green Mark (Gold) award, 1st runner-up for the ASEAN Energy Award (Energy Efficient Building – Retrofitted Category) and Water Efficient Building Certificate. Some of the improvements carried out included the installation of auto sensor taps in all toilets, motion sensor lightings at staircases, and carbon monoxide sensors at the car park. The carbon monoxide sensors, which are linked to the car park mechanical ventilation system, designed to remove excessive carbon monoxide from car emissions, ensure that the air quality in the car park is maintained at an acceptable level at all times.

For 2008, asset enhancement plans include the conversion of more equipment rooms into retail space and the reconfiguration of the corridor space from the car park on Level 3. In addition, an outdoor canopy will be constructed at the front plaza to encourage more outdoor activities. The taxi stand will also be upgraded, all with the aim to enhance the shopping experience at Plaza Singapura.

Works have also commenced to replace the floor tiles in the common areas and upgrade the lift lobbies on all levels.

TENANCY MIX

New tenants such as Aldo were introduced to further reinforce the international fashion positioning on Level 1. On Basement 2, new F&B outlets, including Hunky-Tori, QQ Rice, Missy Donut and Saybons, Bao Luo Wan Xiang, Sakae Teppanyaki and Ice Monster, were introduced to further strengthen the offerings at the Market Place.

The opening of Lonsdale London, Cotton On, GIRLS, Miss Whatever, Blackraisins and Perlini's Silver has further enhanced the mall's appeal to youths and young adults.

1 For the period 1 October 2007 to 31 December 2007.

PLAZA SINGAPURA
CENTRE MANAGEMENT

Left to Right

Irene Lee
Leasing Manager (with effect from 1 October 2007)

June Ang
Marcom Manager (with effect from 12 November 2007)

Lim Kim Loon
Centre Manager

Melissa Ang
Leasing Manager (until 11 November 2007)

Isabel Kwek
Marcom Manager (until 14 November 2007)

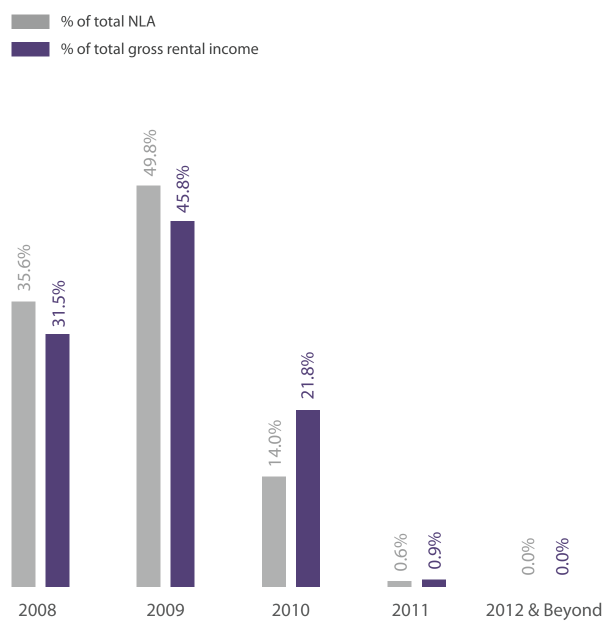
Francis Ong
Operations Manager


plaza singapura
Carrefour
plaza
singapura
FREE
SHUTTLE
BUS

PLAZA SINGAPURA PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	497,467 sq ft
Number Of Tenants (As at 31 December 2007)	215
Car Park Lots (As at 31 December 2007)	697
Title	Freehold
Purchase Price	S$710.0 million
Market Valuation (As at 1 December 2007)	S$922.0 million
Committed Occupancy Rate (As at 31 December 2007)	100.0%
Shopper Traffic For 2007	19.5 million
Gross Revenue (For the year ended 31 December 2007)	S$68.5 million
Net Property Income (For the year ended 31 December 2007)	S$48.9 million

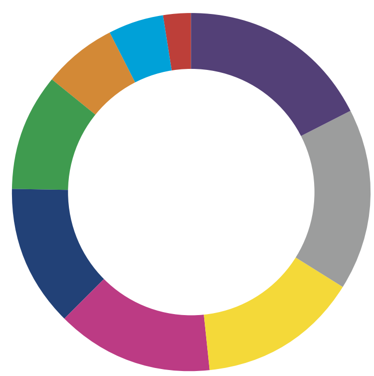
LEASE EXPIRY PROFILE
As at 31 December 2007



TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME
For the Month of December 2007

Fashion	25.4 %
Educational / Services	20.5 %
Food & Beverage / Food Court	20.1 %
Supermarket	8.8 %
Leisure & Entertainment / Sports & Fitness	8.4 %
Home Furnishings	6.3 %
Electronics	4.1 %
Department Store	3.2 %
Books / Gifts & Specialty / Hobbies / Toys	3.2 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA
As at 31 December 2007



Supermarket	17.7 %
Educational / Services	16.3 %
Food & Beverage / Food Court	14.5 %
Leisure & Entertainment / Sports & Fitness	14.1 %
Fashion	12.8 %
Home Furnishings	10.6 %
Department Store	6.5 %
Electronics	5.1 %
Books / Gifts & Specialty / Hobbies / Toys	2.4 %


CapitaCommercial Trust
CapitaMall Trust
Raffles City
TOPSHOP TOPMAN DOROTHY PERKINS
New Shopping Experience At Level 2
ROBINSONS

RAFFLES CITY

OBJECTIVE

The objective for Raffles City is to optimise the financial performance of the property and to strengthen its market position as the leading integrated asset in Singapore's downtown core, leveraging on the complementary and synergistic sectors of office, retail, hotel and convention centre.

DESCRIPTION

Raffles City is a prime landmark integrated development and one of the largest development in Singapore. The mixed-use development comprises:

- 42-storey Raffles City Tower;
- four-storey Raffles City Shopping Centre;
- 73-storey Swissôtel The Stamford and 28-storey Fairmont Singapore; and
- Raffles City Convention Centre.

CapitaCommercial Trust (CCT) and CapitaMall Trust (CMT) jointly own the integrated development through the RCS Trust, the special purpose vehicle that holds Raffles City. RCS Trust was constituted on 18 July 2006 and is 60.0% owned by CCT and 40.0% owned by CMT. The property was acquired on 1 September 2006.

Raffles City is located in the downtown core at the fringe of Singapore's Central Business District and within the Civic and Cultural District. The building is strategically located adjacent to, and directly connected to the City Hall MRT interchange station and the proposed Esplanade MRT station on the Circle Line of the MRT system, expected to be fully operational by 2010.

RAFFLES CITY SHOPPING CENTRE (RCSC)

RCSC is a prime retail mall spread over four floors, including one basement level. The mall is anchored by Robinsons (department store) and Jasons Market Place (gourmet supermarket). RCSC also houses over 180 specialty shops, including international and high street fashion, branded lifestyle products and kiosks.

ASSET ENHANCEMENT INITIATIVES

RCSC began its Phase 1 asset enhancement works in April 2007, decanting over 65,000 sq ft of GFA from mechanical and equipment spaces, to create new retail space. The newly-created NLA of approximately 41,000 sq ft was transferred to Basement 1 (26,606 sq ft), Level 1 (5,994 sq ft) and Level 2 (8,164 sq ft), significantly increasing the NLA on these levels. The works encompassed the construction of a three-storey island podium in the atrium of RCSC, extension of The Raffles Marketplace in Basement 1, and the reconfiguration and extension of lease lines of some shops on Levels 1 and 2.

Levels 1 and 2 of the island podium are designated for retail, whilst Level 3 is the new elevated atrium space for events and promotions. A new three-storey high water feature integrated into the design of the island podium serves as an iconic focal point and meeting area.

Following the enhancement, The Raffles Marketplace was expanded by 30.0% to 116,174 sq ft, with part of the Basement 1 car park converted to retail space to facilitate this expansion. Works at the island podium were completed in December 2007. The expansion of The Raffles Marketplace is expected to complete in First Quarter[1] 2008.

Based on a capital expenditure of S$62.4 million, the enhancements resulted in an incremental NPI of S$7.6 million and produced an ungeared ROI of 12.2%.

1 For the period 1 January 2008 to 31 March 2008.

TENANCY MIX

With the completion of Phase 1 of asset enhancement works, the tenant mix on Level 1 is strengthened with more international fashion brands like Bally and Aigner. Concept stores which are new to Singapore such as Kate Spade, Stage, Cortefiel and Pedro Del Hierro are now exclusively available at RCSC. The revamped mall is also home to familiar brands like British India, Dockers and Raoul.

Level 2 now features a wide variety of high street labels like Naf Naf, FCUK, River Island, Topshop and Dorothy Perkins. Appealing to home owners and families with children, Level 3 boasts new brands such as ZONE and Okaïdi & Obaibi. ZONE retails chic home accessories from Denmark, while Okaïdi & Obaibi is a French label for comfy children's fashion.

We also intend to further fine tune the retail mix and elevate the positioning of the mall a notch higher. By widening the retail offering and introducing innovative concepts and renowned brand names, RCSC is well poised to continue to attract locals and tourists to be the premier shopping mall in the Marina area.

RAFFLES CITY CENTRE MANAGEMENT

Left to Right

Poon Chiew Foo
Deputy General Manager &
Head, Property Management
(with effect from 15 February 2008)

Phyllis Goh
Head, Marcom
(with effect from 15 February 2008)

Tan Kee Yong
General Manager
(until 14 February 2008)

Teresa Teow
General Manager
(with effect from 15 February 2008)

Eugenie Yap
Deputy General Manager & Head, Leasing
(with effect from 15 February 2008)

Kwong Wing Kwee
Senior Manager, Property Management

Carol Liew
Manager, Office Leasing

Lee Mun Ling
Corporate Director, Marcom
(until 14 February 2008)


G2000

RAFFLES CITY PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	Retail: 362,173 sq ft Office: 380,288 sq ft
Number Of Tenants (As at 31 December 2007)	Retail: 178 Office: 47 Hotels & Convention Centre: 1
Car Park Lots (As at 31 December 2007)	836[1]
Title	Leasehold tenure of 99 Years with effect from 16 July 1979
Purchase Price	S$2,166.0[2] million
Market Valuation (As at 1 December 2007)	S$2,586[2] million
Committed Occupancy Rate (As at 31 December 2007)	Retail: 100.0% Office: 98.7%
Shopper Traffic For 2007	29.8 million
Gross Revenue (For the year ended 31 December 2007)	S$66.3[3] million
Net Property Income (For the year ended 31 December 2007)	S$47.4[3] million

1 Due to temporary closure of some carpark lots to facilitate asset enhancement works and conversion of some lots into retail space.

2 The information shown in relation to Raffles City is as a whole and not CMT's 40.0% interest in Raffles City.

3 The information shown in relation to CMT's 40.0% interest in Raffles City.

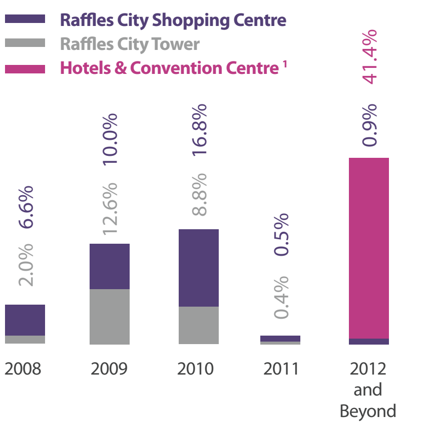
RAFFLES CITY MAJOR USAGE MIX BY GROSS RENTAL INCOME

For the Month of December 2007

- Raffles City Shopping Centre 47.1 %
- Hotels and Convention Centre 33.9 %
- Raffles City Tower 19.0 %

RAFFLES CITY LEASE EXPIRY PROFILE BY GROSS RENTAL INCOME

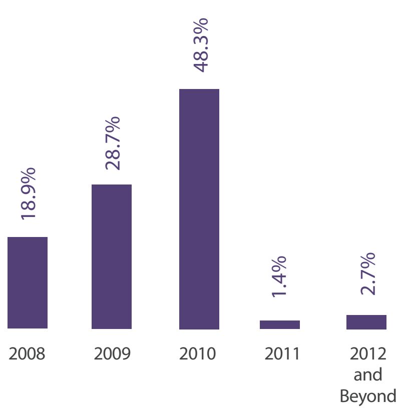
For the Month of December 2007



1 The hotels and convention centre master lease at Raffles City is on a 20-year lease commencing from 7 November 1996.

RAFFLES CITY SHOPPING CENTRE LEASE EXPIRY PROFILE BY GROSS RENTAL INCOME

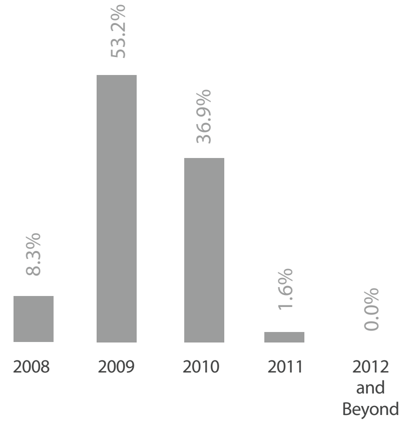
For the Month of December 2007



Weighted Average Expiry: 1.9 years

RAFFLES CITY TOWER LEASE EXPIRY PROFILE BY GROSS RENTAL INCOME

For the Month of December 2007



Weighted Average Expiry: 2.0 years


CapitaCommercial
Trust
CapitaMall
Trust
TRANS cab

RAFFLES CITY TOWER

As an integral part of Raffles City, the Raffles City Tower office offers tenants an integrated business environment complete with the convenience of having retail shops, hotels and convention space all at one location. Major tenants at Raffles City Tower include the Economic Development Board, Phillip Securities and Accenture.

SWISSÔTEL THE STAMFORD, FAIRMONT SINGAPORE (FORMERLY KNOWN AS RAFFLES THE PLAZA) AND RAFFLES CITY CONVENTION CENTRE

Swissôtel The Stamford, a 73-storey deluxe hotel, Fairmont Singapore (formerly known as Raffles The Plaza), a 28-storey twin tower hotel, and the Raffles City Convention Centre are on a long term master lease to RC Hotels (Pte) Ltd (RC Hotels). RC Hotels is an indirect subsidiary of Colony Capital, LLC. The master lease is for a term of 20 years, commencing from 7 November 1996, with an option to renew for a further term expiring on 31 December 2036.

The master lease provides cash flow stability through minimum rent and service charge components, which is projected to contribute at least 70.0% of the gross rental income from the lease to RC Hotels. The minimum rent component ranges from S$36.0 million to S$44.0 million per annum.

In addition, the master lease provides good organic growth with the step-up rent structure and variable rent pegged to the gross operating revenue of the hotels and convention space (RC Hotels' revenue). For the period from November 2006 to November 2011, the variable rent is 8.5% of gross operating revenue up to S$250.0 million plus 13.0% of gross operating revenue over S$250.0 million.

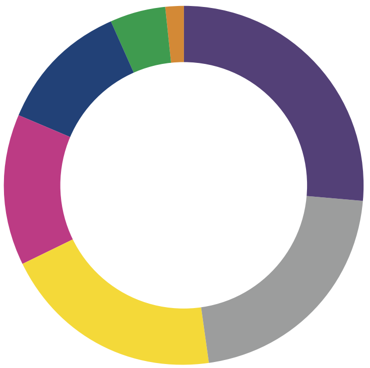
RAFFLES CITY SHOPPING CENTRE TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

For the Month of 31 December 2007

Fashion	45.4 %
Food & Beverage / Food Court	18.3 %
Department Store	15.6 %
Educational / Services	9.1 %
Books / Gifts & Specialty / Hobbies / Toys	5.1 %
Supermarket	2.8 %
Leisure & Entertainment / Sports & Fitness	2.3 %
Home Furnishings	0.8 %
Electronics	0.6 %

RAFFLES CITY TOWER TENANT BUSINESS SECTOR ANALYSIS BY GROSS RENTAL INCOME

For the Month of 31 December 2007



Government and Government Linked Office	26.5 %
Banking Insurance & Financial Services	21.4 %
Others	20.1 %
IT Services & Consultancy / Internet Trading	13.5 %
Business Management / Consultancy Services / Business Activities	12.0 %
Real Estate & Property Services	5.0 %
Telecoms	1.5 %

RENEWALS AND NEW LEASES COMMITTED FROM 1 JANUARY 2007 TO 31 DECEMBER 2007

	RENEWED / NEW LEASES AS AT 31 DECEMBER 2007 (% OF PORTFOLIO)	INCREASE IN RENTAL VS		COMMITTED OCCUPANCY AS AT 31 DECEMBER 2007
		FORECAST [1] RENT	PRECEDING RENT	
Raffles City Tower	17.0% (126,455 sq ft)	60.0%	77.4%	98.7%
Raffles City Shopping Centre	19.6% (145,766 sq ft)	4.0%	20.8%	100.0%
Weighted Average	36.6% (272,222 sq ft)	11.9%	36.9%	99.3%

1 Based on management's forecast, together with the accompanying assumptions as shown in the joint announcement of CCT and CMT on 9 November 2007.

RAFFLES CITY SHOPPING CENTRE
TOP TEN COMMITTED[1] TENANTS AS AT 31 DECEMBER 2007

TENANT	LEASE EXPIRY DATE [2]	% OF GROSS RENTAL INCOME
Robinson & Company (Singapore) Private Limited	Mar 2010	15.6%
Wing Tai Retail Pte. Ltd.	May 2009, Jul 2009, Aug 2010, Dec 2010	3.8%
Jay Gee Enterprises (Pte) Ltd	Dec 2008, Sep 2010, Oct 2010, Dec 2010	3.1%
Ossia International Limited	Oct 2010	3.1%
Cold Storage Singapore (1983) Pte Ltd	Nov 2008	2.8%
Esprit Retail Pte Ltd	May 2013	2.7%
Food Junction Management Pte Ltd	Nov 2008	2.2%
The Looking Glass Pte. Limited	May 2010	2.1%
DBS Bank Ltd.	Jul 2010	2.1%
Cortina Watch Pte Ltd	Apr 2009, Jun 2010	2.0%
Top Ten Tenants		**39.5%**
Other Tenants		60.5%
Total		**100.0%**

1 Based on gross rental income (excluding turnover rent) for the month of December 2007.

2 Some of the tenants above have signed more than one tenancy agreement and this has resulted in more than one expiry date for such tenants.

RAFFLES CITY TOWER
TOP TEN COMMITTED TENANTS AS AT 31 DECEMBER 2007

TENANT	LEASE EXPIRY DATE [1]	% OF GROSS RENTAL INCOME
Economic Development Board[2]	Feb 2008 [3], Jun 2009	23.6%
Accenture Pte Ltd	Aug 2010	12.9%
Phillip Securities Pte Ltd	Dec 2009	11.1%
AAPC Hotels Management Pte. Ltd	Oct 2010	4.2%
Raffles International Limited	Jun 2010	3.9%
Chinaoil (Singapore) Int'l Pte Ltd	Jul 2010	3.8%
Total Trading Asia Pte. Ltd	Dec 2009	3.3%
LVMH Watch & Jewellery Singapore Pte Ltd	Jun 2010	2.6%
Dentsu Asia Pte Ltd	Jan 2009	2.0%
Noonday Asset Management Asia Pte. Ltd	Dec 2009	1.8%
Top Ten Tenants		**69.2%**
Other Tenants		30.8%
Total		**100.0%**

1 Some of the tenants above have signed more than one tenancy agreement and this has resulted in more than one expiry date for such tenants.

2 Consist of Economic Development Board and TIF Ventures Pte Ltd, an indirect wholly owned subsidiary.

3 This constitutes 2.3% of tenant's total leased area and will be replaced by a new tenant upon lease expiry.


OUT
Taxi
Drop-Off
Only
TAXI

IMM BUILDING

OBJECTIVE

The objective for IMM Building (IMM) is to continuously optimise its financial performance, strengthen its market position as the leading suburban mall in the western and north-western regions of Singapore and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

IMM is located in the densely populated residential area of Jurong East and in close proximity to major office and industrial developments, such as the International Business Park. The mall is also just a five-minute walk from the Jurong East MRT interchange train station and bus interchange.

The five-storey mixed development comprises retail, office and warehouse components. It has a multi-storey car park with five levels of sheltered and one level of open-air car parking spaces. Shoppers currently enjoy free car parking for the first three hours.

The mall also provides a free shuttle bus service plying between the mall and Jurong East, Clementi and Boon Lay MRT train stations. The free shuttle bus service is also available on weekdays during lunch hour to and from the International Business Park.

ASSET ENHANCEMENT INITIATIVES

Major asset enhancement works at IMM were completed on schedule in December 2007. A new two-storey retail extension block measuring over 20,000 sq ft of retail space was created. Levels 2 and 3 of the existing building were also reconfigured to provide better visibility for the tenants, thus enhancing the rental yield.

To tempt the palates of our shoppers, the Market Place on Level 1 was revamped, introducing 11 new kiosks and food concepts. In addition, a sprawling rooftop landscaped plaza was created above the two-storey extension to complete the retail experience for families at IMM. IMM is the first retail mall in Singapore to have a dry playground, a wet playground, unique interactive features, and a Koi pond all on one floor.


TOSHIBA
shopToshiba @ newstead
BEST
EXIT
XBOX


adidas

IMM reinforced its branding as a one-stop home furnishing destination with the launch of 'I'MM Home' on Level 3. A first of its kind concept in Singapore, the 'seamless' furniture area allows customers to browse furniture from different retailers without having to pass through any doors or partitions. In addition to renowned furniture brands, 'I'MM Home' comes complete with interior design services, bed and beddings, and bathroom and kitchen accessory offerings.

In 2007, a new electronic car park guidance system was installed to guide motorists to available lots in the car park. The system helps reduce time spent looking for car park lots and consequently, exhaust emissions from vehicles.

Following the successful revamp, average rental at IMM increased 34.3%, from S$7.99 per sq ft to S$10.73 per sq ft per month, translating to an incremental rental revenue of S$13.3 million per annum. Based on a capital expenditure of S$92.5 million, the entire scope of work contributed to an incremental NPI of S$10.0 million per annum to achieve an ungeared ROI of 10.8%.

TENANCY MIX

IMM streamlined its tenant mix to offer five distinct retail clusters – Home Furnishings, IT and Appliances, Children, Fashion and F&B.

Level 3 houses 'I'MM Home' with 15 furniture shops, comprising brand names like OM, Mondi, Furniture Club, Picket & Rail and Red Apple. Home appliances and IT equipment retailers are located on Level 2. Shoppers can browse the latest IT gadgets from Challenger, Pacific City, and Newstead Technologies. They can also choose from the wide variety of home and lifestyle appliances from the likes of Best Denki, Osim and Ogawa. Level 2 also houses the

Kids Zone, offering a wide range of toys and children products from Seimon Cho, Little Jewels, Children's World and Action Toyz. There are also shops retailing books, gifts, and music. The mall augmented its fashion offerings on Level 1 with mid-range fashion brands like Esprit Outlet, Adidas, G2000 Men and Women, Fox Men and Women, COAX, Mondo and C2 by City Chain.

The Market Place on Level 1 now boasts 11 food kiosks including Mr Mango, Da Si Xi, Azabu Sabo, Spagetti Too, Bao Luo Wan Xiang, e-donuts and Fancy Delight. In addition, there are two food courts, one of which is Halal, Crystal Jade Dining Place, Swensen's, Fish & Co, Streets, and many other cafes and fast food restaurants at the mall.

IMM BUILDING (IMM) & JURONG ENTERTAINMENT CENTRE (JEC)
CENTRE MANAGEMENT

Left to Right

Maggie Chua
Marcom Manager (IMM, JEC)

Desmond Ng
Operations Manager (JEC)

Doreen Yeo
Marcom Manager (IMM, JEC)

Abdul Rahman Bin Zaraz
Operations Manager (IMM)

Yvonne Tham
Leasing Manager (IMM, JEC)

Callie Yah
Centre Manager (IMM, JEC)

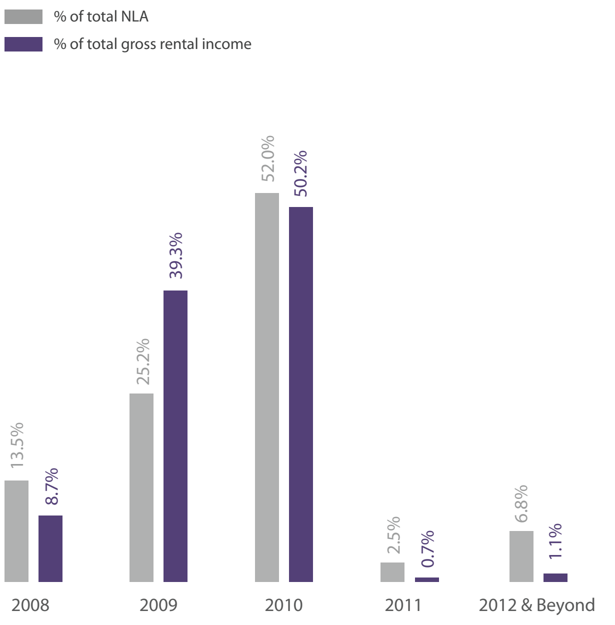

FRAGILE

IMM BUILDING PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	Retail: 418,261 sq ft Non-retail: 489,314 sq ft
Number Of Tenants (As at 31 December 2007)	Retail: 239 Non-retail: 361
Car Park Lots (As at 31 December 2007)	1,312 (Cars) 52 (Lorries / heavy vehicles)
Title	Leasehold tenure of 30+30 Years with effect from 23 January 1989
Purchase Price	S$247.4 million
Market Valuation (As at 1 December 2007)	S$600.0 million
Committed Occupancy Rate (As at 31 December 2007)	Retail: 99.9% Non-retail: 95.4%
Shopper Traffic For 2007	17.0 million
Gross Revenue (For the year ended 31 December 2007)	S$64.7 million
Net Property Income (For the year ended 31 December 2007)	S$40.3 million

LEASE EXPIRY PROFILE

As at 31 December 2007



TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

For the Month of December 2007

Food & Beverage / Food Court	20.0 %
Fashion	18.2 %
Educational / Services	15.4 %
Home Furnishings	12.3 %
Warehouse	10.1 %
Supermarket	8.5 %
Electronics	6.4 %
Books / Gifts & Specialty / Hobbies / Toys	3.6 %
Office	3.5 %
Leisure & Entertainment / Sports & Fitness	2.0 %

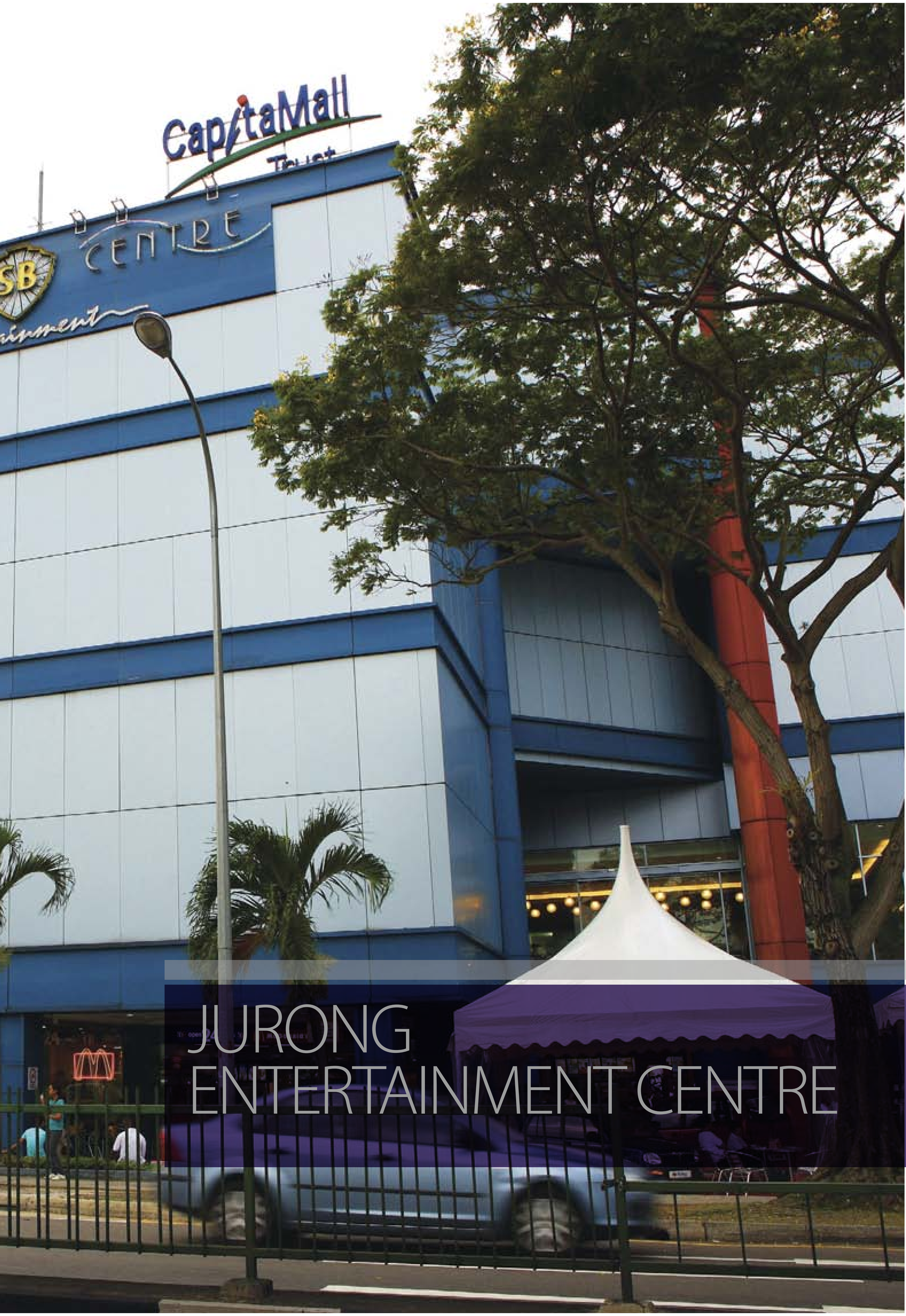
TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007

Warehouse	44.9 %
Supermarket	10.2 %
Food & Beverage / Food Court	8.8 %
Home Furnishings	7.8 %
Office	7.8 %
Educational / Services	7.3 %
Fashion	5.1 %
Electronics	4.8 %
Books / Gifts & Specialty / Hobbies / Toys	2.6 %
Leisure & Entertainment / Sports & Fitness	0.7 %


JURONG
24 hours

JURONG ENTERTAINMENT CENTRE



OBJECTIVE

The objective for Jurong Entertainment Centre (JEC) is to continuously optimise its financial performance, strengthen its market position as a one-stop shopping, dining and entertainment centre and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

JEC is an entertainment complex situated in the heart of the Jurong East Regional Centre. The mall is strategically located next to the Jurong East MRT interchange train station and bus interchange, as well as the Jurong East National Library. JEC comprises four levels of retail and entertainment spaces and one level of basement car park. The mall is positioned as a one-stop shopping, dining and entertainment destination for youths, young executives and residents in the western region of Singapore.

ASSET ENHANCEMENT INITIATIVES

In 2007, the flooring in passenger lifts and glass doors at lift lobbies were replaced to create a more conducive shopping environment. New directional signages were also installed at the basement car park to make parking a breeze for shoppers who drive to JEC.

JEC is scheduled to commence major refurbishment work in Fourth Quarter[1] 2008. This follows the receipt of URA's Provisional Permission (PP) to increase the plot ratio of JEC from 1.85 to 3.0 for full commercial development. The PP received effectively increases the GFA of JEC by over 62.1%, from approximately 170,000 sq ft to approximately 275,500 sq ft, and the NLA by over 88.9%, from approximately 111,000 sq ft to approximately 209,700 sq ft. A differential premium of approximately S$111.48[2] per sq ft of additional GFA or S$13.7 million payable to the authorities, has already been locked in.

Under the planned asset enhancement program, the six-screen cineplex on Level 1 will be relocated to a newly created Level 5. On Level 3, the current non-Olympic-sized rink, measuring 20 metres by 40 metres and operated by Fuji Ice Palace, will be replaced with Singapore's first Olympic-sized ice skating rink measuring 30 metres by 60 metres. The new rink will be flanked by F&B operators and restaurants on both sides, providing shoppers with a unique dining experience. If approved by the relevant authorities, the ice skating rink will be classified for use by Civic and Community Institution (C&CI) purposes, further adding approximately 35,000 sq ft of additional GFA at JEC. The retail space on all floors will also be reconfigured so as to maximise the efficiency at the mall. In addition, a rooftop landscaped garden will be constructed on Level 6.

The proposed asset enhancement initiative is expected to incur a capital expenditure of S$138.2 million, and is expected to increase NPI by S$12.4 million per annum and achieve an ungeared ROI of 9.0%.

TENANCY MIX

The key tenants of JEC include a six-screen cineplex, Shaw Theatres, Fuji Ice Palace, family karaoke club, K-Box and game arcade, Zone X. Other tenants, such as Morris Allen Study Centre, This Fashion, Kopitiam, and major fast food outlets, such as McDonald's, KFC, Pizza Hut and Delifrance, further add to the retail offerings at the mall. In line with the proposed enhancement works, the tenancy mix at JEC will be reviewed and enhanced to provide shoppers with a brand new shopping cum entertainment experience.

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1 For the period 1 October 2008 to 31 December 2008.

2 Based on S$1,200 per square metre of additional GFA.


ZONE X


JURONG 2:3
JURONG 1

Artist's impression of JEC's façade post-enhancement

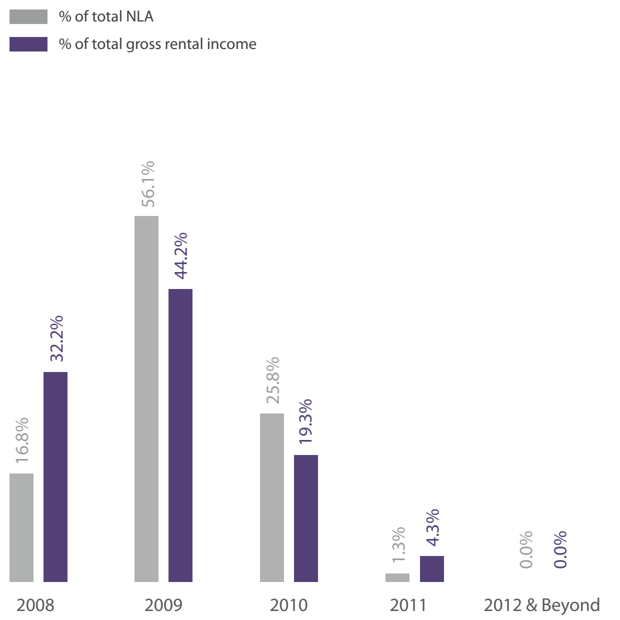
Artist's impression of the Olympic-sized ice skating rink at JEC

JURONG ENTERTAINMENT CENTRE PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	110,764 sq ft
Number Of Tenants (As at 31 December 2007)	34
Car Park Lots (As at 31 December 2007)	221
Title	Leasehold tenure of 99 Years with effect from 1 March 1991
Purchase Price	S$68.0 million
Market Valuation (As at 1 December 2007)	S$89.0 million
Committed Occupancy Rate (As at 31 December 2007)	100.0%
Shopper Traffic For 2007	7.7 million

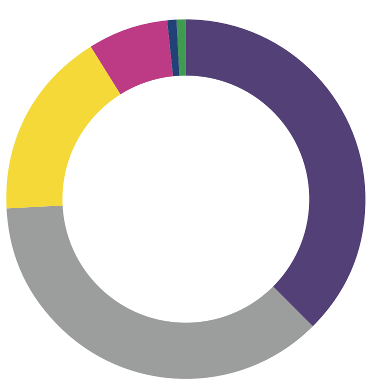
LEASE EXPIRY PROFILE

As at 31 December 2007



TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

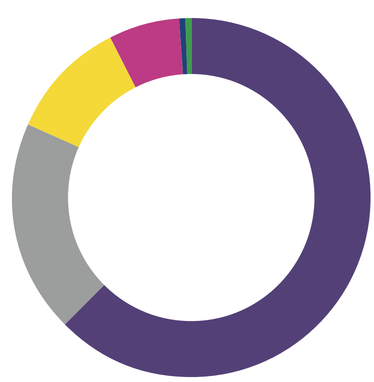
For the Month of December 2007



- Leisure & Entertainment / Sports & Fitness 37.5 %
- Food & Beverage / Food Court 36.7 %
- Educational / Services 17.0 %
- Fashion 7.2 %
- Electronics 1.0 %
- Books / Gifts & Specialty / Hobbies / Toys 0.6 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007



- Leisure & Entertainment / Sports & Fitness 62.7 %
- Food & Beverage / Food Court 19.2 %
- Educational / Services 10.9 %
- Fashion 6.4 %
- Electronics 0.4 %
- Books / Gifts & Specialty / Hobbies / Toys 0.4 %


bpp
BUKIT PANJANG PLAZA
ENGRAVING
THE WORLD

BUKIT PANJANG PLAZA

OBJECTIVE

The objective for Bukit Panjang Plaza (BPP) is to continuously optimise its financial performance and strengthen its positioning as a value shopping and dining destination which appeals to families and residents in the western region of Singapore.

MALL DESCRIPTION

BPP is located in the high density residential area of Bukit Panjang New Town in the western part of Singapore. The five-storey mall is strategically located between two Light Rail Transit (LRT) stations, Bukit Panjang and Senja stations, and is adjacent to the Bukit Panjang bus interchange. BPP's primary catchment comprises estates in Bukit Panjang, Cashew Park, and Chestnut Drive vicinity. The mall's secondary catchment extends to Teck Whye, Choa Chu Kang and Upper Bukit Timah.

CMT owns 90 out of 91 strata lots at BPP, which is positioned as a neighbourhood mall catering to middle-income shoppers. Other than appealing to residents living in the vicinity, BPP also sees school children and uniformed personnel from nearby military camps.

ASSET ENHANCEMENT INITIATIVES

BPP completed its asset enhancement works in early 2006. A two-storey retail extension wing was added by decanting more than 13,000 sq ft of space occupied by the Bukit Panjang Community Library for C&CI purposes. A rooftop landscaped plaza of approximately 6,600 sq ft, complete with a children's playground and sheltered event area, was also created to provide the community with an ideal venue for hosting social and public events. As part of the enhancement, 26 new shop units were added to further widen the retail offerings at the mall.

Since the completion of enhancement works, the average rental at BPP registered an increase of more than 20.0%. Average monthly shopper traffic also grew by more than 14.9%, from 868,911 in 2005 to close to 1.0 million in 2006. In 2007, BPP attracted an average monthly shopper traffic in excess of one million.

TENANCY MIX

Harvey Norman was introduced to the mall in April 2007 to complement the strong existing mix of anchors, which include NTUC Fairprice and Kopitiam.

In 2008, BPP will tap on expiring leases to bring in new retailers to further enhance the mall's overall trade mix.

BUKIT PANJANG PLAZA (BPP)
& LOT ONE SHOPPERS' MALL (LOT ONE)
CENTRE MANAGEMENT

Left to Right

Frankie Leow
Operations Manager (BPP)
(with effect from 5 September 2007)

Lun Hwee Hsien
Leasing Manager (BPP & Lot One)
(until 19 November 2007)

Rachel Loh
Leasing Manager (BPP & Lot One)
(with effect from 1 November 2007)

Chew Hock Chye
Centre Manager (BPP & Lot One)

Doreen Yeo
Marcom Manager (BPP & Lot One)

Mustafa Bin Abdul Rahim
Asst Centre Manager (BPP)

Shirley Lim
Operations Manager (Lot One)


ZAP!
open 24 hours
McDonald's

BUKIT PANJANG PLAZA[1] PROPERTY INFORMATION

Net Lettable Area[2] (NLA) (As at 31 December 2007)	134,862 sq ft
Number Of Tenants[2] (As at 31 December 2007)	113
Car Park Lots (As at 31 December 2007)	336
Title	Leasehold tenure of 99 Years with effect from 1 December 1994
Purchase Price	S$161.3 million
Market Valuation (As at 1 December 2007)	S$251.0 million
Committed Occupancy Rate (As at 31 December 2007)	99.9%
Shopper Traffic For 2007	12.6 million

1 CRS Malls were acquired on 1 June 2007. CMT owns 90 of 91 strata lots at BPP.
2 Excluding the National Library which is classified under C&CI.

LEASE EXPIRY PROFILE

As at 31 December 2007

TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

For the Month of December 2007

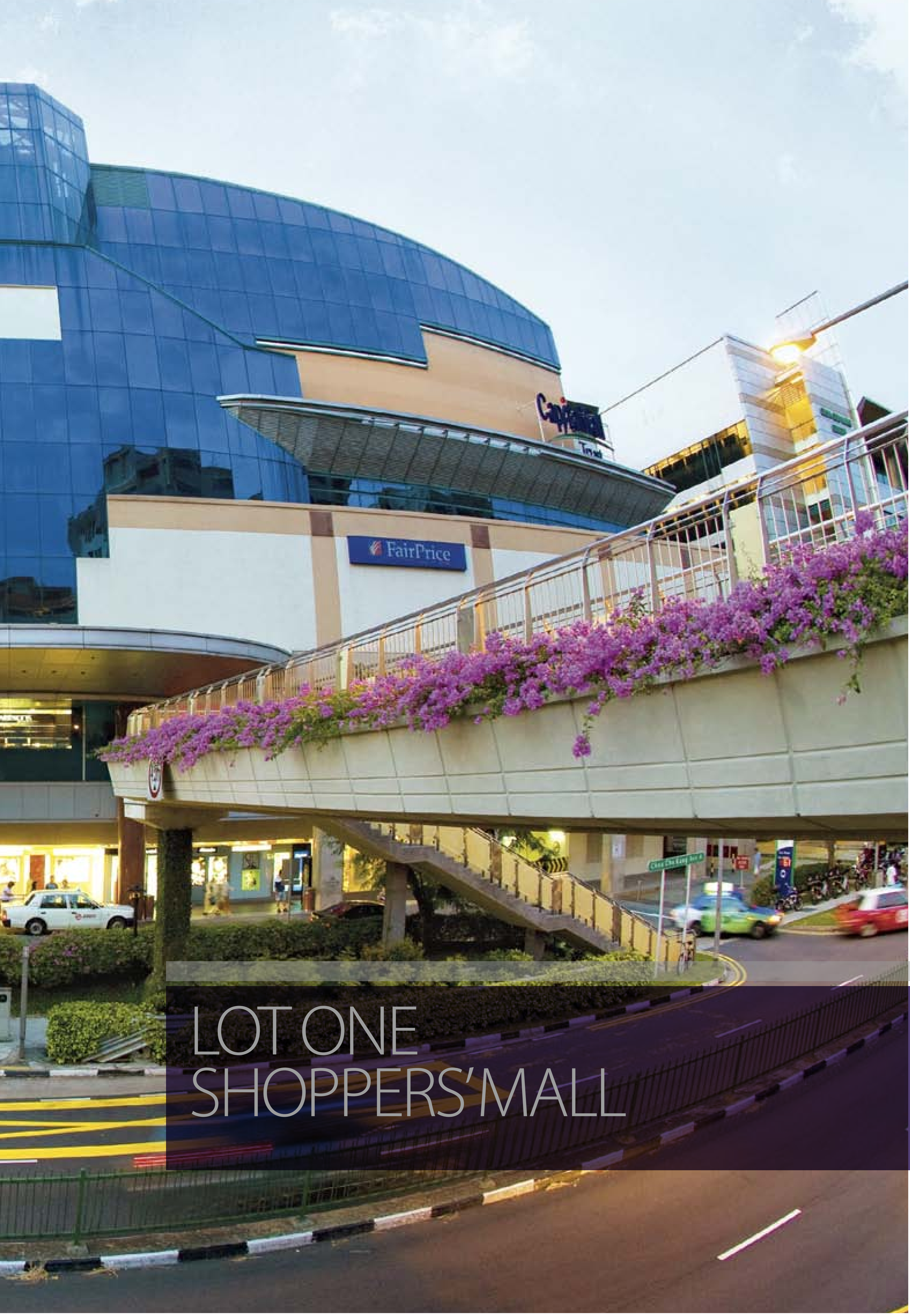
- Food & Beverage / Food Court 34.5 %
- Educational / Services 26.0 %
- Fashion 14.2 %
- Supermarket 6.7 %
- Electronics 6.1 %
- Leisure & Entertainment / Sports & Fitness 5.1 %
- Department Store 5.1 %
- Books / Gifts & Specialty / Hobbies / Toys 2.3 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007

- Food & Beverage / Food Court 29.5 %
- Educational / Services 18.8 %
- Electronics 12.7 %
- Supermarket 11.6 %
- Department Store 9.0 %
- Fashion 8.4 %
- Leisure & Entertainment / Sports & Fitness 5.4 %
- Books / Gifts & Specialty / Hobbies / Toys 4.6 %


CHUA CHU KANG
COMMUNITY
LIBRARY
LOT ONE



LOT ONE SHOPPERS' MALL

OBJECTIVE

The objective for Lot One Shoppers' Mall (Lot One) is to continuously optimise its financial performance and strengthen its position as a one-stop family shopping destination in the north-western region of Singapore.

MALL DESCRIPTION

Lot One is situated in the heart of Choa Chu Kang housing estate. The mall is well connected by major arterial roads and is in close proximity to the Choa Chu Kang MRT train station, bus interchange and LRT station. The six-storey retail mall enjoys a large shopper catchment area, catering to residents in Choa Chu Kang, Bukit Panjang, Bukit Batok and Upper Bukit Timah. Positioned to appeal to the middle-income families, Lot One attracts not only residents living in the surrounding housing estates, but also uniformed personnel from military camps in the vicinity and students from nearby schools.

ASSET ENHANCEMENT INITIATIVES

Asset enhancement work to create a four-storey retail extension block measuring over 16,500 sq ft in NLA is in progress. As at 31 December 2007, approximately 59.0% or S$4.1 million of the S$6.9 million projected increase in rental revenue per annum has been committed on a stabilised basis.

As part of the enhancement initiatives, the existing food offerings on Basement 1 will be expanded. Basement 1 will be reconfigured to add another 13 food kiosks, with seating areas provided for some tenants. Levels 1 and 2 will be dedicated to fashion, ranging from casual to executive wear. Level 3 will be converted into a dedicated retail floor for home and lifestyle products, as well as specialty gift shops. Level 4 will be reconfigured to house anchor tenants Food Junction, the National Library, and trades which appeal to youths, such as hobbies and collectibles. Level 5 will be transformed into a leisure and entertainment level, comprising Shaw Theatres, a game arcade and a rooftop landscaped plaza. The plaza will house a playground, complete with a water play area with interactive features for children, a television corner, and a mini amphitheatre for public performances.

The works, which commenced in July 2007, are on track to be completed by Fourth Quarter[1] 2008. The project is expected to incur a capital expenditure of S$51.7 million and generate additional NPI of S$5.2 million per annum to achieve an ungeared ROI of 10.0%.

TENANCY MIX

Anchor tenants such as BHG, NTUC Fairprice, Food Junction, National Library, Shaw Theatres and Popular have drawn regular crowd to Lot One. To attract a wider spectrum of shoppers, Lot One has strengthened its fashion appeal with brands like Echo, Mondo and Couple Lab. Other new tenants introduced in 2007 include Pastamania, Wan Chai Hong Kong Tea Room, Sea Horse and ZiNC. The asset enhancement initiatives currently undertaken, which will create more NLA at the mall, provide an excellent opportunity for tenancy remixing that will enhance Lot One's fashion and F&B offerings.

1 For the period 1 October 2008 to 31 December 2008.


StarHub
OPTICAL 88
ATM
MONEY CHANGER


Unity
Four Leaves

Artist's impression of Lot One Shoppers' Mall's streetscape post-enhancement


Artist's impression of Lot One Shoppers' Mall's façade post-enhancement

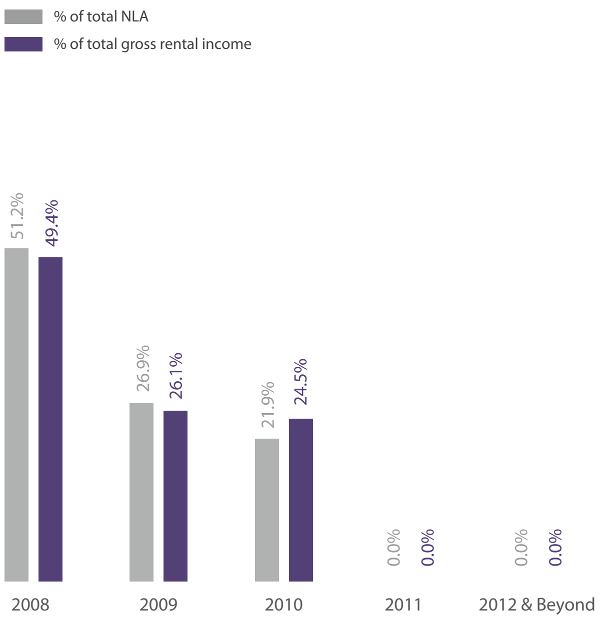
LOT ONE SHOPPERS' MALL[1] PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	198,994 sq ft
Number Of Tenants (As at 31 December 2007)	116
Car Park Lots (As at 31 December 2007)	318
Title	Leasehold tenure of 99 Years with effect from 1 December 1993
Purchase Price	S$243.8 million
Market Valuation (As at 1 December 2007)	S$385.5 million
Committed Occupancy Rate (As at 31 December 2007)	92.7%
Shopper Traffic For 2007	16.8 million

1 CRS Malls were acquired on 1 June 2007.

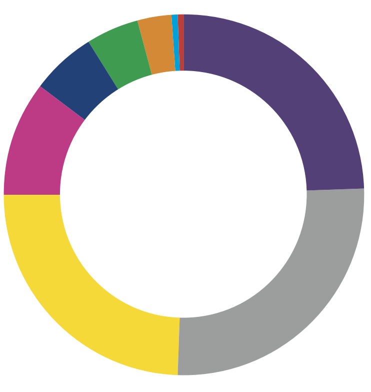
LEASE EXPIRY PROFILE

As at 31 December 2007



TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

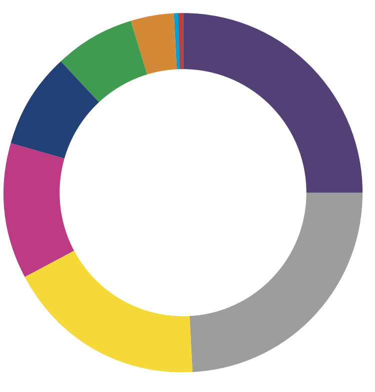
For the Month of December 2007



Food & Beverage / Food Court	29.5 %
Educational / Services	24.2 %
Fashion	23.6 %
Leisure & Entertainment / Sports & Fitness	9.3 %
Supermarket	5.9 %
Department Store	4.4 %
Books / Gifts & Specialty / Hobbies / Toys	2.3 %
Electronics	0.4 %
Home Furnishings	0.4 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007



Food & Beverage / Food Court	25.2 %
Educational / Services	24.2 %
Leisure & Entertainment / Sports & Fitness	18.0 %
Fashion	12.1 %
Supermarket	8.7 %
Department Store	7.3 %
Books / Gifts & Specialty / Hobbies / Toys	3.9 %
Electronics	0.3 %
Home Furnishings	0.3 %


TAMPINESMALL
KOPITIAM
COURTS

TAMPINES MALL

Artist's impression of Tampines Mall with the proposed office block

OBJECTIVE

The objective for Tampines Mall is to continuously optimise its financial performance, strengthen its market position as the leading suburban mall in the eastern and northeastern regions of Singapore and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

Tampines Mall, located in the eastern part of Singapore, is one of Singapore's leading suburban malls. It is situated in the first of the four regional centres planned in Singapore and is strategically located next to the Tampines MRT train station and bus interchange. The mall has five retail levels, including a basement level. Tampines Mall's varied mix of shopping, dining and entertainment options appeal to middle-income consumers residing around Tampines regional centre, as well as those living in the eastern and northeastern regions of Singapore.

ASSET ENHANCEMENT INITIATIVES

To enhance accessibility to the mall, two pairs of escalators, one fronting Tampines MRT train station and the other fronting Century Square, were added to provide direct connectivity from the street level to Level 2 of the mall. Over 1,000 sq ft of retail space and common areas on Level 1 were recovered and reconfigured to optimise efficiency. A significant amount of space occupied by anchor tenants, Isetan and Courts, was also recovered on Level 2 to create 17 new specialty stores.

As part of our ongoing efforts to improve resource efficiency, sensor taps were installed in toilets to reduce water wastage. In addition, lightings at the common areas were replaced with more energy efficient bulbs.

To refresh the mall's shopping environment, most of the floor tiles and ceiling were also replaced. On Level 4, a television room was added next to the playground so as to keep children entertained whilst their parents shop.

Following the completion of enhancement works, average rental per sq ft per month at the affected areas increased 47.3%, from S$8.71 to S$12.83, resulting in an incremental NPI of S$2.1 million. Based on a capital expenditure of S$9.9 million, this translates to an ungeared ROI of 21.1%, far surpassing our initial projection of an increase in NPI of S$1.1 million per annum and an ungeared ROI of 11.6%.

In July 2007, we received an Outline Planning Advice from URA to increase Tampines Mall's plot ratio increase from 3.5 to 4.2. The additional plot ratio is approved for full office development. We have proceeded to apply for PP from URA to fully utilise the additional plot ratio. The plot ratio increase is expected to create approximately 95,000 sq ft of office space at Tampines Mall, which is currently a pure retail asset. The differential premium payable is estimated at approximately S$273.13[1] per sq ft of additional GFA or S$25.9 million.

TENANCY MIX

Tampines Mall scored many firsts in 2007 when it became the first suburban mall to host a number of well known brands typically found in downtown malls. These brands include New York's signature apothecary, Kiehl's, Britain's oldest denim label, Lee Cooper, one of Malaysia's top cult fashion popular with the youth, SUB, Puma and Rachael G. The retail mix was further strengthened with the addition of retailers such as Levi Strauss Signature®, EDC, M)phosis, BLUM, The Face Shop and Haagen Dazs. Spanish fast fashion chain Mango also expanded its presence within the newly renovated Isetan department store. In addition, tenants such as Courts, StarHub, Charles & Keith, and Crabtree & Evelyn also underwent renovation to update their shop fronts.

1 Based on S$2,940 per square metre of additional GPA.

HOUGANG PLAZA (HP)
RIVERVALE MALL (RVM)
TAMPINES MALL (TM)
CENTRE MANAGEMENT

Left to Right

Eddie Lim
Operations Manager (HP, RVM, TM)

Dennis Cheong
Marcom Manager (HP, RVM, TM)

Melissa Ang
Asst Centre Manager (HP, RVM, TM)
(with effect from 12 November 2007)

Fong Lie Ling
Operations Manager (TM)
(until 2 December 2007)

Rachel Loh
Leasing Manager (HP, RVM, TM)

Ricky Ho
Centre Manager (HP, RVM, TM)

TAMPINES MALL PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	323,487 sq ft
Number Of Tenants (As at 31 December 2007)	178
Car Park Lots (As at 31 December 2007)	631
Title	Leasehold tenure of 99 Years with effect from 1 September 1992
Purchase Price	S$409.0 million
Market Valuation (As at 1 December 2007)	S$720.0 million
Committed Occupancy Rate (As at 31 December 2007)	100.0%
Shopper Traffic For 2007	23.2 million
Gross Revenue (For the year ended 31 December 2007)	S$55.2 million
Net Property Income (For the year ended 31 December 2007)	S$38.4 million

LEASE EXPIRY PROFILE

As at 31 December 2007

TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

For the Month of December 2007

- Fashion 27.5 %
- Food & Beverage / Food Court 26.6 %
- Educational / Services 18.0 %
- Leisure & Entertainment / Sports & Fitness 8.4 %
- Department Store 5.9 %
- Supermarket 5.9 %
- Books / Gifts & Specialty / Hobbies / Toys 5.1 %
- Home Furnishings 2.6 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007

- Food & Beverage / Food Court 23.3 %
- Leisure & Entertainment / Sports & Fitness 14.6 %
- Educational / Services 14.4 %
- Fashion 13.1 %
- Department Store 11.8 %
- Supermarket 11.0 %
- Books / Gifts & Specialty / Hobbies / Toys 8.2 %
- Home Furnishings 3.6 %


HOUGANG PLAZA
SHOP N SAVE
HAIR
Novena
Level 2
Best Price

HOUGANG PLAZA

OBJECTIVE

The objective for Hougang Plaza is to continuously optimise its financial performance through tenancy remixing and asset enhancement.

MALL DESCRIPTION

Hougang Plaza is strategically located in Hougang Central and is in close proximity to the Hougang MRT train station and bus interchange. The three-storey mall is positioned as a neighbourhood mall catering to the basic shopping and entertainment needs of the residents in the vicinity.

TENANCY MIX

Major tenants at Hougang Plaza include Kopitiam, Shop N Save, Novena Furnishing Centre and K-Box. There are also pushcarts and promotional space vendors that add variety to the existing tenant mix, providing more options to shoppers.

MALL UPDATE

In 2006, URA granted CMT an Outline Planning Permission to increase the plot ratio of Hougang Plaza from 1.4 to 3.0 for mixed development. The approval effectively increases the GFA at Hougang Plaza by approximately 91,487 sq ft to 171,141 sq ft. This more than double the existing GFA of 79,654 sq ft. We are currently exploring options to maximise returns to unitholders.

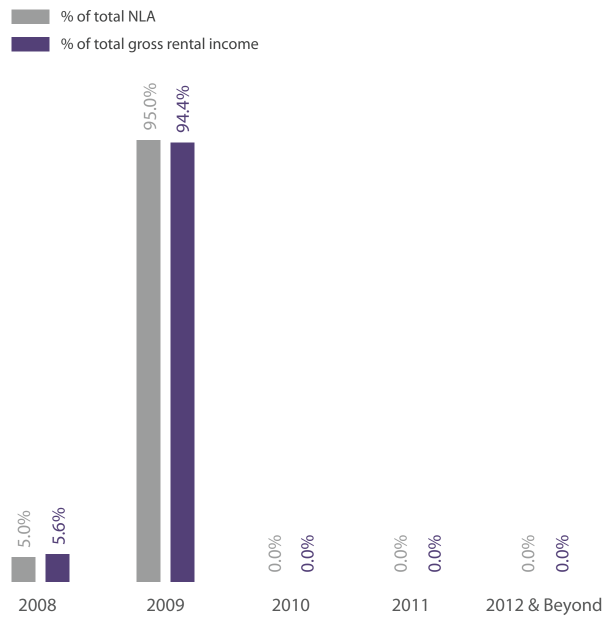
HOUGANG PLAZA PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	70,095 sq ft
Number Of Tenants (As at 31 December 2007)	9
Car Park Lots (As at 31 December 2007)	154
Title	Leasehold tenure of 99 Years with effect from 1 March 1991
Purchase Price	S$49.1 million
Market Valuation (As at 1 December 2007)	S$50.5 million
Committed Occupancy Rate (As at 31 December 2007)	100.0%
Shopper Traffic For 2007	N.A[1]

1 Not available as shopper traffic count system was not set up.

LEASE EXPIRY PROFILE

As at 31 December 2007



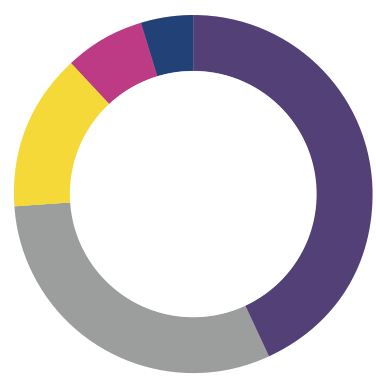
TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

For the Month of December 2007

Food & Beverage / Food Court	32.0 %
Leisure & Entertainment / Sports & Fitness	30.2 %
Home Furnishings	18.9 %
Educational / Services	9.8 %
Supermarket	9.1 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007



Leisure & Entertainment / Sports & Fitness	43.3 %
Home Furnishings	30.7 %
Food & Beverage / Food Court	14.2 %
Educational / Services	7.3 %
Supermarket	4.5 %


RIVERVALE MALL
GET IT RIGHT. GO FISH!
TASTE BEACH LIFE!
LONG JOHN SILVERS
Cool
Zestful
McDonald's

RIVERVALE MALL

OBJECTIVE

The objective for Rivervale Mall is to continuously optimise its financial performance through improving tenant mix and asset enhancement initiatives.

MALL DESCRIPTION

Rivervale Mall is a three-storey retail mall located at the junction of Rivervale Drive and Rivervale Crescent in Sengkang New Town. The mall is strategically situated beside the Rumbia LRT station, which is linked to the Sengkang MRT train station. The mall provides a free shuttle bus service, which plies the Sengkang and Punggol routes at regular intervals. With its accessible location, Rivervale Mall is a popular and convenient shopping destination for residents living within the vicinity.

TENANCY MIX

Rivervale Mall is anchored by supermarket operator, NTUC Fairprice and food court operator, NTUC Foodfare. The mall is also tenanted by established F&B operators and retailers such as McDonald's, KFC, Long John Silver's, Sakae Sushi, Watson's, Guardian, Jean Yip and Capitol Optical. To cater to the financial services needs of shoppers, financial institutions such as United Overseas Bank Limited and Hong Leong Finance have also set up branches at the mall.

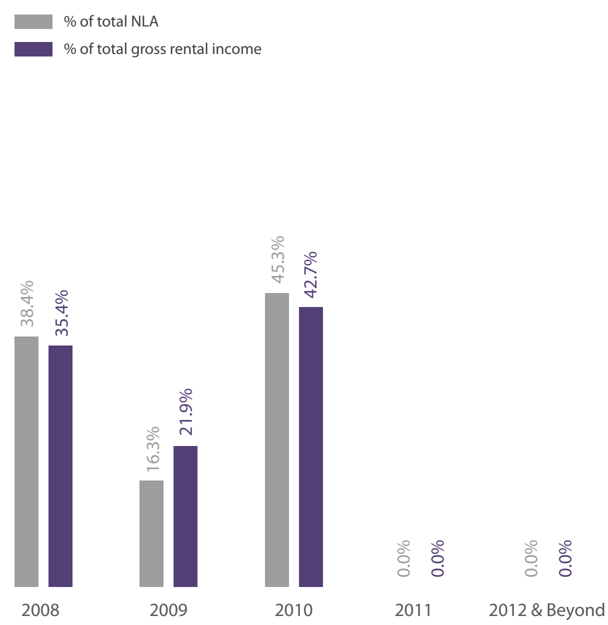
RIVERVALE MALL[1] PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	81,564 sq ft
Number Of Tenants (As at 31 December 2007)	69
Car Park Lots[2] (As at 31 December 2007)	178
Title	Leasehold tenure of 99 Years with effect from 6 December 1997
Purchase Price	S$65.2 million
Market Valuation (As at 1 December 2007)	S$86.0 million
Committed Occupancy Rate (As at 31 December 2007)	100.0%
Shopper Traffic For 2007	6.5 million

1 CRS Malls were acquired on 1 June 2007.
2 Car park lots are owned by Management Corporation Strata Title (MCST).

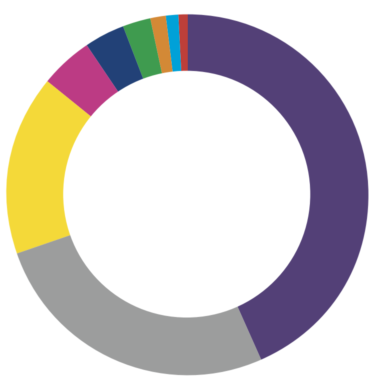
LEASE EXPIRY PROFILE

As at 31 December 2007



TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

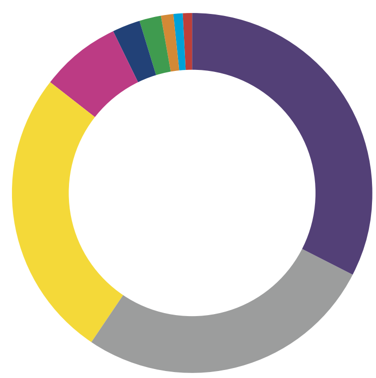
For the Month of December 2007



Educational / Services	43.4 %
Food & Beverage / Food Court	26.4 %
Supermarket	16.3 %
Department Store	4.5 %
Fashion	3.8 %
Leisure & Entertainment / Sports & Fitness	2.3 %
Home Furnishings	1.6 %
Electronics	0.9 %
Books / Gifts & Specialty / Hobbies / Toys	0.8 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007



Educational / Services	32.5 %
Supermarket	27.2 %
Food & Beverage / Food Court	25.9 %
Department Store	7.4 %
Fashion	2.3 %
Leisure & Entertainment / Sports & Fitness	2.1 %
Home Furnishings	1.2 %
Books / Gifts & Specialty / Hobbies / Toys	0.8 %
Electronics	0.6 %


G2000
Talk
JUNCT

JUNCTION 8

OBJECTIVE

The objective for Junction 8 is to continuously optimise its financial performance, strengthen its market position as the leading suburban mall in the central region of Singapore and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

Junction 8 is located in the densely populated residential area of Bishan. The mall is well-served by the Bishan MRT train station and the Bishan bus interchange. This prime suburban mall comprises two basement levels of car park space and five retail floors, including a basement level.

Junction 8 is positioned as a one-stop shopping, dining and entertainment destination catering largely to the middle-income families. The mall's immediate catchment population are residents from the surrounding housing estates, office workers within the vicinity and students from nearby schools. Its excellent accessibility by public transport extends its reach beyond its immediate catchment area.

ASSET ENHANCEMENT INITIATIVES

Reconfiguration works on Basement 1, where a wider variety of dine-in and take-away food kiosks were created, were completed on schedule. The revamped Market Place now boasts 12 food kiosks selling popular local and Asian cuisine. Some of the new food kiosks include Sweet Talk, Sakae Pizza, Fei Siong, Bao Luo Wan Xiang, Mei Heong Yuen Dessert and WestLake Kong Ba Pau. Sales per sq ft at the revamped food kiosks registered an 87.0% increase post-upgrading.

To further enhance dining options available on Level 1, retail units occupied by Bossini and Man Studio were amalgamated to house the popular Wan Chai Hong Kong Tea Room. Sales per sq ft increased by almost 40.0% after conversion works. In addition, the basement storage spaces classified as GFA was transferred to Level 2 to enlarge the retail unit currently occupied by Adidas, so as to optimise space usage.

TENANCY MIX

In 2007, Junction 8 welcomed a number of trendy young fashion labels such as EDC, Outfitter Girls, and Joop. The mall also expanded its sports and lifestyle retail offerings with the introduction of brands such as Adidas, Nike and New Balance. It also welcomed first time stand-alone boutique, Lee Jeans and new to market apparel label, Factor. Other new additions include F&B operators Pizza Hut and Wan Chai Hong Kong Tea Room, as well as entertainment and service providers, Laser Flair and Sony Ericsson Service Centre.

Riding on their encouraging sales figures, G2000 Women, FOX Fashion and Esprit expanded the size of their retail units at the mall. This is in response to consumer demands for a larger range of products to be made available at their Junction 8 outlet. Moving in tandem with retail trends, Sony Style also retrofitted their outlet into a stylish and up-market electronics store to appeal to the growing group of female shoppers.

Tenants such as Goldlion, Giordano, Umeya, Purpur and The Bodyshop also revamped their shop fronts, while anchor tenant BHG department store undertook renovations on two levels so as to accommodate a wider selection of cosmetics and fashion labels.

JUNCTION 8
CENTRE MANAGEMENT

Left to Right

Pauline Yeh
Centre Manager

Chee Hiang Chuan
Operations Manager

Ivy Ang
Leasing Manager

Phyllis Cheng
Marcom Manager

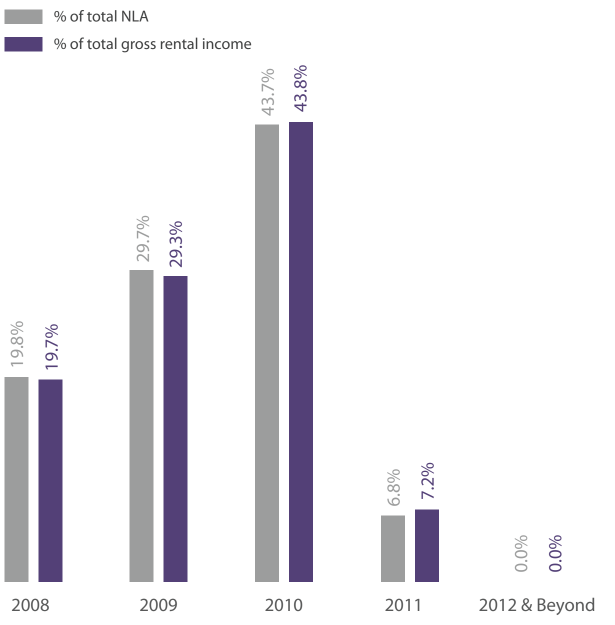

JUNCTION 8
THIS ENTRANCE IS OPEN AND
ACCESSIBLE TO PUBLIC AT ALL TIM
fashionistas
welcomed
foodies
indulged
techies
inspired

JUNCTION 8 PROPERTY INFORMATION

Net Lettable Area (NLA) (As at 31 December 2007)	246,476 sq ft
Number Of Tenants (As at 31 December 2007)	166
Car Park Lots (As at 31 December 2007)	324
Title	Leasehold tenure of 99 Years with effect from 1 September 1991
Purchase Price	S$295.0 million
Market Valuation (As at 1 December 2007)	S$521.0 million
Committed Occupancy Rate (As at 31 December 2007)	100.0%
Shopper Traffic For 2007	22.4 million
Gross Revenue (For the year ended 31 December 2007)	S$44.5 million
Net Property Income (For the year ended 31 December 2007)	S$29.5 million

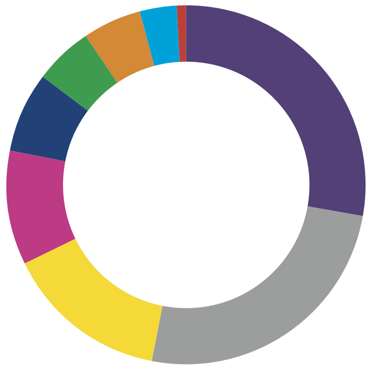
LEASE EXPIRY PROFILE

As at 31 December 2007



TRADE SECTOR ANALYSIS BY GROSS RENTAL INCOME

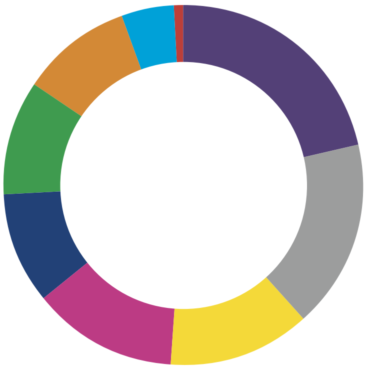
For the Month of December 2007



Food & Beverage / Food Court	27.8 %
Fashion	25.5 %
Educational / Services	14.5 %
Leisure & Entertainment /Sports & Fitness	10.3 %
Electronics	7.3 %
Department Store	5.4 %
Supermarket	5.3 %
Books / Gifts & Specialty / Hobbies / Toys	3.1 %
Home Furnishings	0.8 %

TRADE SECTOR ANALYSIS BY NET LETTABLE AREA

As at 31 December 2007



Food & Beverage / Food Court	21.5 %
Leisure & Entertainment / Sports & Fitness	16.9 %
Fashion	13.1 %
Department Store	12.8 %
Educational / Services	10.1 %
Supermarket	10.1 %
Electronics	10.1 %
Books / Gifts & Specialty /Hobbies / Toys	4.8 %
Home Furnishings	0.6 %


CapitaMall
Trust
child

SEMBAWANG SHOPPING CENTRE

OBJECTIVE

The objective for Sembawang Shopping Centre (SSC) is to optimise its financial performance, establish its market positioning as a key suburban mall in the northern part of Singapore, and to provide one of the best shopping experiences to its visitors.

MALL DESCRIPTION

SSC is located in close proximity to the Sembawang and Yishun MRT train stations. Currently closed for redevelopment, SSC will be positioned as a one-stop family-oriented necessity shopping destination. When completed, the mall will house four retail floors, comprising one basement level and three above ground levels.

ASSET ENHANCEMENT INITIATIVES

The redevelopment of SSC is progressing well on target for completion in Fourth Quarter[1] 2008. Almost 80,000 sq ft of GFA will be decanted from the residential block

1 For the period 1 October 2008 to 31 December 2008.

Artist's impression of the rooftop landscaped plaza with designated wet play area for children

Artist's impression of SSC's interior post-enhancement and retail space on Levels 3 and 4, to create more prime retail areas on Basement 1, Levels 1 and 2.

On the top floor of the new SSC, a rooftop landscaped plaza, comprising a children's playground and a designated water play area with interactive features for children, will be constructed. F&B shops with alfresco dining areas will be designed to have a good view of the children's playground, so that families can dine while watching over their children.

The redeveloped mall will boast an improved tenant mix, well–planned shopper circulation and provide a quality shopping ambience. The entire project is expected to incur a capital expenditure of S$68.4 million, increase NPI by S$5.5 million per annum and achieve an ungeared ROI of 8.0%.

TENANCY MIX

Over 70.0% of total NLA at the new SSC has been committed. Anchor tenants committed include Giant hypermarket, Daiso and Kopitiam, while specialty tenants committed comprise Popular book store, Aston, Ajisen and Prosperous Kitchen.

SEMBAWANG SHOPPING CENTRE PROPERTY INFORMATION

Title	Leasehold tenure of 999 Years with effect from 26 March 1885
Purchase Price	S$78.0 million
Market Valuation (As at 1 December 2007)	S$94.0 million

SEMBAWANG SHOPPING CENTRE CENTRE MANAGEMENT

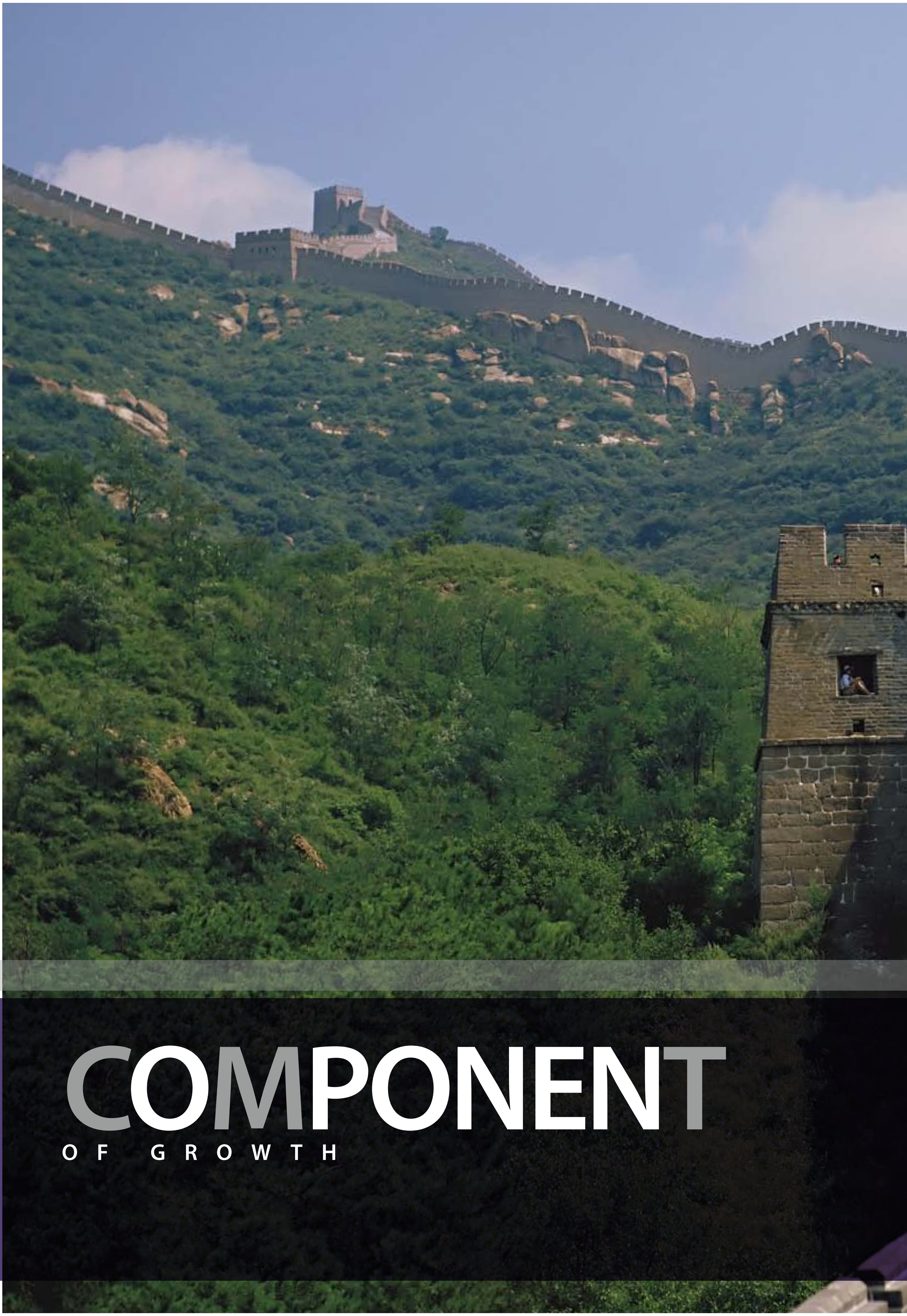
Left to Right

Koreen Koh
Leasing Executive

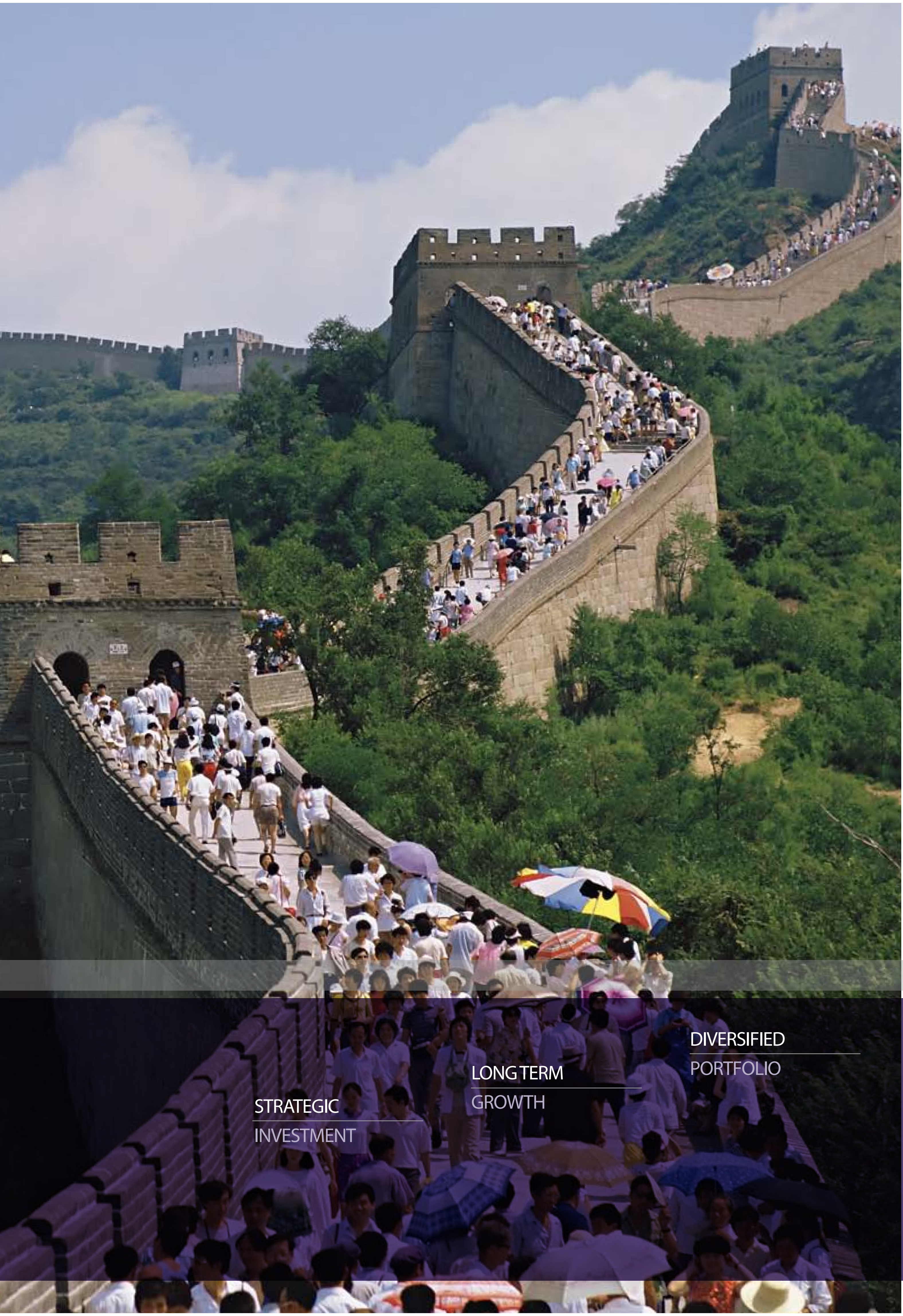
Frankie Leow
Operations Manager

Sharon Cheng
Senior Marcom Executive

Jaclyn Chan
Centre Manager



COMPONENT
OF GROWTH


DIVERSIFIED
PORTFOLIO
LONG TERM
GROWTH
STRATEGIC
INVESTMENT

CAPITARETAIL CHINA TRUST (20.0% STAKE)

CapitaRetail China Trust (CRCT) is the first pure-play China retail Real Estate Investment Trust (REIT) listed on Singapore Exchange Securities Trading Limited on 8 December 2006. Its portfolio currently comprises eight malls, including the recently acquired Xizhimen Mall in Beijing. The other seven malls are Wangjing Mall, Jiulong Mall, and Anzhen Mall in Beijing, Qibao Mall in Shanghai, Zhengzhou Mall in Zhengzhou, Saihan Mall (formerly known as Jinyu Mall) in Huhehaote, and Xinwu Mall in Wuhu.

The geographically diversified quality portfolio, valued at approximately S$1.1[1] billion is anchored by major international and domestic retailers such as Wal-Mart, Carrefour and the Beijing Hualian Group. Other tenants include Sport 100, B&Q, Esprit, KFC and Watsons. The properties are uniquely positioned as one-stop family-oriented shopping, dining and entertainment destinations for the sizeable population catchment areas in which they are located, and are accessible via major transportation routes or access points.

CRCT enjoys strong acquisition growth potential supported by secured and proprietary pipeline from CapitaLand Limited (CapitaLand). CRCT has been granted the rights of first refusal to assets owned by CapitaRetail China Development Fund I & II (CRCDF I & II), CapitaRetail China Incubator Fund (CRCIF) and CapitaLand Retail Limited (CapitaLand Retail), the retail real estate business unit of CapitaLand. CRCDF I & II and CRCIF are private retail property funds sponsored by CapitaLand, which together potentially own 65 retail malls across China.

CapitaMall Trust (CMT) owns a 20.0% stake in CRCT, which is equivalent to 95.1 million units in CRCT at a committed investment of S$93.3[2] million. As at 31 December 2007, CRCT's unit price has appreciated 90.3%[3] from S$1.13 at listing to S$2.15, presenting a

		1	2
	3	4	5
6	7	8	

1 Xizhimen Mall, Beijing
2 Jiulong Mall, Beijing
3 Wangjing Mall, Beijing
4 Anzhen Mall, Beijing
5 Qibao Mall, Shanghai
6 Zhengzhou Mall, Zhengzhou
7 Xinwu Mall, Wuhu
8 Saihan Mall, Huhehaote

S$88.2 million net gain. The Distribution Per Unit (DPU) of 6.72 cents for Full Year[1] 2007 was 9.5% higher than the forecast DPU for the period.

The strategic long term investment in CRCT is expected to provide CMT's unitholders with an opportunity to enjoy the tremendous growth in the China retail real estate market without drastically changing its risk profile.

1 For the financial period 1 January 2007 to 31 December 2007.
2 Comprising CMT's investment at initial public offering.
3 Based on CRCT closing price per unit as at 31 December 2007.

CRCT ENJOYS RIGHTS OF FIRST REFUSAL TO A SECURED AND PROPRIETARY PIPELINE OF ASSETS[1]

CapitaRetail China Development Fund I & II (~US$1.2 billion of committed equity raised)	CapitaRetail China Incubator Fund (US$425 million of committed equity raised)	CapitaLand Retail	CRCT

STATUS	ASSET VALUE (S$)	FUNDS EXPOSURE (S$)	GROSS RENTABLE AREA (SQ M)	TOTAL NO. OF MALLS
Approval obtained from the Chinese Authorities	4.1 billion	3.4 billion	2.5 million	45
Pending approval from the Chinese Authorities	3.9 billion	2.5 billion	1.0 million	10
Total Committed	**8.0 billion**	**5.9 billion**	**3.5 million**	**55**
Under Memorandums Of Understanding (MOU)	–	–	–	18
Total[2]	**8.0 billion**	**5.9 billion**	**3.5 million**	**73**

1 Information as at 22 February 2008.
2 Includes 8 properties currently held under CRCT.

CAPITARETAIL CHINA TRUST (20.0% STAKE)

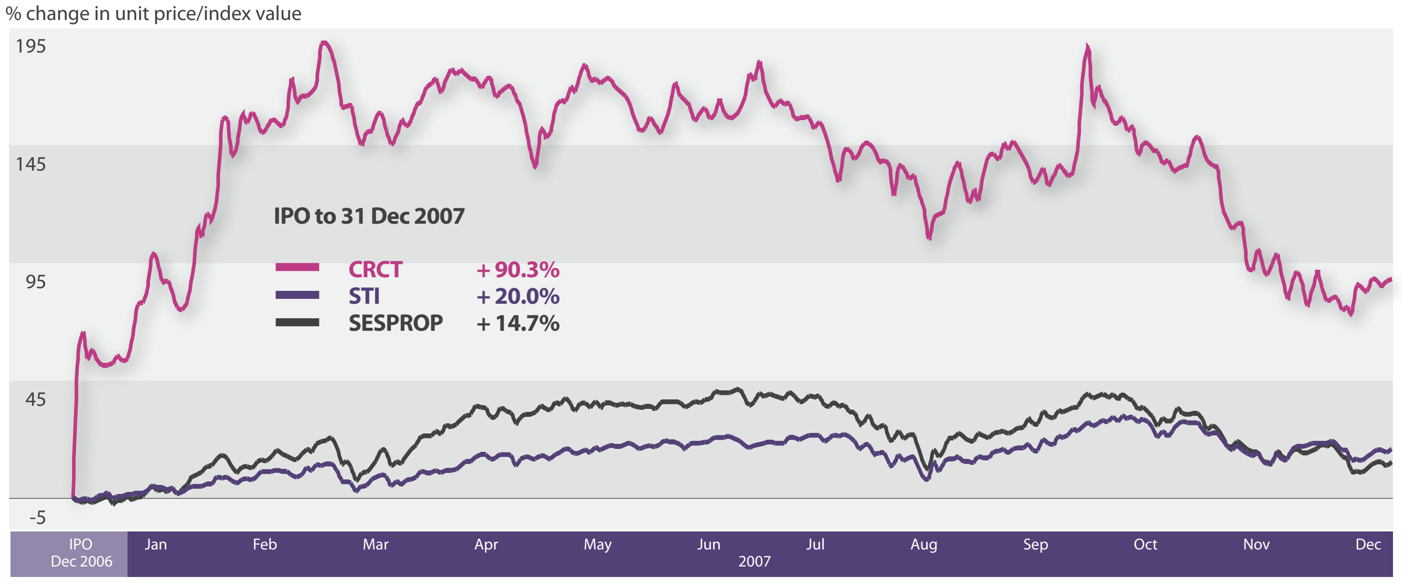
CRCT'S UNIT PRICE PERFORMANCE SINCE IPO (8 DECEMBER 2006) TO 31 DECEMBER 2007

90.3%
UNIT PRICE APPRECIATION

5.7%
GROWTH IN TOTAL ASSET SIZE

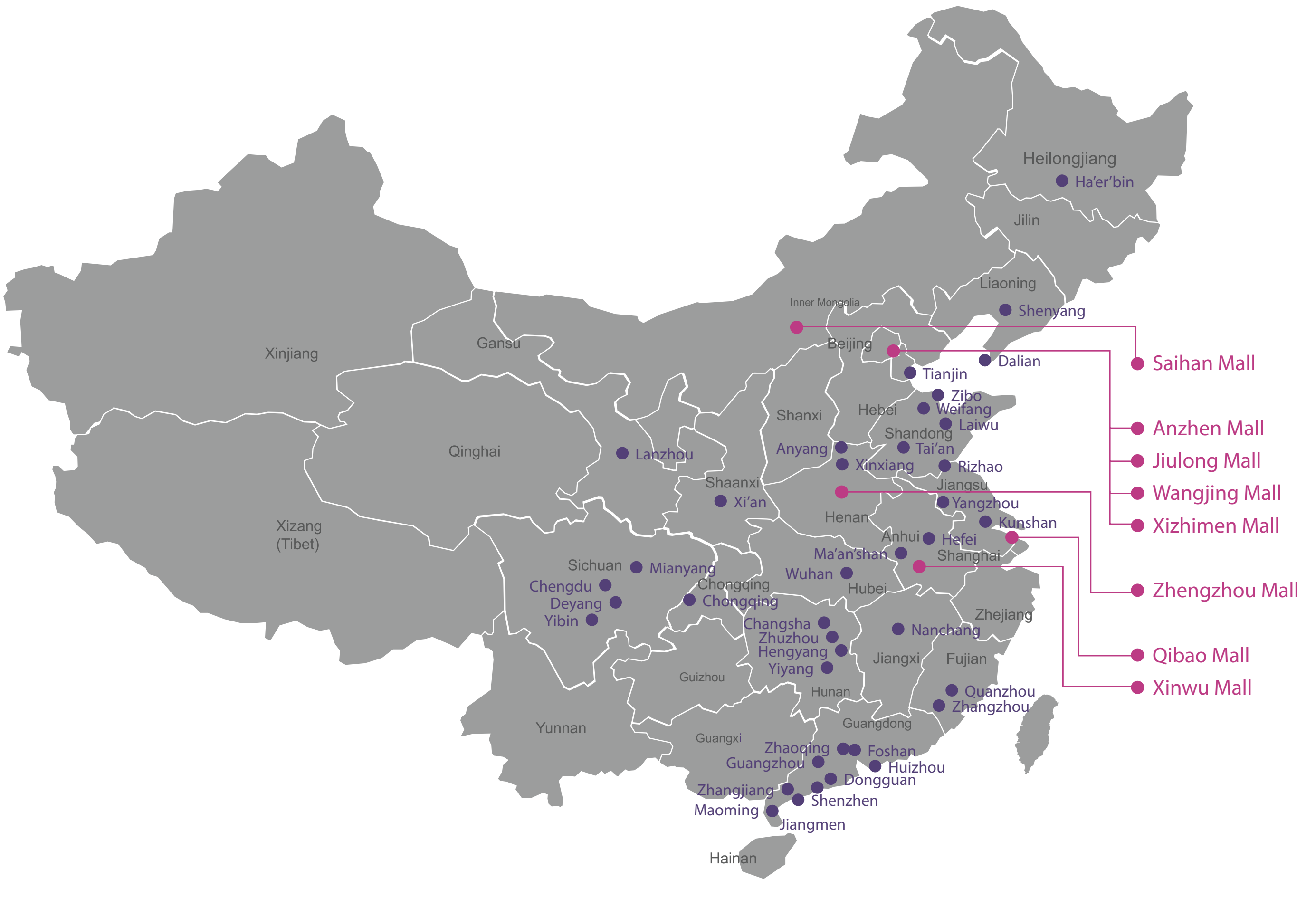
96.3%
TOTAL RETURN

90.5%
GROWTH IN MARKET CAPITALISATION



STI – Straits Times Index, SESPROP – Singapore Property Equities Index
Source : Bloomberg, CRCTML

CRCT'S FOOTPRINT IS EXPECTED TO EXPAND TO 44 CITIES ACROSS CHINA



● Properties held by CapitaRetail China Trust (CRCT)

● Assets in the pipeline

COMPUTING

THE FINANCIALS

CONSISTENT
PERFORMANCE

STABLE
DISTRIBUTIONS

SUSTAINABLE
RETURNS

FINANCIAL STATEMENTS

REPORT OF THE TRUSTEE

HSBC Institutional Trust Services (Singapore) Limited (the "Trustee") is under a duty to take into custody and hold the assets of CapitaMall Trust (the "Trust") and its subsidiaries (the "Group") in trust for the holders ("Unitholders") of units in the Trust (the "Units"). In accordance with, *inter alia*, the Securities and Futures Act, Chapter 289 of Singapore, its subsidiary legislation and the Code on Collective Investment Schemes and the Listing Manual (collectively referred to as the "laws and regulations"), the Trustee shall monitor the activities of CapitaMall Trust Management Limited (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the trust deed dated 29 October 2001 (as amended) (the "Trust Deed") between the Manager and the Trustee in each annual accounting period and report thereon to Unitholders in an annual report which shall contain the matters prescribed by the laws and regulations as well as the recommendations of the Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of the Certified Public Accountants of Singapore and the provisions of the Trust Deed.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Trust during the period covered by these financial statements, set out on pages 208 to 271, comprising the Balance Sheets, Statements of Total Return, Distribution Statements, Statements of Movements in Unitholders' Funds, Portfolio Statements, Cash Flow Statements and Notes to the Financial Statements, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed, laws and regulations and otherwise in accordance with the provisions of the Trust Deed.

For and on behalf of the Trustee,
HSBC Institutional Trust Services (Singapore) Limited

Arjun Bambawale
Director

Singapore
22 February 2008

STATEMENT BY THE MANAGER

In the opinion of the directors of CapitaMall Trust Management Limited, the accompanying financial statements set out on pages 208 to 271 comprising the Balance Sheets, Statements of Total Return, Distribution Statements, Statements of Movements in Unitholders' Funds, Portfolio Statements, Cash Flow Statements and a summary of significant accounting policies and other explanatory notes of CapitaMall Trust and its subsidiaries (the "Group") and of the Trust, are drawn up so as to present fairly, in all material respects, the financial position of the Group and of the Trust, as at 31 December 2007, the total return, distributable income, movements in Unitholders' Funds and cash flows of the Group and of the Trust for the year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore and the provisions of the Trust Deed. At the date of this statement, there are reasonable grounds to believe that the Group and the Trust will be able to meet their financial obligations as and when they materialise.

For and on behalf of the Manager,
CapitaMall Trust Management Limited

Pua Seck Guan
Director

Singapore
22 February 2008

INDEPENDENT AUDITORS' REPORT

UNITHOLDERS OF CAPITAMALL TRUST

(Established in the Republic of Singapore pursuant to a Trust Deed dated 29 October 2001 (as amended))

We have audited the accompanying financial statements of CapitaMall Trust (the "Trust") and its subsidiaries (the "Group"), which comprise the balance sheets and portfolio statements of the Group and the Trust as at 31 December 2007, and the statements of total return, distribution statements, statements of movements in Unitholders' funds and cash flow statements of the Group and the Trust for the year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 208 to 271.

Manager's responsibility for the financial statements

The Manager of the Trust is responsible for the preparation and fair presentation of these financial statements in accordance with Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Trust's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Manager of the Trust, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements of the Group and the financial statements of the Trust present fairly, in all material respects, the financial position of the Group and of the Trust as at 31 December 2007, the total return, distributable income, movements in Unitholders' funds and cash flows of the Group and the Trust for the year then ended in accordance with the Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trust" issued by the Institute of Certified Public Accountants of Singapore.

Kpmg

KPMG
Certified Public Accountants

Singapore
22 February 2008

BALANCE SHEETS
AS AT 31 DECEMBER 2007

	Note	Group		Trust	
		2007 $'000	2006 $'000	2007 $'000	2006 $'000
Non-current assets					
Plant and equipment	3	1,375	888	935	508
Investment properties	4	5,777,900	4,575,080	4,021,000	3,668,680
Subsidiaries	5	–	–	356,220	–
Associate and joint venture	6	98,053	169,636	623,012	676,773
		5,877,328	4,745,604	5,001,167	4,345,961
Current assets					
Inventories		182	167	–	–
Trade and other receivables	7	10,840	18,306	22,907	23,490
Cash and cash equivalents	8	68,918	47,201	35,493	31,802
		79,940	65,674	58,400	55,292
Current liabilities					
Trade and other payables	9	93,362	74,043	65,337	66,445
Current portion of security deposits		23,431	20,296	16,863	17,699
Interest-bearing borrowings	10	150,000	255,793	150,000	255,793
Current tax payable		1,018	367	–	367
		267,811	350,499	232,200	340,304
Net current liabilities		(187,871)	(284,825)	(173,800)	(285,012)

The accompanying notes form an integral part of these financial statements.

BALANCE SHEETS

AS AT 31 DECEMBER 2007

	Note	Group		Trust	
		2007 $'000	2006 $'000	2007 $'000	2006 $'000
Non-current liabilities					
Interest-bearing borrowings	10	1,892,949	1,434,279	1,240,251	1,089,733
Non-current portion of security deposits		70,720	50,686	55,666	45,588
Fair value financial derivatives	11	3,797	–	–	–
Deferred tax liability	12	177	–	–	–
		1,967,643	1,484,965	1,295,917	1,135,321
Net assets		3,721,814	2,975,814	3,531,450	2,925,628
Represented by:					
Unitholders' Funds		3,721,814	2,975,814	3,531,450	2,925,628
Units in issue ('000)	13	1,662,393	1,561,441	1,662,393	1,561,441

	$	$	$	$
Net asset value per unit	2.24	1.91	2.12	1.87

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF TOTAL RETURN

YEAR ENDED 31 DECEMBER 2007

	Note	Group 2007 $'000	Group 2006 $'000	Trust 2007 $'000	Trust 2006 $'000
Gross revenue	14	431,860	331,728	332,445	311,050
Property operating expenses	15	(144,085)	(114,087)	(111,520)	(108,054)
Net property income		287,775	217,641	220,925	202,996
Interest income	16	1,066	967	13,160	5,801
Investment income	17	–	–	36,333	9,951
Finance costs	18	(72,335)	(42,529)	(50,180)	(37,588)
Asset management fees	19	(25,512)	(20,510)	(19,552)	(19,180)
Professional fees		(991)	(670)	(699)	(659)
Trustee's fees		(874)	(1,201)	(659)	(1,164)
Audit fees		(260)	(181)	(180)	(165)
Other expenses		(970)	(374)	(896)	(372)
Net income before share of profit of associate		187,899	153,143	198,252	159,620
Share of profit of associate		39,653	14,258	–	–
Net income		227,552	167,401	198,252	159,620
Net change in fair value of investment properties		381,170	252,960	271,752	219,570
Total return for the year before income tax		608,722	420,361	470,004	379,190
Income tax expense	20	(775)	–	–	–
Total return for the year		607,947	420,361	470,004	379,190
Earnings per unit (cents)	21				
Basic		38.52	29.17	29.78	26.31
Diluted		38.52	29.17	29.78	26.31

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

YEAR ENDED 31 DECEMBER 2007

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Amount available for distribution to Unitholders at beginning of year	52,933	26,204	52,933	26,204
Net income before share of profit of associate	187,899	153,143	198,252	159,620
Net tax adjustments (Note A)	17,982	11, 329	12,938	9,783
Distribution income from associate	3,109	–	–	–
Interest income from associate	2,063	4,931	–	–
Net loss from subsidiaries	137	–	–	–
	211,190	169,403	211,190	169,403
Amount available for distribution to Unitholders	264,123	195,607	264,123	195,607
Distribution to Unitholders during the year:				
Distribution of 3.35 cents per unit for period from 1/10/2006 to 31/12/2006	(52,305)	–	(52,305)	–
Distribution of 3.00 cents per unit for period from 1/1/2007 to 31/3/2007	(46,877)	–	(46,877)	–
Distribution of 3.12 cents per unit for period from 1/4/2007 to 30/6/2007	(48,789)	–	(48,789)	–
Distribution of 4.88 cents per unit for period from 1/7/2007 to 6/11/2007	(76,351)	–	(76,351)	–
Distribution of 1.87 cents per unit for period from 31/10/2005 to 31/12/2005	–	(25,800)	–	(25,800)
Distribution of 2.72 cents per unit for period from 1/1/2006 to 31/3/2006	–	(37,551)	–	(37,551)
Distribution of 2.77 cents per unit for period from 1/4/2006 to 30/6/2006	–	(38,267)	–	(38,267)
Distribution of 2.85 cents per unit for period from 1/7/2006 to 30/9/2006	–	(41,056)	–	(41,056)
	(224,322)	(142,674)	(224,322)	(142,674)
Amount available for distribution to Unitholders at end of the year	39,801	52,933	39,801	52,933

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

YEAR ENDED 31 DECEMBER 2007

Note A – Net tax adjustments comprise:

	Group		Trust	
	2007 **$'000**	**2006** **$'000**	**2007** **$'000**	**2006** **$'000**
Non-tax deductible/ (chargeable) items:				
- asset management fees paid/payable in units	12,650	9,793	8,277	8,463
- trustee's fees	783	1,201	659	1,164
- write-off of assets	–	900	–	900
- other items	4,568	(558)	4,021	(737)
Tax deductible item:				
- capital allowances/ balancing allowances	(19)	(7)	(19)	(7)
Net tax adjustments	17,982	11,329	12,938	9,783

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS

YEAR ENDED 31 DECEMBER 2007

	Group		Trust	
	2007	**2006**	**2007**	**2006**
	$'000	**$'000**	**$'000**	**$'000**
Net assets at beginning of the year	2,975,814	2,283,905	2,925,628	2,276,977
Operations				
Net income after tax	226,777	167,401	198,252	159,620
Net change in fair value of investment properties	381,170	252,960	271,752	219,570
Net increase in net assets resulting from operations	607,947	420,361	470,004	379,190
Hedging reserve				
Effective portion of changes in fair value of cash flow hedges	1,917	2,087	–	–
Movement in foreign currency translation reserve	318	–	–	–
Unitholders' transactions				
Creation of units				
- contributions on placements and public offering	352,110	401,000	352,110	401,000
- asset management fees paid/payable in units	8,277	8,463	8,277	8,463
- units issued in respect of CapitaRetail Singapore Limited ("CRSL")'s acquisition fees	1,334	–	1,334	–
- units issued in respect of RCS Trust's acquisition fees	–	8,664	–	8,664
- units issued in respect of RCS Trust's asset management fees	4,236	322	4,236	322
Issue expenses (Note 22)	(5,817)	(6,314)	(5,817)	(6,314)
Distribution to Unitholders	(224,322)	(142,674)	(224,322)	(142,674)
Net increase in net assets resulting from Unitholders' transactions	135,818	269,461	135,818	269,461
Net assets at end of the year	3,721,814	2,975,814	3,531,450	2,925,628

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

AS AT 31 DECEMBER 2007

Group

Description of Property	Tenure of Land	Term of Lease	Remaining Term of Lease	Location	Existing Use	Occupancy Rates as at 31 December		At Valuation		Percentage of Total Net Assets	
						2007 %	2006 %	2007 $'000	2006 $'000	2007 %	2006 %
Investment properties in Singapore											
Tampines Mall	Leasehold	99 years	84 years	4 Tampines Central 5, Singapore	Commercial	100.0	100.0	720,000	655,000	19.3	22.0
Junction 8	Leasehold	99 years	83 years	9 Bishan Place, Singapore	Commercial	100.0	96.0	521,000	489,000	14.0	16.4
Funan DigitaLife Mall	Leasehold	99 years	71 years	109 North Bridge Road, Singapore	Commercial	99.0	92.1	304,500	260,000	8.2	8.7
IMM Building	Leasehold	60 years	41 years	2 Jurong East Street 21, Singapore	Commercial	97.3	84.2[1]	600,000	558,000	16.1	18.8
Plaza Singapura	Freehold	–	–	68 Orchard Road, Singapore	Commercial	100.0	98.9	922,000	835,000	24.8	28.1
Hougang Plaza	Leasehold	99 years	83 years	1189 Upper Serangoon Road, Singapore	Commercial	100.0	95.6	50,500	49,680	1.4	1.7
Sembawang Shopping Centre	Leasehold	999 years	877 years	604 Sembawang Road, Singapore	Commercial	NA[2]	96.5	94,000	84,000	2.5	2.8
Balance carried forward								3,212,000	2,930,680	86.3	98.5

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

AS AT 31 DECEMBER 2007

Description of Property	Tenure of Land	Term of Lease	Remaining Term of Lease	Location	Existing Use	Occupancy Rates as at 31 December		At Valuation		Percentage of Total Net Assets	
						2007 %	2006 %	2007 $'000	2006 $'000	2007 %	2006 %
Investment properties in Singapore											
Balance brought forward								3,212,000	2,930,680	86.3	98.5
Jurong Entertainment Centre	Leasehold	99 years	83 years	2 Jurong East Central 1, Singapore	Commercial	100.0	99.6	89,000	73,000	2.4	2.5
Bugis Junction	Leasehold	99 years	82 years	200 Victoria Street, Singapore	Commercial	100.0	100.0	720,000	665,000	19.4	22.3
Bukit Panjang Plaza[3]	Leasehold	99 years	86 years	1 Jelebu Road, Singapore	Commercial	99.9	–	251,000	–	6.7	–
Lot One Shoppers' Mall[3]	Leasehold	99 years	85 years	21 Choa Chu Kang Avenue 4, Singapore	Commercial	99.7	–	385,500	–	10.4	–
Rivervale Mall[3]	Leasehold	99 years	89 years	11 Rivervale Crescent, Singapore	Commercial	100.0	–	86,000	–	2.3	–
40.0% interest in Raffles City[4]	Leasehold	99 years	71 years	250 & 252 North Bridge Road, 2 Stamford Road and 80 Bras Basah Road, Singapore	Retail Office	99.6 98.7	99.3 99.8	1,034,400	906,400	27.8	30.4
Investment properties, at valuation								5,777,900	4,575,080	155.3	153.7
Investment in associate (Note 6)								98,053	169,636	2.6	5.7
								5,875,953	4,744,716	157.9	159.4
Other assets and liabilities (net)								(2,154,139)	(1,768,902)	(57.9)	(59.4)
Net assets								3,721,814	2,975,814	100.0	100.0

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

AS AT 31 DECEMBER 2007

Trust

Description of Property	Tenure of Land	Term of Lease	Remaining Term of Lease	Location	Existing Use	Occupancy Rates as at 31 December		At Valuation		Percentage of Total Net Assets	
						2007 %	2006 %	2007 $'000	2006 $'000	2007 %	2006 %
Investment properties in Singapore											
Tampines Mall	Leasehold	99 years	84 years	4 Tampines Central 5, Singapore	Commercial	100.0	100.0	720,000	655,000	20.4	22.4
Junction 8	Leasehold	99 years	83 years	9 Bishan Place, Singapore	Commercial	100.0	96.0	521,000	489,000	14.8	16.7
Funan DigitaLife Mall	Leasehold	99 years	71 years	109 North Bridge Road, Singapore	Commercial	99.0	92.1	304,500	260,000	8.6	8.9
IMM Building	Leasehold	60 years	41 years	2 Jurong East Street 21, Singapore	Commercial	97.3	84.2[1]	600,000	558,000	17.0	19.1
Plaza Singapura	Freehold	–	–	68 Orchard Road, Singapore	Commercial	100.0	98.9	922,000	835,000	26.1	28.5
Hougang Plaza	Leasehold	99 years	83 years	1189 Upper Serangoon Road, Singapore	Commercial	100.0	95.6	50,500	49,680	1.4	1.7
Sembawang Shopping Centre	Leasehold	999 years	877 years	604 Sembawang Road, Singapore	Commercial	NA[2]	96.5	94,000	84,000	2.7	2.9
Balance carried forward								3,212,000	2,930,680	91.0	100.2

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

AS AT 31 DECEMBER 2007

Description of Property	Tenure of Land	Term of Lease	Remaining Term of Lease	Location	Existing Use	Occupancy Rates as at 31 December		At Valuation		Percentage of Total Net Assets	
						2007 %	2006 %	2007 $'000	2006 $'000	2007 %	2006 %
Investment properties in Singapore											
Balance brought forward								3,212,000	2,930,680	91.0	100.2
Jurong Entertainment Centre	Leasehold	99 years	83 years	2 Jurong East Central 1, Singapore	Commercial	100.0	99.6	89,000	73,000	2.5	2.5
Bugis Junction	Leasehold	99 years	82 years	200 Victoria Street, Singapore	Commercial	100.0	100.0	720,000	665,000	20.4	22.7
Investment properties, at valuation								4,021,000	3,668,680	113.9	125.4
Investment in subsidiaries, associate and joint venture (Notes 5 & 6)								979,232	676,773	27.7	23.1
								5,000,232	4,345,453	141.6	148.5
Other assets and liabilities (net)								(1,468,782)	(1,419,825)	(41.6)	(48.5)
Net assets								3,531,450	2,925,628	100.0	100.0

NA Not Applicable

[1] *Figure based on occupancy of entire building. Occupancy rate at 31 December 2007 excluding office and warehouse is 97.3% (2006: 98.3%).*

[2] *As Sembawang Shopping Centre is undergoing major asset enhance initiatives which commenced in March 2007, hence the occupancy rate is not applicable.*

[3] *Bukit Panjang Plaza, Lot One Shoppers' Mall, Rivervale Mall were acquired on 1 June 2007 with the acquisition of the balance 72.8% in the Class E bonds and the attached preference shares in CRSL from REIM Singapore Investments CV Properties Limited, Lianhe Investments Pte. Ltd., The Great Eastern Life Assurance Company Limited, Stichting Pensioenfonds voor de Gezondheid, Geestelijke en Maatschappelijke Belangen, TM Asia Life Singapore Ltd., The Overseas Assurance Corporation Limited and NTUC Fairprice Co-operative Limited.*

[4] *Acquired from Tincel Properties (Pte) Ltd on 1 September 2006 under RCS Trust. RCS Trust is 40.0% owned by the Trust and 60.0% owned by CapitaCommercial Trust ("CCT").*

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS
AS AT 31 DECEMBER 2007

On 1 December 2007, independent valuations of Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Hougang Plaza, Sembawang Shopping Centre, Jurong Entertainment Centre and Bugis Junction were undertaken by Knight Frank Pte Ltd ("Knight Frank") while the independent valuation of Plaza Singapura was undertaken by CB Richard Ellis (Pte) Ltd ("CBRE"). The Manager believes that the independent valuers have appropriate professional qualifications and recent experience in the location and category of the properties being valued. The valuations were based on investment method and discounted cash flow approaches for Knight Frank (except for Sembawang Shopping Centre) and capitalisation and discounted cash flow approaches for CBRE. For Sembawang Shopping Centre, Knight Frank has used residual land value and discounted cash flow methodology. The valuations adopted were $720,000,000, $521,000,000, $304,500,000, $600,000,000, $922,000,000, $50,500,000, $94,000,000, $89,000,000 and $720,000,000 for Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Plaza Singapura, Hougang Plaza, Sembawang Shopping Centre, Jurong Entertainment Centre and Bugis Junction, respectively. The net change in fair value of the properties has been taken to the Statement of Total Return.

On 1 December 2007, independent valuation of Raffles City was undertaken by CBRE. The Manager believes that the independent valuer has appropriate professional qualifications and recent experience in the location and category of the property being valued. The valuation was based on capitalisation and discounted cash flow approaches. The valuation adopted was $2,586,000,000 and the Trust's proportionate interest in the property value is $1,034,400,000. The net change in fair value of the property has been taken to the Statement of Total Return.

On 1 December 2007, independent valuations of Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall were undertaken by Knight Frank. The Manager believes that the independent valuer has appropriate professional qualifications and recent experience in the location and category of the property being valued. The valuations were based on investment method and discounted cash flow approaches. The valuations adopted were $251,000,000, $385,500,000 and $86,000,000 for Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall, respectively. The net change in fair value of the properties has been taken to the Statement of Total Return.

The carrying amounts of Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Hougang Plaza, Sembawang Shopping Centre, Jurong Entertainment Centre, Bugis Junction and Raffles City as at 31 December 2006 were based on independent valuations undertaken by CBRE. The carrying amount of Plaza Singapura as at 31 December 2006 was based on independent valuation undertaken by Knight Frank. The valuations were based on the capitalisation and discounted cash flow approaches.

Investment properties comprise commercial properties that are leased to external customers. Generally, the leases contain an initial non-cancellable period of three years. Subsequent renewals are negotiated with the lessee. Contingent rents recognised in the Statement of Total Return of the Group and in the Statement of Total Return of the Trust amounted to $19,876,000 (2006: $12,135,000) and $10,891,000 (2006: $9,319,000) respectively.

The accompanying notes form an integral part of these financial statements.

CASH FLOW STATEMENTS
YEAR ENDED 31 DECEMBER 2007

	Group		Trust	
	2007	**2006**	**2007**	**2006**
	$'000	**$'000**	**$'000**	**$'000**
Operating activities				
Net income	227,552	167,401	198,252	159,620
Adjustments for:				
Allowance for doubtful receivables	–	15	–	–
Asset management fees paid/payable in units	12,650	9,793	8,277	8,463
Depreciation and amortisation	1,663	1,137	1,460	1,045
Finance costs	72,335	42,529	50,180	37,588
Interest income	(1,066)	(967)	(13,160)	(5,801)
Investment income	–	–	(36,333)	(9,951)
Receivables written off	13	14	21	14
Share of profit of associate	(39,653)	(14,258)	–	–
Write-off of assets	–	900	–	900
Operating income before working capital changes	273,494	206,564	208,697	191,878
Changes in working capital:				
Inventories	(15)	(167)	–	–
Trade and other receivables	5,032	(4,669)	5,983	(10,277)
Trade and other payables	19,108	4,449	9,975	11,972
Security deposits	10,460	9,955	9,242	8,770
Income tax refund	55	–	–	–
Cash flows from operating activities carried forward	308,134	216,132	233,897	202,343

The accompanying notes form an integral part of these financial statements.

CASH FLOW STATEMENTS

YEAR ENDED 31 DECEMBER 2007

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Cash flows from operating activities brought forward	308,134	216,132	233,897	202,343
Investing activities				
Capital expenditure on investment properties	(114,180)	(76,390)	(88,556)	(74,420)
Distribution received from associate	3,109	–	–	–
Interest received	3,592	5,802	6,533	5,705
Investment income received	–	–	38,137	2,407
Investment in subsidiary	–	–	(80)	–
Investment in associate	–	(93,293)	–	(93,293)
Investment in joint venture	–	–	–	(516,493)
Net cash outflow on purchase of investment property (including acquisition charges) (see Note A below)	–	(856,463)	–	(5,327)
Net cash outflows on purchase of susidiary (including acquisition charges) (see Note B below)	(274,482)	–	(296,806)	–
Proceeds from sale of plant and equipment	2	91	2	91
Purchase of plant and equipment	(820)	(350)	(681)	(286)
Cash flows from investing activities	(382,779)	(1,020,603)	(341,451)	(681,616)
Balance carried forward	(74,645)	(804,471)	(107,554)	(479,273)

The accompanying notes form an integral part of these financial statements.

CASH FLOW STATEMENTS

YEAR ENDED 31 DECEMBER 2007

	Group		Trust	
	2007 $'000	**2006 $'000**	**2007 $'000**	**2006 $'000**
Balance brought forward	(74,645)	(804,471)	(107,554)	(479,273)
Financing activities				
Distribution to Unitholders	(224,322)	(142,674)	(224,322)	(142,674)
Interest paid	(79,179)	(39,921)	(53,486)	(35,877)
Payment of issue and financing expenses	(7,449)	(8,073)	(7,264)	(6,314)
Proceeds from interest-bearing borrowings	841,333	602,193	830,338	255,793
Proceeds from issue of new units	352,110	401,000	352,110	401,000
Repayment of interest-bearing borrowings	(786,131)	–	(786,131)	–
Cash flows from financing activities	96,362	812,525	111,245	471,928
Net increase/(decrease) in cash and cash equivalents	21,717	8,054	3,691	(7,345)
Cash and cash equivalents at beginning of the year	47,201	39,147	31,802	39,147
Cash and cash equivalents at end of the year (Note 8)	68,918	47,201	35,493	31,802

The accompanying notes form an integral part of these financial statements.

CASH FLOW STATEMENTS

YEAR ENDED 31 DECEMBER 2007

Note:

(A) Net Cash Outflow on Purchase of Investment Property (including acquisition charges)

Net cash outflow on purchase of investment property (including acquisition charges) is set out below:

	Group		Trust	
	2007 $'000	**2006 $'000**	**2007 $'000**	**2006 $'000**
Investment properties	–	867,579	–	5,327
Plant and equipment	–	352	–	–
Cash	–	6,510	–	–
Other assets	–	496	–	–
Trade and other payables	–	(5,579)	–	–
Security deposits	–	(6,510)	–	–
Net identifiable assets and liabilities acquired	–	862,848	–	5,327
Acquisition charges	–	8,789	–	–
Purchase consideration paid in units	–	(8,664)	–	–
Cash consideration paid	–	862,973	–	5,327
Cash acquired	–	(6,510)	–	–
Net cash outflow	–	856,463	–	5,327

(B) Net Cash Outflow on Purchase of Subsidiary (including acquisition charges)

The effect of acquisition of subsidiary is set out below:

	2007 $'000
Investment properties	710,000
Plant and equipment	103
Other assets	1,305
Cash and cash equivalents	22,324
Trade and other payables	(18,558)
Income tax payable	(341)
Security deposits	(12,708)
Borrowings	(300,695)
Net identifiable assets and liabilities	401,430
72.8% of net identifiable assets and liabilities acquired	292,121
Acquisition charges	6,019
Purchase consideration paid in units	(1,334)
Cash consideration paid, satisfied in cash	296,806
Cash acquired	(22,324)
Net cash outflow	274,482

The accompanying notes form an integral part of these financial statements.

Pre-acquisition carrying amounts were determined based on applicable Financial Reporting Standard immediately before the acquisition. The values of assets, liabilities, and contingent liabilities recognised on acquisition are at their estimated fair values.

On 1 June 2007, the Group acquired the remaining 72.8% share in Secured Fixed Rate Class E Bond and attached Redeemable Preference Shares in CapitaRetail Singapore Limited ("CRSL") for a cash consideration of $296,806,000. In the 7 months to 31 December 2007, CRSL contributed a total return of $2,429,000 to the consolidated statement of total return for the year. If the acquisition had occurred on 1 January 2007, the Group revenue would have been $455,591,000 and total return for the year would have been $608,909,000.

(C) Significant Non-Cash Transactions

During the financial year, there were the following significant non-cash transactions:

(i) 4,210,988 (2006: 4,516,913) units were issued or will be issued as payment for the asset management fees payable in units, amounting to a value of $12,513,000 (2006: $8,785,000); and

(ii) 322,685 units were issued as payment for the acquisition fees of $1,334,000 in relation to subsidiary acquired. 3,652,767 units were issued as payment for the acquisition fees of $8,664,000 in relation to investment property acquired. Under the Property Funds Guidelines, the acquisition fees paid in respect of transactions with interested parties will have to be in the form of units.

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2007

These notes form an integral part of the financial statements.

The financial statements were authorised for issue by the Manager and the Trustee on 22 February 2008.

1 GENERAL

CapitaMall Trust (the "Trust") is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 29 October 2001 (as amended) (the "Trust Deed") between CapitaMall Trust Management Limited (the "Manager") and HSBC Institutional Trust Services (Singapore) Limited (the "Trustee"). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the Trust in trust for the holders ("Unitholders") of units in the Trust (the "Units").

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 17 July 2002 ("Listing Date") and was included under the Central Provident Fund ("CPF") Investment Scheme on 13 September 2002.

The principal activity of the Trust is to invest in income producing real estate, which is used or substantially used for retail purposes with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth. The principal activities of the subsidiaries, associate and joint venture are set out in Notes 5 and 6 to the accompanying financial statements.

The consolidated financial statements relate to the Trust and its subsidiaries (the "Group") and the Group's interest in its associate and joint venture.

The Trust has entered into several service agreements in relation to management of the Trust and its property operations. The fee structures of these services are as follows:

1.1 Property management fees

Under the Property Management Agreements, property management fees are charged as follows:

(a) 2.00% per annum of the gross revenue of the properties;

(b) 2.00% per annum of the net property income of the properties; and

(c) 0.50% per annum of the net property income of the properties, in lieu of leasing commissions.

The property management fees are payable quarterly in arrears.

1.2 Asset management fees

Pursuant to the Trust Deed, the asset management fees shall not exceed 0.70% per annum of the Deposited Property or such higher percentage as may be fixed by an Extraordinary Resolution at a meeting of Unitholders. Deposited Property refers to all the assets of the Trust, including all its Authorised Investments (as defined in the Trust Deed) for the time being held or deemed to be held upon the trusts of the Trust Deed.

For the period prior to 1 October 2006, the asset management fees comprise a base component of 0.25% per annum of Property Value and a performance component of 2.85% per annum of gross revenue of the Trust for each financial year. Property Value means the aggregate of the value of investment properties.

Subsequent to 1 October 2006, the Trust Deed was amended such that the asset management fees comprise:

(a) in respect of Authorised Investments which is in the form of real estate, a base component of 0.25% per annum of Deposited Property and a performance component of 2.85% per annum of gross revenue of the Trust for each financial year; and

(b) in respect of all other Authorised Investments which is not in the form of real estate, 0.5% per annum of the investment value of the Authorised Investment, unless such Authorised Investment is an interest in a property fund (either a real estate investment trust or private property fund) wholly managed by a wholly-owned subsidiary of CapitaLand Limited, in which case no asset management fee shall be payable in relation to such Authorised Investment.

When the asset management fees are paid in the form of units, the Manager shall be entitled to receive such number of units as may be purchased for the relevant amount of the base component at the market price (as defined in the Trust Deed).

The base component is:

(a) (for the 60-month period from the Listing Date), paid in cash to the Manager in respect of Tampines Mall, Junction 8 and Funan DigitaLife Mall; and

(b) ((after 60 months following the Listing Date), in respect of Tampines Mall, Junction 8 and Funan DigitaLife Mall) and all other Authorised Investments which are in the form of real estate paid to the Manager in the form of cash and / or units (as the Manager may elect).

The performance component is:

(a) (for the 60-month period from the Listing Date) paid in the form of units to be issued to the Manager in respect of Tampines Mall, Junction 8 and Funan DigitaLife Mall and thereafter, in the form of cash or in the form of units or a combination of both (as the Manager may elect); and

(b) in respect of all other Authorised Investments which are in the form of real estate acquired by the Trust paid to the Manager in the form of cash, in the form of units or a combination of both (as the Manager may elect).

When the performance component is paid in the form of units, the Manager shall be entitled to receive such number of units as may be purchased for the relevant amount of the management fee at:

(a) (in respect of Tampines Mall, Junction 8 and Funan DigitaLife Mall), for the 60-month period from the Listing Date at an issue price of $0.96 per unit, unless the market price (as defined in the Trust Deed) at the time of issue exceeds $2.00 or more per unit, in which event, the units will be issued at a 25% discount from that market price; and

(b) (in respect of Tampines Mall, Junction 8 and Funan DigitaLife Mall (after 60 months following the Listing Date)), IMM Building, Plaza Singapura, Hougang Plaza, Sembawang Shopping Centre, Jurong Entertainment Centre, Bugis Junction and any other property to be acquired by the Trust the market price.

The asset management fees are payable quarterly in arrears.

1.3 Trustee's fees

Pursuant to the Trust Deed, the Trustee's fees shall not exceed 0.10% per annum of the Deposited Property (subject to a minimum sum of $6,000 per month) payable out of the Deposited Property of the Trust. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

The Trustee's fees are payable quarterly in arrears.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Accounting Practice ("RAP") 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore, and the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed.

The financial statements are prepared on the historical cost basis, except for investment properties, derivative financial instruments and certain financial assets and financial liabilities which are measured at fair value.

The financial statements are presented in Singapore dollars, which is the Group's functional currency. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

The preparation of financial statements in conformity with RAP 7 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements is described in the following notes:

- Note 4 – Valuation of investment properties
- Note 24 – Valuation of financial instruments

The accounting policies set out below have been applied consistently by the Group. The accounting policies used by the Group have been applied consistently to all periods presented in these financial statements.

2.2 Consolidation

Subsidiaries

Subsidiaries are entities controlled by the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Associate and joint venture

Associate is an entity in which the Group has a significant influence, but not control, over the financial and operating policies. In the financial statements of the Group, the interest in an associate is accounted for using the equity method. The consolidated financial statements include the Group's share of the income and expenses of the associate, after adjustments to align the accounting policies with those of the Group, from the date that significant influence commences until the date that significant influence ceases. When the Group's share of losses exceeds its interest in an associate, the carrying amount of that interest (including any long-term investments) is reduced to zero and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payment on behalf of the associate.

Joint venture is an entity over whose activities the Trust has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions. In the financial statements of the Group, the interest in joint venture is accounted for by including its proportionate share of the jointly-controlled entity's assets, liabilities, income and expenses with the similar item, line by line, in its financial statements. The consolidated financial statements include the assets that the Group controls and the liabilities that it incurs in the course of pursuing the joint venture, share of the income and expenses of the joint venture, after adjustments to align the accounting policies with those of the Group, from the date that joint control commences until the date that joint control ceases.

Transactions eliminated on consolidation

Intra-group balances, and any unrealised income or expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Accounting for subsidiaries, associate and joint venture by the Trust

Investments in subsidiaries, associate and joint venture are stated in the Trust's balance sheet at cost less accumulated impairment losses.

2.3 *Plant and equipment*

Plant and equipment are stated at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset.

When parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

The cost of replacing part of an item of plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be measured reliably. The costs of the day-to-day servicing of plant and equipment are recognised in the Statement of Total Return as incurred.

Depreciation is provided on a straight-line basis so as to write off items of plant and equipment, and major components that are accounted for separately, over their estimated useful lives as follows:

Furniture, fittings and equipment – 2 to 5 years

Gains or losses arising from the retirement or disposal of plant and equipment are determined as the difference between the estimated net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Total Return on the date of retirement or disposal.

Depreciation methods, useful lives and residual values are reviewed, and adjusted as appropriate, at each reporting date.

2.4 *Investment properties*

Investment properties are properties held either to earn rental income or capital appreciation or both. Investment properties are accounted for as non-current assets and are stated at initial cost on acquisition, and at fair value thereafter. The cost of a purchased property comprises its purchase price and any directly attributable expenditure. Transaction costs shall be included in the initial measurement. Fair value is determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers in the following events:

- in such manner and frequency required under the CIS Code issued by MAS; and
- at least once in each period of 12 months following the acquisition of each parcel of real estate property.

Any increase or decrease on revaluation is credited or charged to the Statement of Total Return as a net change in fair value of the investment properties.

When an investment property is disposed of, the resulting gain or loss recognised in the Statement of Total Return is the difference between net disposal proceeds and the carrying amount of the property.

Investment properties are not depreciated. The properties are subject to continued maintenance and regularly revalued on the basis set out above. For income tax purposes, the Group and the Trust may claim capital allowances on assets that qualify as plant and machinery under the Income Tax Act.

2.5 *Foreign currency transactions*

Transactions in foreign currencies are translated to the respective functional currencies of the Group at the exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date on which the fair value was determined.

Foreign currency differences arising on retranslation are recognised in the Statement of Total Return, except for differences arising on the retranslation of monetary items that in substance form part of the Group's net investment in a foreign operation, available-for-sale equity instruments and financial liabilities designated as hedges of the net investment in a foreign operation.

2.6 *Financial instruments*

Non-derivative financial instruments

Non-derivative financial instruments comprise trade and other receivables, cash and cash equivalents, trade and other payables, interest-bearing borrowings and security deposits.

Non-derivative financial instruments are recognised initially at fair value plus, for instruments not at fair value through profit or loss, any directly attributable transaction costs. Subsequent to initial recognition, non-derivative financial instruments are measured at amortised cost using the effective interest method, less any impairment losses.

A financial instrument is recognised if the Group becomes a party to the contractual provisions of the instrument. Financial assets are derecognised if the Group's contractual rights to the cash flows from the financial assets expire or if the Group transfers the financial asset to another party without retaining control or transfers substantially all the risks and rewards of the asset. Regular way purchases and sales of financial assets are accounted for at trade date, ie, the date that the Group commits itself to purchase or sell the asset. Financial liabilities are derecognised if the Group's obligations specified in the contract expire or are discharged or cancelled.

Cash and cash equivalents comprise cash balances and bank deposits. Bank overdrafts that are repayable on demand and that form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

Derivative financial instruments and hedging activities

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if the economic characteristics and risks of the host contract and the embedded derivative are not closely related, a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative, and the combined instrument is not measured at fair value through the Statement of Total Return.

Derivatives are recognised initially at fair value; attributable transaction costs are recognised in the Statement of Total Return when incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are accounted for as described below.

Cash flow hedges

Changes in the fair value of the derivative hedging instrument designated as a cash flow hedge are recognised directly in Unitholders' funds to the extent that the hedge is effective. To the extent that the hedge is ineffective, changes in fair value are recognised in the Statement of Total Return.

If the hedging instrument no longer meets the criteria for hedge accounting, expires or is sold, terminated or exercised, hedge accounting is discontinued prospectively. The cumulative gain or loss previously recognised in equity remains there until the forecast transaction occurs. When the hedged item is a non-financial asset, the amount recognised in Unitholders' funds is transferred to the carrying amount of the asset when it is recognised. In other cases the amount recognised in Unitholders' funds is transferred to the Statement of Total Return in the same period that the hedged item affects Statement of Total Return.

Economic hedges

Hedge accounting is not applied to derivative instruments that economically hedge monetary assets and liabilities denominated in foreign currencies. Changes in the fair value of such derivatives are recognised in the Statement of Total Return.

Impairment of financial assets

A financial asset is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. A financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flows of that asset.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount, and the present value of the estimated future cash flows discounted at the original effective interest rate.

Individually significant financial assets are tested for impairment on an individual basis. The remaining financial assets are assessed collectively in groups that share similar credit risk characteristics.

All impairment losses are recognised in the Statement of Total Return.

An impairment loss is reversed if the reversal can be related objectively to an event occurring after the impairment loss was recognised. For financial assets measured at amortised cost, the reversal is recognised in the Statement of Total Return.

Intra-group financial guarantees

Financial guarantees are classified as financial liabilities.

Financial guarantees are recognised initially at fair value. Subsequent to initial measurement, the financial guarantees are stated at the higher of the initial fair value less cumulative amortisation and the amount that would be recognised if they were accounted for as contingent liabilities. When financial guarantees are terminated before their original expiry date, the carrying amount of the financial guarantees is transferred to the Statement of Total Return.

2.7 Impairment – non-financial assets

The carrying amounts of the Group's non-financial assets other than investment properties and deferred tax assets, are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated at each balance sheet date.

An impairment loss is recognised in the Statement of Total Return whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. A cash-generating unit is the smallest identifiable asset group that generates cash flows that largely are independent from other assets and groups. Impairment losses are recognised in the income statement unless it reverses a previous revaluation, credited to Unitholders' funds, in which case it is charged to Unitholders' funds. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit (group of units) on a pro rata basis.

The recoverable amount of other assets is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised.

2.8 Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in the Statement of Total Return over the period of the borrowings on an effective interest basis.

2.9 Unitholders' funds

Unitholders' funds are classified as equity. Incremental cost, directly attributable to the issuance of additional units in the Trust are deducted directly against Unitholders' funds.

2.10 *Revenue recognition*

Rental income from operating leases

Rental income receivable under operating leases is recognised in the Statement of Total Return on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets. Lease incentives granted are recognised as an integral part of the total rental to be received. Contingent rentals, which include gross turnover rental, are recognised as income in the accounting period on a receipt basis. No contingent rentals are recognised if there are uncertainties due to the possible return of amounts received.

Car park income

Car park income is recognised on a time apportionate basis.

Interest income

Interest income is recognised as it accrues, using the effective interest method.

Investment income

Investment income is recognised when the right to receive distribution income from associate and joint venture is established.

2.11 *Expenses*

Property operating expenses

Property operating expenses consist of quit rents, property taxes, utilities, property management fees, property management reimbursements, advertising and promotion, maintenance and other property outgoings in relation to investment properties where such expenses are the responsibility of the Group.

Property management fees are recognised on an accrual basis based on the applicable formula stipulated in Note 1.1.

Asset management fees

Asset management fees are recognised on an accrual basis using the applicable formula, stipulated in Note 1.2. Where applicable, upon issuance of the units, the asset management fees are adjusted based on the market value of the actual number of units issued on date of issuance of the units to the Manager.

Trustee's fees

The Trustee's fees are recognised on an accrual basis using the applicable formula stipulated in Note 1.3.

2.12 *Finance costs*

Finance costs comprise interest expense on borrowings and amortisation of borrowings related transaction costs which are recognised in the Statement of Total Return using the effective interest method over the period of borrowings. Finance costs also include gain/loss on remeasurement of financial derivatives.

2.13 Income tax expense

Income tax expense comprises current and deferred tax. Income tax is recognised in the Statement of Total Return except to the extent that it relates to items directly related to Unitholders' funds, in which case it is recognised in Unitholders' funds.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit, and differences relating to investments in subsidiaries and joint ventures to the extent that it is probable that they will not reverse in the foreseeable future. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

The Inland Revenue Authority of Singapore (the "IRAS") has issued a tax ruling on the income tax treatment of the Trust. Subject to meeting the terms and conditions of the tax ruling which includes a distribution of at least 90.0% of the taxable income of the Trust, the Trustee is not subject to tax on the taxable income of the Trust. Instead, the distributions made by the Trust out of such taxable income are subject to tax in the hands of Unitholders, unless they are exempt from tax on the Trust's distributions. This treatment is known as the tax transparency treatment.

Individuals and qualifying Unitholders, i.e. companies incorporated and tax resident in Singapore, Singapore branches of foreign companies that have obtained waiver from the IRAS from tax deducted at source in respect of the distributions from the Trust, and bodies of persons registered or constituted in Singapore, are entitled to gross distributions from the Trust. For distributions made to foreign non-individual Unitholders, the Trustee is required to withhold tax at the rate of 10.0%. For other types of Unitholders, the Trustee is required to withhold tax at the prevailing corporate tax rate on the distributions made by the Trust. Such other types of Unitholders are subject to tax on the regrossed amounts of the distributions received but may claim a credit for the tax deducted at source at the prevailing corporate tax rate by the Trustee.

The Trust has a distribution policy where it is required to distribute at least 90.0% of its taxable income, other than gains from the sale of real estate properties that are determined by the IRAS to be trading gains. For the taxable income that is not distributed, referred to as retained taxable income, tax will be assessed on the Trustee. Where such retained taxable income is subsequently distributed, the Trustee need not deduct tax at source.

2.14 Segment reporting

A segment is a distinguishable component of the Group that is engaged either in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

3 PLANT AND EQUIPMENT

	Furniture, fittings and equipment $'000
Group	
Cost	
At 1 January 2006	834
Additions	350
Disposals	(97)
Assets acquired through acquisition of joint venture	352
At 31 December 2006	1,439
Additions	820
Disposals	(2)
Assets acquired through acquisition of a subisidiary	103
At 31 December 2007	2,360
Accumulated depreciation	
At 1 January 2006	287
Charge for the year	270
Disposals	(6)
At 31 December 2006	551
Charge for the year	434
At 31 December 2007	985
Carrying amount	
At 1 January 2006	547
At 31 December 2006	888
At 31 December 2007	1,375
Trust	
Cost	
At 1 January 2006	834
Additions	286
Disposals	(97)
At 31 December 2006	1,023
Additions	681
Disposals	(2)
At 31 December 2007	1,702

	Furniture, fittings and equipment $'000
Accumulated depreciation	
At 1 January 2006	287
Charge for the year	234
Disposals	(6)
At 31 December 2006	515
Charge for the year	252
Disposals	*
At 31 December 2007	767
Carrying amount	
At 1 January 2006	547
At 31 December 2006	508
At 31 December 2007	935

* Less than $1,000

4 INVESTMENT PROPERTIES

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
At 1 January	4,575,080	3,365,000	3,668,680	3,365,000
Acquisition of investment properties	–	867,579	–	5,327
Acquired through acquisition of a subsidiary	710,000	–	–	–
Acquisition charges capitalised	6,541	8,789	–	–
Capital expenditure capitalised	105,109	81,652	80,568	79,683
Write-off of assets	–	(900)	–	(900)
	5,396,730	4,322,120	3,749,248	3,449,110
Net change in fair value of investment properties	381,170	252,960	271,752	219,570
At 31 December	5,777,900	4,575,080	4,021,000	3,668,680

The investment properties have been mortgaged as security for credit facilities granted by Silver Maple Investment Corporation Ltd and Silver Oak Ltd; and as security for the Class A to D Bonds (the "Secured Bonds") (Note 10).

Investment properties are stated at fair value based on valuations performed by independent professional valuers. In determining the fair value, the valuers have used valuation methods which involve certain estimates. The Manager is of the view that the valuatiaon methods and estimates are reflective of the current market condition. The key assumptions used to determine the fair value of investment properties include market-corroborated capitalisation yield, terminal yield and discount rate.

The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

5 SUBSIDIARIES

	Trust 2007 $'000	Trust 2006 $'000
Unquoted equity at cost	143,140	–
Loan to subidiaries	213,080	–
	356,220	–

Details of the subsidiaries are as follows:

Name of subsidiaries	Place of incorporation/ business	Effective equity interest held by the Trust 2007 %	Effective equity interest held by the Trust 2006 %
CapitaRetail Singapore Limited [1]	Singapore	100.0	27.2
CMT MTN Pte. Ltd. [1]	Singapore	100.0	–

[1] *Audited by KPMG Singapore*

CapitaRetail Singapore Limited

The Trust has invested $213,000,000 (2006: $58,000,000) in the Secured Fixed Rate Class E Bond ("Class E Bonds") and 852 (2006: 232) attached Redeemable Preference Shares in CapitaRetail Singapore Limited ("CRSL"), representing 100.0% (2006: 27.2%) of the Class E Bonds and Redeemable Preference Shares, respectively, issued by CRSL.

The principal activity of CRSL is that of an investment holding company. CRSL is a special purpose vehicle, whose main objectives are to own all the issued units in CapitaRetail BPP Trust ("CRBPPT"), CapitaRetail Lot One Trust ("CRLOT") and CapitaRetail Rivervale Trust ("CRRT") and to issue the bonds and the redeemable preference shares as well as to extend mortgage loans to CRBPPT, CRLOT and CRRT. CRBPPT, CRLOT and CRRT in turn own Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall respectively.

The salient terms of the Class E Bonds are as follows:

(i) Class E Bonds bear interest at the fixed rate of 10.0% per annum, payable semi-annually in arrears. In the event of failure to pay 10.0% per annum interest on Class E Bonds, the rights of holders of Class E Bonds to unpaid interest will be extinguished and such failure does not constitute an event of default;

(ii) the payment of interest on Class E Bonds is subordinated to other classes of the Bonds (Class A to Class D); and

(iii) the redemption of Class E Bonds is subordinated to other classes of the Bonds (Class A to Class D).

The Redeemable Preference Shares issued in connection with Class E Bonds have limited voting rights under certain prescribed circumstances (other than those conferred by law). The holders of Redeemable Preference Shares shall be entitled to, amongst others, the following:

(i) "Special Preferential Dividend" based on the sale price of the units or property (as the case may be) less liabilities of CRSL and expenses when any properties or units in the property trusts (namely, CRBPPT, CRLOT and CRRT) are sold; and

(ii) each preference share shall be redeemed by CRSL on redemption date as defined. The redemption amount shall be based on the aggregate of the par value of redeemable preference shares, outstanding special preferential dividend, net asset value of CRSL and any insurance proceeds less expenses.

CMT MTN Pte. Ltd.

On 23 January 2007, CMT MTN Pte. Ltd. ("CMT MTN"), a wholly-owned subsidiary comprising of $1 of 1 ordinary share was incorporated. The principal activity of this subsidiary is provision of treasury services, including on lending to the Trust the proceeds from issuances of notes under an unsecured multicurrency medium term note programme.

The Trust has provided a loan to CMT MTN amounting to $80,000 (2006: Nil) which is non-trade in nature, unsecured and interest-free. The settlement of the amount is neither planned nor likely to occur in the foreseeable future. As this amount is, in substance, part of the Trust's net investment in CMT MTN, it is stated at cost.

6 ASSOCIATE AND JOINT VENTURE

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Investment in joint venture	–	–	529,719	525,480
Investment in associate	98,053	169,636	93,293	151,293
	98,053	169,636	623,012	676,773

Details of the associate and joint venture are as follows:

Name of associate and joint venture	Place of constitution/ incorporation/ business	Effective equity interest held by the Trust	
		2007 %	2006 %
Associate			
CapitaRetail Singapore Limited [1]	Singapore	–	27.2
CapitaRetail China Trust [1]	Singapore	20.0	20.0
Joint Venture			
RCS Trust [1]	Singapore	40.0	40.0

[1] *Audited by KPMG Singapore*

Associate

CapitaRetail China Trust

CapitaRetail China Trust ("CRCT") is a real estate investment trust constituted in Singapore by a trust deed dated 23 October 2006 (as amended). CRCT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 8 December 2006. CRCT is established with the objective of investing on a long term basis in a divested portfolio of income producing real estate and primarily for retail purposes and located primarily in the People's Republic of China.

As CRCT was exempted from reporting its results for the period ended 31 December 2006, CRCT's results for the period ended 31 December 2006 have not been included in the Group's results for the financial year ended 31 December 2006. On a recurring basis, as the results of CRCT are not expected to be announced in sufficient time to be included in the Group's results for the same calendar quarter, the Group will equity account the results of CRCT based on a 3 month lag time.

The fair value of both the Group's and the Trust's investment in CRCT is $204,465,000 and $199,710,000 as at 31 December 2007 and 31 December 2006, respectively.

Joint Venture

RCS Trust

RCS Trust is an unlisted special purpose trust established under a trust deed ("RCS Trust Trust Deed") dated 18 July 2006 entered into between HSBC Institutional Trust Services (Singapore) Limited as trustee-manager of RCS Trust ("RCS Trust Trustee-Manager"), HSBC Institutional Trust Services (Singapore) Limited as trustee of CapitaCommercial Trust ("CCT"), the Trustee, CapitaCommercial Trust Management Limited (as Manager of CCT) and the Manager. RCS Trust is 40.0% owned by the Trust and 60.0% owned by CCT.

RCS Trust has entered into several service agreements in relation to management of the trust and its property operations. The fee structures of these services are as follows:

(a) Property management fees

Under the property management agreement, property management fees are charged as follows:

(i) 2.00% per annum of the property income of the property; and

(ii) 2.50% per annum of the net property income of the property.

The property management fees are payable monthly in arrears.

(b) Asset management fees

Pursuant to the RCS Trust Trust Deed, the asset management fees comprise a base component of 0.25% per annum of the value of Deposited Property of RCS Trust and a performance component of 4.00% per annum of the net property income of RCS Trust, including all its Authorised Investments for the time being held or deemed to be held upon the trusts of the RCS Trust Trust Deed.

The asset management fees shall be paid entirely in the form of units or, with the unamimous approval of the Manager and CapitaCommercial Trust Management Limited (as Manager of CCT), either partly in units and partly in cash or wholly in cash.

The asset management fees are payable quarterly in arrears.

(c) Trustee-Manager's fees

Pursuant to the RCS Trust Trust Deed, the Trustee-Manager's fees shall not exceed 0.10% per annum of the value of Deposited Property of RCS Trust, as defined in the RCS Trust Trust Deed (subject to a minimum sum of $15,000 per month), payable out of the Deposited Property of RCS Trust. The RCS Trust Trustee-Manager is also entitled to reimbursement of expenses incurred in the performance of its duties under the RCS Trust Trust Deed.

The Trustee-Manager's fees are payable quarterly in arrears.

The summarised financial information relating to the associate is not adjusted for the percentage of ownership held by the Group. The summarised financial information of the joint venture represents the Group's share.

The financial information of the associate and the Trust's interests in the joint venture are as follows:

	Associate		Joint Venture	
	2007[1] $'000	2006[2] $'000	2007 $'000	2006 $'000
Assets and liabilities				
Non-current assets			1,034,732	906,779
Current assets			7,293	17,925
Total assets	828,144	1,351,251	1,042,025	924,704
Non-current liabilities			352,334	349,644
Current liabilities			14,736	10,194
Total liabilities	336,221	808,006	367,070	359,838
Results				
Revenue	62,471	54,295	66,685	20,678
Expenses			(38,506)	(12,274)
Revaluation surplus			112,698	42,179
Total return for the year	50,401	34,253	140,877	50,583
The Group's share of joint venture capital commitment			12,636	759

1 *As the results of CRCT for the fourth quarter ended 31 December 2007 are not announced in sufficient time to be included in the Group's results for the same calendar quarter, the financial information recorded was based on CRCT's unaudited financial statements and distribution announcement for the third quarter ended 30 September 2007 dated 23 October 2007.*

2 *As CRCT was exempted from reporting its results for the first quarter ended 31 December 2006, CRCT's results for the period ended 31 December 2006 have not been included in the Group's results for the financial year ended 31 December 2006. Consequently, the above information excludes the financial results of CRCT, which are not expected to be material to the Group. The total assets and total liabilities of CRCT were estimated based on CRCT's pro forma balance sheet in its prospectus dated 29 November 2006.*

7 TRADE AND OTHER RECEIVABLES

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Trade receivables	4,442	7,852	3,469	6,520
Allowance for doubtful receivables	–	(15)	–	–
Net Receivables	4,442	7,837	3,469	6,520
Deposits	4,288	3,440	2,997	2,470
Prepayments	358	175	174	171
Interest receivable	–	2,500	9,127	2,500
Amount due from related parties	220	1,405	5,888	8,950
Other receivables	1,532	2,949	1,252	2,879
	10,840	18,306	22,907	23,490

Concentration of credit risk relating to trade receivables is limited due to the Group's many varied tenants. These tenants comprise retailers engaged in a wide variety of consumer trades. The Group's historical experience in the collection of accounts receivable falls within the recorded allowances. Due to these factors, the Manager believes that no additional credit risk beyond amounts provided for collection losses is inherent in the Group's trade receivables.

The maximum exposure to credit risk for trade receivables at the reporting date (by type of consumers) is:

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Retail customers	4,313	6,823	3,374	6,425
Warehouse	75	66	75	66
Office	54	948	20	29
	4,442	7,837	3,469	6,520

The Group's most significant tenant, accounts for $191,000 (2006: $81,000) of the trade receivables carrying amount as at the balance sheet date.

Impairment losses

The ageing of receivables at the reporting date is:

	Group		Trust	
	Gross $'000	Impairment Losses $'000	Gross $'000	Impairment Losses $'000
2007				
Not past due	3,396	–	2,736	–
Past due 31 – 60 days	802	–	620	–
Past due 61 – 90 days	98	–	19	–
Over 90 days	146	–	94	–
	4,442	–	3,469	–
2006				
Not past due	6,323	–	5,370	–
Past due 31 – 60 days	960	–	723	–
Past due 61 – 90 days	392	–	270	–
Over 90 days	177	(15)	157	–
	7,852	(15)	6,520	–

The change in impairment loss in respect of trade receivables during the year is as follows:

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
As at 1 January	15	–	–	–
Impairment loss recognised	–	15	–	–
Allowance utilised during the year	(15)	–	–	–
As at 31 December	–	15	–	–

The Manager believes that no additional impairment allowance is necessary in respect of the remaining trade receivables as these receivables are mainly arising from tenants that have good records with the Group and have sufficient security deposits as collateral.

8 CASH AND CASH EQUIVALENTS

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Cash at bank and in hand	19,731	17,601	5,976	13,802
Fixed deposits with financial institutions	49,187	29,600	29,517	18,000
	68,918	47,201	35,493	31,802

The weighted average effective interest rates relating to cash and cash equivalents at the balance sheet date for the Group and Trust are 1.2% (2006: 3.0%) and 1.6% (2006: 3.0%), per annum, respectively. Interest rates reprice at intervals of 1 month.

9 TRADE AND OTHER PAYABLES

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Trade payables and accrued operating expenses	70,430	50,587	48,509	44,650
Amounts due to related parties (trade)	9,383	10,683	7,483	10,473
Deposits and advances	11,794	7,930	9,080	7,233
Interest payables	1,755	4,843	265	4,089
	93,362	74,043	65,337	66,445

Included in amounts due to related parties is an amount due to the Manager of $3,062,000 (2006: $3,214,000) and an amount due to the property manager of $3,876,000 (2006: $5,683,000). Included in trade payables and accrued operating expenses is an amount due to the Trustee of $328,000 (2006: $640,000).

10 INTEREST-BEARING BORROWINGS

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Current liabilities				
Term loans (unsecured)	150,000	–	150,000	–
Revolving credit facility (unsecured)	–	255,793	–	255,793
	150,000	255,793	150,000	255,793
Non-current liabilities				
Secured Bonds	288,394	–	–	–
Unamortised transaction cost	(253)	–	–	–
	288,141	–	–	–
Term loans (secured)	1,589,400	1,411,400	1,243,000	1,065,000
Unamortised transaction cost	(4,207)	(5,121)	(2,749)	(3,267)
	1,585,193	1,406,279	1,240,251	1,061,733
Revolving credit facility (secured)	19,615	28,000	–	28,000
	1,892,949	1,434,279	1,240,251	1,089,733
Total interest-bearing borrowings	2,042,949	1,690,072	1,390,251	1,345,526
Maturity of interest-bearing borrowings:				
- Within 1 year	150,000	255,793	150,000	255,793
- After 1 year but within 5 years	1,112,698	1,004,546	460,000	660,000
- After 5 years	780,251	429,733	780,251	429,733
	2,042,949	1,690,072	1,390,251	1,345,526

Terms and debt repayment schedule

Terms and conditions of outstanding interest-bearing borrowings are as follows:

	Nominal interest rate %	Year of Maturity	2007 Face Value $'000	2007 Carrying Amount $'000	2006 Face Value $'000	2006 Carrying Amount $'000
Group						
SGD fixed rate term loan	3.13	2014	433,000	430,251	433,000	429,733
SGD fixed rate term loan	2.76 – 3.35	2011	460,000	460,000	460,000	460,000
SGD fixed rate term loan	3.84	2014	350,000	350,000	–	–
SGD fixed rate term loan	3.91	2008	–	–	172,000	172,000
SGD floating rate revolving credit facility	SIBOR[1] + 0.43	2011	–	–	28,000	28,000
SGD floating rate revolving credit facility	SOR[2] + 0.22 – 0.30	2007	–	–	255,793	255,793
Floating rate Class A and B Bonds	EURIBOR[3] + 0.45 – 0.79	2009	172,394	172,140	–	–
Fixed rate Class C and D Bonds	3.18 – 3.73	2009	116,000	116,000	–	–
SGD floating rate revolving credit facility	SOR + 1.18	2009	19,615	19,615	–	–
SGD fixed rate term loan (unsecured)	3.02	2008	150,000	150,000	–	–
SGD fixed rate term loan	4.17 – 4.21	2011	346,400	344,943	346,400	344,546
			2,047,409	2,042,949	1,695,193	1,690,072

	Nominal interest rate %	Year of Maturity	2007 Face Value $'000	2007 Carrying Amount $'000	2006 Face Value $'000	2006 Carrying Amount $'000
Trust						
SGD fixed rate term loan	3.13	2014	433,000	430,251	433,000	429,733
SGD fixed rate term loan	2.76 – 3.35	2011	460,000	460,000	460,000	460,000
SGD fixed rate term loan	3.84	2014	350,000	350,000	–	–
SGD fixed rate term loan	3.91	2008	–	–	172,000	172,000
SGD floating rate revolving credit facility	SIBOR[1] + 0.43	2011	–	–	28,000	28,000
SGD floating rate revolving credit facility	SOR[2] + 0.22 – 0.30	2007	–	–	255,793	255,793
SGD fixed rate term loan (unsecured)	3.02	2008	150,000	150,000	–	–
			1,393,000	1,390,251	1,348,793	1,345,526

[1] SIBOR – Singapore Interbank Offered Rate
[2] SOR – Swap Offer Rate
[3] EURIBOR – Euro Interbank Offered Rate

The following are the expected contractual undiscounted cash outflows of financial liabilities including interest payments and excluding the impact of netting agreements:

	Carrying amount	Cash flows			
		Contractual cash flows	Within 1 year	Within 1 to 5 years	More than 5 years
	$'000	$'000	$'000	$'000	$'000
Group					
2007					
Non-derivative financial liabilities					
Floating rate Class A and B Bonds	172,140	187,982	9,326	178,656	–
Fixed rate Class C and D Bonds	116,000	120,804	4,145	116,659	–
SGD fixed rate term loan (unsecured)	150,000	154,294	154,294	–	–
SGD fixed rate term loan (secured)	1,585,194	1,862,318	56,141	987,310	818,867
Revolving credit facility (unsecured)	19,615	20,258	556	19,702	–
Trade and other payables	93,362	93,362	93,362	–	–
Security deposits	94,151	94,151	23,431	70,720	–
	2,230,462	2,533,169	341,255	1,373,047	818,867
2006					
Non-derivative financial liabilities					
SGD floating rate revolving credit facility (unsecured)	255,793	265,613	265,613	–	–
SGD fixed rate term loan (secured)	1,406,279	1,645,388	218,011	962,779	464,598
SGD revolving credit facility (secured)	28,000	32,465	1,120	31,345	–
Trade and other payables	74,043	74,043	74,043	–	–
Security deposits	70,982	70,982	20,296	50,686	–
	1,835,097	2,088,491	579,083	1,044,810	464,598

	Carrying amount	Cash flows			
		Contractual cash flows	Within 1 year	Within 1 to 5 years	More than 5 years
	$'000	$'000	$'000	$'000	$'000
Trust					
2007					
Non-derivative financial liabilities					
SGD fixed interest rate loans (unsecured)	150,000	154,294	154,294	–	–
SGD fixed rate term loan (secured)	1,240,251	1,462,340	41,665	601,808	818,867
Trade and other payables	65,337	65,337	65,337	–	–
Security deposits	72,529	72,529	16,863	55,666	–
	1,528,117	1,754,500	278,159	657,474	818,867
2006					
Non-derivative financial liabilities					
SGD floating rate revolving credit facility (unsecured)	255,793	265,613	265,613	–	–
SGD fixed rate term loan (secured)	1,061,733	1,230,895	203,535	562,762	464,598
SGD revolving credit facility (secured)	28,000	32,465	1,120	31,345	–
Trade and other payables	66,445	66,445	66,445	–	–
Security deposits	63,287	63,287	17,699	45,588	–
	1,475,258	1,658,705	554,412	639,695	464,598

The interest-bearing borrowings comprise the following:

(1) Secured term loans and revolving credit facilities of the Trust

The secured term loans and revolving credit facility drawn down by the Trust were granted by a special purpose company, Silver Maple Investment Corporation Ltd ("Silver Maple").

Under the facility agreement between Silver Maple and the Trustee, Silver Maple has granted the Trust a total facility of $1,243.0 million (2006: $1,187.0 million), made up of $1,243.0 million (2006: $1,065.0 million) term loan and Nil (2006: $122.0 million) revolving credit facility.

The total facility drawn down by the Trust from Silver Maple as at 31 December 2007 is $1,243.0 million (2006: $1,093.0 million), consisting of:

(i) $433.0 million (2006: $433.0 million) term loan at a fixed interest rate of 3.13% (2006: 3.13%) per annum, fully repayable on 30 April 2014. Under the facility agreement, the Trust has the option to prepay in full on 31 October 2012. In the event that the Trust opts not to fully settle the term loan on 31 October 2012, the interest rate of 1.00% (2006: 1.00%) above the SIBOR repriced every three months, will be applicable for the period from 31 October 2012 to 30 April 2014;

(ii) $125.0 million (2006: $125.0 million) term loan at a fixed interest rate of 2.76% (2006: 2.76%) per annum, fully repayable on 26 December 2011. Under the facility agreement, the Trust has the option to prepay in full on 26 June 2010. In the event the Trust opts not to fully settle the term loan on 26 June 2010, the interest rate of 2.91% (2006: 2.91%) above the SIBOR repriced every three months, will be applicable for the period from 26 June 2010 to 26 December 2011;

(iii) $335.0 million (2006: $335.0 million) term loan at a fixed interest rate of 2.80% (2006: 2.80%) per annum for the period from 1 January to 2 August 2007, and at 3.35% (2006: Nil) per annum for the period from 2 August 2007 to 2 August 2009. The term loan is fully repayable on 2 February 2011. Under the facility agreement, the Trust has the option to prepay in full on 2 August 2009. In the event the Trust opts not to fully settle the term loan on 2 August 2009, the interest rate of 0.87% above the SIBOR repriced every three months, will be applicable for the period from 2 August 2009 to 2 February 2011;

(iv) $350.0 million (2006: Nil) term loan at a fixed interest rate of 3.84% (2006: Nil) per annum, fully repayable on 30 April 2014. Under the facility agreement, the Trust has the option to prepay in full on 31 October 2012. In the event that the Trust opts not to fully settle the term loan on 31 October 2012, the interest rate of 1.00% (2006: Nil) above the SIBOR repriced every three months, will be applicable for the period from 31 October 2010 to 30 April 2014;

(v) Nil (2006: $172.0 million) term loan at a fixed interest rate of Nil (2006: 3.91%) per annum, fully repayable on 26 August 2008. Under the facility agreement, the Trust has the option to prepay in full on 26 February 2007;

(vi) Nil (2006: $28.0 million) revolving credit facility at floating interest rate of Nil (2006: 0.43%) above the SIBOR for a period of either one, three or six months and fully repayable on 26 December 2011. Under the facility agreement, the Trust has the option to prepay in full on 26 June 2010; and

as security for credit facilities granted by Silver Maple to the Trust, the Trust has granted in favour of Silver Maple the following:

(i) a mortgage over each of the properties;

(ii) an assignment and charge of the rental proceeds and tenancy agreements of units in the properties;

(iii) an assignment of the insurance policies relating to the properties;

(iv) an assignment of the agreements relating to the management of the properties; and

(v) a charge creating a fixed and floating charge over certain assets of the Trust relating to the properties.

Under the terms of the Silver Maple loan facility agreement, the Trust undertakes that:

(i) it shall not borrow or raise any monies if upon the effecting of such borrowing or raising the amount thereof would in the aggregate exceed such percentage of all assets of the Trust or other restriction or limit as may be imposed on the Trust from time to time by the Property Funds Guidelines of the Code on Collective Investment Schemes ("the Property Funds Guidelines") issued by MAS and other relevant authorities; and

(ii) it shall maintain the debt service ratio at greater than 2.0.

During the financial year, the Trust was granted unsecured credit facilities amounting to $450.0 million (2006: $332.5 million). The total unsecured credit facilities drawn down by the Trust as at the balance sheet date is Nil (2006: $255.8 million).

Silver Maple has secured a $2.0 billion (2006: $2.0 billion) Medium Term Note Programme ("MTN Programme"). Under this MTN Programme, Silver Maple may, subject to compliance with all relevant laws, regulations and directives, from time to time issue fixed or floating interest rate notes (the "Notes"). The maximum aggregate principal amount of the Notes to be issued shall be $2.0 billion. The Notes will be secured by the Notes Debenture.

To fund the loans to the Trust of $1,243.0 million (2006: $1,065.0 million) fixed rate term loan and Nil (2006: $28.0 million) floating rate revolving credit, Silver Maple has raised funds through the following:

(i) US$255.5 million (2006: US$255.5 million) Floating Rate Notes at floating interest rate of 0.24% (2006: 0.24%) above the US dollar London Interbank Offered Rate ("LIBOR") repriced every three months, for the period from 31 October 2005 to 31 October 2012. In the event that the Floating Rate Notes are not redeemed by Silver Maple on 31 October 2012, interest will accrue at the rate of 1.0% (2006: 1.0%) above the US dollar LIBOR repriced every three months, for the period from 31 October 2012 to date of redemption on 30 April 2014;

(ii) US$72.1 million (2006: US$72.1 million) Floating Rate Notes at floating interest rate of 0.62% (2006: 0.62%) above the US dollar LIBOR repriced every three months, for the period from 26 June 2003 to 26 June 2010. In the event that the Floating Rate Notes are not redeemed by Silver Maple on 26 June 2010, interest will accrue at the rate of 2.30% (2006: 2.30%) above the US dollar LIBOR repriced every three months, for the period from 26 June 2010 to date of redemption on 26 December 2011;

(iii) US$195.5 million (2006: US$195.5 million) Floating Rate Notes at floating interest rate of 0.32% (2006: 0.32%) above the US dollar LIBOR repriced every three months, for the period from 2 August 2004 to 2 February 2011. In the event that the Floating Rate Notes are not redeemed by Silver Maple on 2 August 2009, interest will accrue at the rate of 0.80% (2006: 0.80%) above the US dollar LIBOR repriced every three months, for the period from 2 August 2009 to date of redemption on 2 February 2011;

(iv) €175.0 million (2006: Nil) Floating Rate Notes at fixed interest rate of 0.16% (2006: Nil) above the EURIBOR repriced every three months for the period from 26 February 2007 (date of first issue of Floating Rate Notes) to 31 October 2012. In the event that the Floating Rate Notes are not redeemed by Silver Maple on 31 October 2012, interest will accrue at the rate of 1.0% above 3 month EURIBOR (2006: Nil), for the period from 31 October 2012 to date of redemption on 30 April 2014;

(v) Nil (2006: $172.0 million) Fixed Rate Notes at fixed interest rate of Nil (2006: 3.86%) per annum for the period from 26 February 2002 to 26 February 2007; and

(vi) Nil (2006: $28.0 million) Floating Rate Notes at floating interest rate of Nil (2006: 0.43%) above the SIBOR, due and renewable on either one, three or six months' duration until final redemption on 26 June 2010.

(2) Secured Bonds and revolving credit facilities of CRSL

The bonds issued by CRSL are as follows:

(i) €67,500,000 Secured Floating Rate Final Class A Bonds due 2009 ("Class A Bonds");

(ii) €13,500,000 Secured Floating Rate Final Class B Bonds due 2009 ("Class B Bonds");

(iii) $33,000,000 Secured Fixed Rate Final Class C Bonds due 2009 ("Class C Bonds"); and

(iv) $83,000,000 Secured Fixed Rate Final Class D Bonds due 2009 ("Class D Bonds").

The salient terms of the Class A to D Bonds are as follows:

(i) Class A to D Bonds Due 2009 issued by the CRSL are constituted by a Bonds Trust Deed dated 17 December 2003 and an Amended and Restated Bonds Trust Deed dated 27 February 2004 (the "Bonds Trust Deed");

(ii) Class A and Class B Bonds are issued in bearer form and in denominations of €100,000 each. Class C and Class D Bonds are issued in bearer forms and in denominations of $250,000 each;

(iii) Class A and B Bonds bear interest at a floating rate of an aggregate of the EURIBOR rate and 0.45% per annum and an aggregate of the EURIBOR rate and 0.79% per annum respectively;

(iv) Class C and D Bonds bear interest at a fixed rate of 3.18% and 3.73% per annum respectively;

(v) Interests on Class A to D Bonds are payable semi-annually on 27 February and 27 August each year, in arrears; and

(vi) Unless previously redeemed and cancelled upon the occurrence of certain events (as stipulated in the Bonds Trust Deed), Class A to D Bonds shall be redeemed on 27 August 2009. Under the facility agreement, CRSL has the option to redeem the Class A to D Bonds from 27 February 2008. In the event that CRSL opts not to fully redeem the Class A to D Bonds on 27 February 2008, interest rate of 3.13% to 6.00% will be applicable for the period from 27 February 2008 to 27 August 2009.

The revolving credit facility granted to CRSL and its subsidiaries of $19.6 million (2006: Nil) bears interest at 1.18% per annum above SGD Swap Offer Rate repriced every one, three, six or nine months and is fully repayable on 27 February 2009.

The Secured Bonds and the revolving credit facility granted to CRSL and its subsidiaries, are secured on the following:

(i) First and second ranking debentures creating fixed and floating charges over the assets of CRSL and its subsidiaries;

(ii) First and second fixed charge over the bank and other operating accounts of CRSL's subsidiaries;

(iii) First and second fixed charge over the units held by CRSL in the subsidiaries;

(iv) First and second assignment of rights, title and interest of CRSL in the loan agreements and all securities provided to CRSL by the subsidiaries for the mortgage loans;

(v) First and second assignment of the rights, title and interest of the subsidiaries in the following:

- Property management agreements and asset management agreements relating to the properties under CRSL's subsidiaries;
- Tenancy and tenancy-related agreements and other sale and purchase agreements relating to the properties under CRSL's subsidiaries; and
- Insurances effected over the properties under CRSL's subsidiaries;

(vi) Mortgages over each of the properties under CRSL's subsidiaries.

(3) Unsecured term loans of CMT MTN

The Group has a $1,000,000,000 Multicurrency Medium Term Note Programme ("CMT MTN Programme") under CMT MTN. Under the CMT MTN Programme, CMT MTN may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes in series or tranches in Singapore dollars, United States dollars or any other currency.

Each series or tranche of notes may be issued in various amounts and tenors, and may bear fixed, floating or variable rates of interest. Hybrid notes or zero coupon notes may also be issued under the CMT MTN Programme.

The notes shall constitute direct, unconditional, unsecured and unsubordinated obligations of CMT MTN ranking *pari passu*, without any preference or priority among themselves and *pari passu* with all other present and future unsecured obligations at CMT MTN. All sum payable in respect of the note will be unconditionally and irrevocably guaranteed by the Trustee.

On 12 December 2007, CMT MTN issued $150,000,000 3.02 per cent. Fixed Rate Notes Due 2008 (the "Notes") (2006: Nil), under the CMT MTN Programme. The Notes will mature on 12 December 2008 and will bear an interest rate of 3.02% (2006: Nil) per annum payable semi-annually in arrears.

CMT MTN has on-lent the proceeds from the issuance of the Notes to the Trust, who will in turn use such proceeds to refinance short term borrowings and to finance asset enhancement works of the Trust.

(4) Secured term loans of RCS Trust

The secured term loans drawn down by the Group included a 40.0% share in the term loans drawn under the term loan facilities of $866.0 million granted to RCS Trust by a special purpose company, Silver Oak Ltd ("Silver Oak"). Under the facility agreement between Silver Oak and the RCS Trust Trustee-Manager, Silver Oak has granted RCS Trust a total five-year facility comprising the term loan facility of $866.0 million (2006: $866.0 million) and revolving credit facility of $164.0 million (2006: $164.0 million) commencing from initial drawn down date of 13 September 2006.

The total facility drawn down by RCS Trust as at 31 December 2007 is $866.0 million (2006: $866.0 million), consisting of:

(i) $670.0 million (2006: $670.0 million) term loan at a fixed interest rate of 4.17% (2006: 4.17%) per annum, fully repayable on 13 September 2011;

(ii) $60.0 million (2006: $60.0 million) term loan at a fixed interest rate of 4.21% (2006: 4.21%) per annum, fully repayable on 13 September 2011; and

(iii) $136.0 million (2006: $136.0 million) term loan at a fixed interest rate of 4.21% (2006: 4.21%) per annum, fully repayable on 13 September 2011.

The term loan facilities were used to finance the acquisition of Raffles City.

As security for the facilities granted by Silver Oak to the RCS Trust Trustee-Manager, the RCS Trust Trustee-Manager has granted in favour of Silver Oak the following:

(i) a mortgage over Raffles City;

(ii) an assignment of the insurance policy relating to Raffles City;

(iii) an assignment of the agreements relating to the management of Raffles City;

(iv) an assignment and charge of the rental proceeds and tenancy agreements of units in Raffles City; and

(v) a fixed and floating charge over certain assets of RCS Trust relating to Raffles City.

To fund the term loans to RCS Trust amounting to $866.0 million (2006: $866.0 million), Silver Oak has raised funds through issuance of the following Floating Rate Notes (collectively, the "Notes"):

(i) US$427,000,000 Class A1 Secured Floating Rate Notes at floating interest rate of 0.19% above the LIBOR repriced every three months, for the period from 13 September 2006 to 13 September 2011. In the event that the Class A1 Floating Rate Notes are not redeemed by Silver Oak on 13 September 2011, interest will accrue at the rate of 1.19% above the US dollar LIBOR repriced every three months, for the period from 13 September 2011 to date of redemption on 13 September 2013;

(ii) €30,000,000 Class A2 Floating Rate Notes at floating interest rate of 0.23% above the EURIBOR repriced every three months, for the period from 13 September 2006 to 13 September 2011. In the event that the Class A2 Floating Rate Notes are not redeemed by Silver Oak on 13 September 2011, interest will accrue at the rate of 1.23% above the EURIBOR repriced every three months, for the period from 13 September 2011 to date of redemption on 13 September 2013; and

(iii) US$86,500,000 Class B Floating Rate Notes at floating interest rate of 0.28% above the US dollar LIBOR repriced every three months, for the period from 13 September 2006 to 13 September 2011. In the event that the Class B Floating Rate Notes are not redeemed by Silver Oak on 13 September 2011, interest will accrue at the rate of 1.28% above the US dollar LIBOR repriced every three months, for the period from 13 September 2011 to date of redemption on 13 September 2013.

As security for the Notes, Silver Oak has created a fixed and floating charge over the assets of RCS Trust in favour of the Silver Oak Notes' Trustee under the Notes Debenture. The proceeds from the issue of the Notes are approximately $866,000,000.

As at 31 December 2007, the revolving credit facility granted by Silver Oak to RCS Trust is not utilised.

11 FAIR VALUE FINANCIAL DERIVATIVES

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Cross currency interest rate swaps	4,467	–	–	–
Interest rate swaps	(670)	–	–	–
	3,797	–	–	–

Cross currency interest rate swaps

The Group has entered into cross currency interest rate swap contracts with the effect of swapping Euro dollar bonds with floating rate interest obligations to a Singapore dollar bonds with fixed interest rate obligations based on 3 month EURIBOR. The swaps mature on 27 February 2008. At 31 December 2007, the Group had cross currency interest rate swaps with notional contract amounts totalling €81,000,000 (2006: Nil). The Group has designated these cross currency interest rate swaps as cash flow hedges.

Interest rate swaps

Under the interest rate swaps, the Group has agreed with counterparties to exchange, at specified intervals, the difference between floating rate and fixed rate interest amounts calculated by reference to the agreed notional principal amounts of the Class C and D Bonds. The swaps mature on 27 February 2008. As at 31 December 2007, the Group has interest rate swaps with a notional amount of $116,000,000 (2006: Nil).

The following table indicates the periods in which the cashflows associated with financial derivatives that are cashflow hedges are expected to impact the Statement of Total Return:

	Carrying amount	Cash flows			
	$'000	Contractual cash flows $'000	Within 1 year $'000	Within1 to 5 years $'000	More than 5 years $'000
Group					
2007					
Cross currency interest rate swaps	4,467	2,930	2,528	402	–

12 DEFERRED TAX

	As at 1 January 2007 $'000	Acquisition of subsidiary $'000	Recognised in income statement $'000	Recognised in Unitholders' Funds $'000	As at 31 December 2007 $'000
Group					
2007					
Deferred tax liability					
Derivative financial instruments	–	202	153	(178)	177

13 UNITS IN ISSUE

	Trust	
	2007 '000	2006 '000
Units in issue:		
At 1 January	1,561,441	1,379,698
Units created:		
- equity fund raising	97,000	174,348
- asset management fees paid in units	2,427	3,613
- settlement of asset management fees in relation to the Trust's 40.0% interest in Raffles City through RCS Trust	1,202	129
- as payment of acquisition fees	323	3,653
As 31 December	1,662,393	1,561,441
Units to be issued:		
- asset management fees payable in units	582	775
Total issued and issuable units at 31 December	1,662,975	1,562,216

On 7 November, the Trust issued 97,000,000 units at $3.63 per unit for cash to repay the borrowings incurred for the purchase of 72.8% interest in CRSL Class E Bonds and asset enhancement initiatives works.

On 1 September 2006, the Trust issued 174,348,000 units at $2.30 per unit for cash to part finance the investment in RCS Trust.

Each unit in the Trust represents an undivided interest in the Trust. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of the Trust by receiving a share of all net cash proceeds derived from the realisation of the assets of the Trust less any liabilities, in accordance with their proportionate interests in the Trust. However, a Unitholder has no equitable or proprietary interest in the underlying assets of the Trust and is not entitled to the transfer to it of any assets (or part thereof) or of any estate or interest in any asset (or part thereof) of the Trust;
- Attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or one-tenth in number of the Unitholders, whichever is lesser) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed; and
- One vote per unit.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of the Trust in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request the Manager to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in the Trust. The provisions of the Trust Deed provide that no Unitholders will be personally liable for indemnifying the Trustee or any creditor of the Trustee in the event that liabilities of the Trust exceed its assets.

14 GROSS REVENUE

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Gross rental income	399,209	307,301	306,215	287,595
Car park income	11,997	8,912	8,872	8,400
Others	20,654	15,515	17,358	15,055
	431,860	331,728	332,445	311,050

15 PROPERTY OPERATING EXPENSES

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Land rental	169	269	169	269
Property tax	39,667	29,114	30,419	27,362
Utilities	25,106	20,585	19,934	19,167
Property management fees	15,633	12,388	11,877	11,588
Property management reimbursements	19,226	15,055	15,018	14,292
Advertising and promotion	14,547	12,279	11,283	11,889
Maintenance	26,061	21,326	20,138	20,520
Others	3,676	3,071	2,682	2,967
	144,085	114,087	111,520	108,054

16 INTEREST INCOME

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Interest income:				
- associate	–	–	2,063	4,931
- subsidiary	–	–	10,615	–
- financial institution	1,066	967	482	870
	1,066	967	13,160	5,801

17 INVESTMENT INCOME

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Distribution income from:				
- joint venture	–	–	33,223	9,951
- associate	–	–	3,110	–
	–	–	36,333	9,951

18 FINANCE COSTS

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Interest paid/payable:				
- subsidiaries	–	–	255	–
- term loan	54,317	37,923	39,593	33,125
- Secured Bonds	7,563	–	–	–
- revolving credit facility	8,631	3,931	8,367	3,931
- gain on remeasurement of financial derivatives	(850)	–	–	–
- realised gain on financial derivatives	(579)	–	–	–
	69,082	41,854	48,215	37,056
Amortisation of bond issue expenses	1,757	644	518	501
Others	1,496	31	1,447	31
	72,335	42,529	50,180	37,588

19 ASSET MANAGEMENT FEES

Included in the asset management fees is an aggregate of $12,003,000 (2006: $3,516,000) relating to management fees paid/payable in units of the Trust that have been or will be issued to the Manager as payment of the performance component of management fees.

Asset management fees for RCS Trust are paid in units.

20 INCOME TAX EXPENSE

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Current tax expense				
Current year	622	–	–	–
Deferred tax expenses				
Movement in temporary difference	153	–	–	–
Income tax expense	775	–	–	–

Reconciliation of effective tax rate

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Net income	227,552	167,401	198,252	159,620
Tax calculated using Singapore tax rate of 18% (2006: 20%)	40,959	33,480	35,685	31,924
Non-tax deductible items	3,442	2,265	2,330	1,956
Income not subject to tax	(6,206)	(1,865)	–	–
Tax transparency	(38,015)	(33,880)	(38,015)	(33,880)
Others	595	–	–	–
	775	–	–	–

21 EARNINGS PER UNIT

The calculation of basic earnings per unit is based on the weighted average number of units during the year and total return for the year.

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Total return for the year	607,947	420,361	470,004	379,190

	Trust Number of Units	
	2007 '000	2006 '000
Issued units at beginning of the year	1,561,441	1,379,699
Effect of creation of new units:		
- equity fund raising	14,616	58,275
- issued as satisfaction of acquisition fee	172	1,155
- issued as satisfaction of asset management fees in relation to the Trust's 40.0% interest in Raffles City through RCS Trust	662	26
- issued and issuable as payment of asset management fees paid in units	1,386	1,966
Weighted average number of units at the end of the year	1,578,277	1,441,121

Diluted earnings per unit is the same as the basic earnings per unit as there are no dilutive instruments in issue during the year.

22 ISSUE EXPENSES

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Underwriting and selling commissions	5,633	5,512	5,633	5,512
Professional fees	110	625	110	625
Miscellaneous expenses	74	177	74	177
	5,817	6,314	5,817	6,314

These expenses are deducted directly against the Unitholders' funds. Included in the professional fees are non-audit fees paid and payable to auditors of the Trust amounting to Nil (2006: $148,000) for acting as independent reporting accountants and scrutineers with respect to the issuance and placement of additional units in the Trust.

23 RELATED PARTIES

For the purposes of these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common significant influence. Related parties may be individuals or other entities. The Manager, Property Manager (CapitaLand Retail Management Pte Ltd), Manager of CRSL (CapitaRetail Singapore Management Pte Ltd) and Property Manager of RCS Trust (CapitaLand (RCS) Property Management Pte Ltd) are indirect wholly-owned subsidiaries of a substantial Unitholder of the Trust.

In the normal course of the operations of the Trust, asset management fees and trustee's fees have been paid or are payable to the Manager and Trustee respectively. The property management fees and property management reimbursements are payable to the Property Manager.

During the financial year, other than those disclosed elsewhere in the financial statements, there were the following significant related party transactions, which were carried out in the normal course of business on arm's length commercial terms:

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Asset enhancement works and consultancy fees paid/payable to a related company of the Manager	3,348	892	2,222	892
Rental and related income received/receivable from related companies of the Manager	502	41	486	–
Underwriting, advisory and acquisition fees paid/ payable to the Manager	1,334	8,664	1,334	8,664

24 FINANCIAL RISK MANAGEMENT

Capital management

The Board of the Manager proactively reviews the Group's and the Trust's capital and debt management cum financing policy regularly so as to optimise the Group's and the Trust's funding structure. The Board also monitors the Group and the Trust exposure to various risk elements and externally imposed requirements by closely adhering to clearly established management policies and procedures.

The Trust and its subsidiaries are subject to the aggregate leverage limit as defined in the Property Fund Guildelines of the CIS code. The CIS code stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund should not exceed 35.0% of the fund's deposited property. The aggregate leverage of a property fund may exceed 35.0% of the fund's deposited property (up to a maximum of 60.0%) only if a credit rating of the property fund from Fitch Inc., Moody's or Standard and Poor's is obtained and disclosed to the public. The property fund should continue to maintain and disclose a credit rating so long as its aggregate leverage exceeds 35.0% of the fund's deposited property.

The Trust has maintained its corporate rating of "A2". The Group and the Trust has complied with the Aggregate Leverage limit of 60.0% during the financial year. There were no changes in the Group's approach to capital management during the financial year.

Overview of risk management

Risk management is integral to the whole business of the Group. The Group has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks. The Manager continually monitors the Group's risk management process to ensure that an appropriate balance between risk and control is achieved. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Audit Committee oversees how the Manager monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

Credit risk

Credit risk is the potential financial loss resulting from the failure of a customer or a counterparty to settle its financial and contractual obligations to the Group, as and when they fall due.

The Manager has established credit limits for customers and monitors their balances on an ongoing basis. Credit evaluations are performed by the Manager before lease agreements are entered into with tenants.

The Manager establishes an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables. The main component of this allowance is a specific loss component that relates to the individually significant exposure.

The allowance account in respect of trade and other receivables is used to record impairment losses unless the Group is satisfied that no recovery of the amount owing is possible. At that point, the financial asset is considered irrecoverable and the amount charged to the allowance account is written off against the carrying amount of the impaired financial asset.

Cash and fixed deposits are placed with financial institutions which are regulated. The Group limits its credit risk exposure in respect of investments by only investing in liquid securities and only with counterparties that have a sound credit ratings. Given these high credit ratings, management does not expect any counterparty to fail to meet its obligations.

At 31 December 2007 and 2006, there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the balance sheet.

Liquidity risk

The Manager monitors and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows. Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a period of 60 days, including the servicing of financial obligations.

Market risk

Market risk is the risk that changes in market prices, such as interest rates, foreign exchange rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

Foreign currency risk

The Group is exposed to foreign currency risk on interest-bearing borrowings that are denominated in a currency other than the functional currency of the Group. The currency giving rise to this risk is Euro. The Group hedges this risk by entering into a cross currency interest rate swaps.

Cross currency interest rate swaps, which are denominated in Euro, have been entered into to manage the foreign exchange risks within the Group's policy. At 31 December 2007, the Group has cross currency interest rate swaps with total notional contract amount of €81,000,000 (2006: Nil) which mature on 27 February 2009. The Group designate these cross currency interest rate swaps as cash flow hedges.

Sensitivity analysis

For the cross currency component of the cross currency interest rate swaps, a change of 10.0% in Singapore dollar against the Euro at the reporting date would increase/(decrease) the Unitholders' Funds and the Statement of Total Return as at 31 December 2007 by the amounts shown below. This analysis assumes that all other variables, in particular, interest rates, remain constant.

	Statement of Total Return		Unitholders' Funds	
	10% increase[1] $'000	10% decrease[1] $'000	10% increase[1] $'000	10% decrease[1] $'000
Group				
Cross curency interest rate swaps	(17,241)	17,238	(71)	54
Interest-bearing borrowings	17,241	(17,238)	–	–

[1] *Singapore dollar against the Euro*

Interest rate risk

The Group's exposure to changes in interest rates relates primarily to interest-bearing financial liabilities. Interest rate risk is managed on an ongoing basis with the primary objective of limiting the extent to which net interest expense could be affected by adverse movements in interest rates.

At 31 December 2007, the Group has interest rate swaps with total notional contract amount of $116,000,000 (2006: Nil) whereby the Group has agreed with counterparties to exchange, at specified intervals, the difference between floating rate and fixed rate interest amounts calculated by reference to the agreed notional principal amounts of the Class C and D Bonds. The Class C and D Bonds and interest rate swaps have varying terms and conditions.

At 31 December 2007, the Group has cross currency interest rate swaps with total notional contract amount of €81,000,000 (2006: Nil) whereby the Group pays fixed interest rates of 3.79% and 4.05% and receives variable rates equal to the EURIBOR and margin of 0.45% and 0.79% respectively. The Group has designated these cross currency interest rate swaps as cashflow hedges. The swaps are being used to hedge the exposure to changes in the variability of interest rate fluctuations of its floating rate Class A and B Bonds. The Class A and B Bonds and cross currency interest rate swaps have the same terms and conditions.

The net fair value of the above swaps at 31 December 2007 is $3,797,000 (2006: Nil) comprising assets of $670,000 (2006: Nil) and liabilities of $4,467,000 (2006: Nil).

Sensitivity analysis

For the cross currency interest rate swaps and interest rate swaps, a change of 100 bp in interest rate at the reporting date would increase/(decrease) Statement of Total Return and Unitholders' Funds by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

	Statement of Total Return		Unitholders' Funds	
	100 bp increase $'000	100 bp decrease $'000	100 bp increase $'000	100 bp decrease $'000
Group				
2007				
Cross currency interest rate swaps	1,772	(1,772)	852	(852)
Interest-bearing borrowings (floating rate)	(1,968)	1,968	–	–
Interest rate swaps	*	*	–	–
	(196)	196	852	(852)
2006				
Interest-bearing borrowings (floating rate)	(2,838)	2,838	–	–

* Balance less than $1,000

Estimation of fair values

The following summarises the significant methods and assumptions used in estimating the fair values of financial instruments of the Group.

Derivative financial instruments

The fair value of interest rate swaps and cross currency interest rate swaps are based on broker quotes. These quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date.

Non-derivative financial liabilities

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date.

Intra-group financial guarantees

The value of financial guarantees provided by the Trust to its subsidiaries is determined by reference to the difference in the interest rates, by comparing the actual rates charged by the bank with these guarantees made available, with the estimated rates that the banks would have charged had these guarantees not been available.

Other financial assets and liabilities

The carrying amounts of financial assets and liabilities with a maturity of less than one year (including trade and other receivables, cash and cash equivalents and trade and other payables) are assumed to approximate their fair values because of the short period to maturity. All other financial assets and liabilities are discounted to determine their fair values.

Interest rates used in determining fair values

The interest rates used to discount estimated cash flows, where applicable, are based on the forward yield curve at 31 December 2007 plus an adequate constant credit spread, and are as follows:

	2007 %	2006 %
Security deposits	3.3 – 3.6	3.4
Interest-bearing borrowings	2.3 – 3.3	3.3 – 4.0

The aggregate net fair values of recognised financial assets and liabilities which are not carried at fair value in the balance sheets at 31 December are represented in the following table:

	Carrying amount 2007 $'000	Fair value 2007 $'000	Carrying amount 2006 $'000	Fair value 2006 $'000
Group				
Financial liabilities				
Security deposits	70,720	68,273	50,586	49,029
Interest-bearing borrowings	1,851,194	1,882,010	1,406,279	1,340,377
	1,921,914	1,950,283	1,456,865	1,389,406
Unrecognised gain / (loss)		(28,369)		67,459
Trust				
Financial liabilities				
Security deposits	55,666	53,879	45,588	44,098
Interest-bearing borrowings	1,390,251	1,402,213	1,061,733	1,046,666
	1,445,917	1,456,092	1,107,321	1,090,764
Unrecognised gain / (loss)		(10,175)		16,557

25 SEGMENT REPORTING

Segment information is presented in respect of the Group's business segments. The primary format, business segments, is based on its management and internal reporting structure.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly income-earning assets and revenue, interest-bearing borrowings and expenses, related assets and expenses.

Segment capital expenditure is the total cost incurred during the year to acquire segment assets that are expected to be used for more than one year.

Business segments

The Group is in the business of investing in the following shopping malls, which are considered to be the main business segments: Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Plaza Singapura, Bugis Junction, other investment properties, CRSL's properties and the Group's 40.0% share in RCS Trust – Raffles City.

Geographical segments

Geographical segment reporting has not been prepared because all the malls are located in Singapore.

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Business segments

	Tampines Mall $'000	Junction 8 $'000	Funan DigitaLife Mall $'000	IMM Building $'000	Plaza Singapura $'000	Bugis Junction $'000	Other Investment Properties[1] $'000	Subsidiaries portfolio[2] $'000	40.0% interest in RCS Trust – Raffles City[3] $'000	Total $'000
2007										
Gross rental income	50,556	40,314	23,995	61,096	63,977	55,050	11,227	29,883	63,111	399,209
Car park income	2,346	1,339	1,878	131	2,309	-	869	1,310	1,815	11,997
Others	2,327	2,895	1,505	3,523	2,208	3,640	1,260	1,957	1,339	20,654
Gross revenue	55,229	44,548	27,378	64,750	68,494	58,690	13,356	33,150	66,265	431,860
Segment net property income	38,452	29,558	17,659	40,279	48,909	38,098	7,967	19,489	47,364	287,775
Interest income										1,066
Unallocated expenses										(100,942)
										187,899
Share of profit of associate										39,653
Net income										227,552
Net change in fair value of investment properties	54,414	30,242	37,298	25,109	78,230	35,314	11,146	(3,281)	112,698	381,170
Total return for the year before income tax										608,722
Income tax expense										(775)
Total return for the year										607,947

Business segments

	Tampines Mall $'000	Junction 8 $'000	Funan DigitaLife Mall $'000	IMM Building $'000	Plaza Singapura $'000	Bugis Junction $'000	Other Investment Properties[1] $'000	40.0% interest in RCS Trust – Raffles City[3] $'000	Total $'000
2006									
Gross rental income	49,998	38,373	21,893	51,238	59,890	50,562	15,641	19,706	307,301
Car park income	2,119	1,364	1,656	–	2,178	–	1,083	512	8,912
Others	1,690	2,331	905	2,996	2,144	3,184	1,805	460	15,515
Gross revenue	53,807	42,068	24,454	54,234	64,212	53,746	18,529	20,678	331,728
Segment net property income	37,833	28,899	14,739	29,949	44,533	35,748	11,295	14,645	217,641
Interest income									967
Unallocated expenses									(65,465)
									153,143
Share of profit of associate									14,258
Net income									167,401
Net change in fair value of investment properties	18,461	13,072	5,111	104,679	28,178	44,705	5,364	33,390	252,960
Total return for the year before income tax									420,361
Income tax expense									–
Total return for the year									420,361

Business segments

	Tampines Mall $'000	Junction 8 $'000	Funan DigitaLife Mall $'000	IMM Building $'000	Plaza Singapura $'000	Bugis Junction $'000	Other Investment Properties[1] $'000	Subsidiaries portfolio[2] $'000	40.0% interest in RCS Trust – Raffles City[3] $'000	Total $'000
2007										
Assets and liabilities										
Segment assets	721,248	521,951	305,357	602,393	923,767	720,565	234,215	723,401	1,036,626	5,789,523
Investment in associate										98,053
Unallocated assets										69,692
Total assets										5,957,268
Segment liabilities	16,730	15,738	12,600	31,878	21,421	24,704	10,694	490,520	367,070	991,355
Unallocated liabilities:										
- interest-bearing borrowings										1,240,251
- interest payables										265
- asset management fees payable										3,062
- current tax payable										1,018
- others										(497)
										1,244,099
Total liabilities										2,235,454
Other segmental information										
Depreciation of plant and equipment	28	30	15	75	26	42	36	32	150	434
Plant and equipment:										
- capital expenditure	46	7	58	266	196	101	7	37	102	820
Investment properties:										
- capital expenditure	10,586	1,758	7,202	16,891	8,770	19,687	15,674	9,239	15,302	105,109
Receivables written off	–	13	–	–	5	3	–	(8)	–	13

Business segments

	Tampines Mall $'000	Junction 8 $'000	Funan DigitaLife Mall $'000	IMM Building $'000	Plaza Singapura $'000	Bugis Junction $'000	Other Investment Properties[1] $'000	40.0% interest in RCS Trust – Raffles City[3] $'000	Total $'000
2006									
Assets and liabilities									
Segment assets	656,581	490,252	261,066	560,601	838,403	666,506	207,979	924,705	4,606,093
Investment in associate									169,636
Unallocated assets									35,549
Total assets									4,811,278
Segment liabilities	13,573	12,671	12,457	37,758	20,347	18,742	5,695	359,838	481,081
Unallocated liabilities:									
- interest-bearing borrowings									1,345,526
- interest payables									4,089
- asset management fees payable									3,214
- current tax payable									367
- others									1,187
									1,354,383
Total liabilities									1,835,464
Other segmental information									
Depreciation of plant and equipment	22	30	3	72	45	33	29	36	270
Plant and equipment:									
- capital expenditure	21	12	6	158	14	13	62	64	350
Investment properties:									
- capital expenditure	3,875	2,928	7,795	53,321	3,980	5,295	2,489	1,969	81,652
- write-off of assets	336	–	406	–	158	–	–	–	900
Allowance for doubtful receivables	–	–	–	–	–	–	–	15	15
Receivables written off	–	–	–	–	14	–	–	–	14

[1] *Other investment properties comprise Sembawang Shopping Centre, Hougang Plaza and Jurong Entertainment Centre.*
[2] *Subsidiaries portfolio comprises Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall under CRSL and CMT MTN.*
[3] *The joint acquisition of Raffles City through RCS Trust by CMT (40.0%) and CCT (60.0%) was completed on 1 September 2006.*

26 COMMITMENTS

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Capital commitments:				
- contracted but not provided for	129,369	66,577	88,940	66,267
- authorised but not contracted for	67,461	79,571	53,170	79,122
	196,830	146,148	142,110	145,389

The Group leases out its investment properties. Non-cancellable operating lease rentals are receivable as follows:

	Group		Trust	
	2007 $'000	2006 $'000	2007 $'000	2006 $'000
Within 1 year	385,018	302,422	285,133	261,011
After 1 year but within 5 years	493,034	363,910	358,347	315,091
	878,052	666,332	643,480	576,102

27 CONTINGENT LIABILITY

Pursuant to the tax transparency ruling from IRAS, the Trustee has provided a tax indemnity for certain types of tax losses, including unrecovered late payment penalties, that may be suffered by IRAS should IRAS fail to recover from Unitholders tax due or payable on distributions made to them without deduction of tax, subject to the indemnity amount agreed with the IRAS. This indemnity is applicable to distributions made out of the Trust's income for the period from the date of the listing of the Trust to 1 August 2004. The amount of indemnity, as agreed with IRAS for any one year is limited to the higher of $500,000 or 1.0% of the taxable income of the Trust for that year. Each yearly indemnity has a validity period of the earlier of seven years from the end of the relevant year of assessment and three years from the termination of the Trust.

28 COMPARATIVE INFORMATION

Change in computation of Earnings per Unit

With the introduction of FRS 40 *Investment Property* with effect from 1 January 2007, Earnings per Unit are computed based on Total Return for the year. Prior to this, Earnings per Unit were computed based on Net Income after tax.

Comparative Earnings per Unit have been restated to be consistent with current year's presentation.

29 SUBSEQUENT EVENTS

Subsequent to the year ended 31 December 2007, the Manager declared a distribution of $39,051,000 to Unitholders in respect of the period from 7 November 2007 to 31 December 2007.

On 5 February 2008, to maintain its 20.0% interest in CRCT, the Trust subscribed 27,605,000 units in CRCT at an aggregate value of $37,543,000. With the investment made, the Trust holds an aggregate of 122,705,000 units in CRCT.

In addition, refinancing plans for the Class A to D bonds and revolving credit facility of CRSL have been put in place.

30 FINANCIAL RATIOS

	2007 %	2006 %
Expenses to weighted average net assets [1]		
- including performance component of Manager's management fees	0.69	0.88
- excluding performance component of Manager's management fees	0.43	0.53
Portfolio turnover rate [2]	–	–

[1] *The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Trust, excluding property expenses and interest expense.*

[2] *The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value.*

UNITHOLDERS STATISTICS

STATISTICS OF UNITHOLDINGS
AS AT 3 MARCH 2008

Issued and Fully Paid Units
1,663,318,801 units (voting rights : 1 vote per unit)
Market Capitalisation $5,322,620,163 (based on closing unit price of $3.20 on 3 March 2008)

DISTRIBUTION OF UNITHOLDINGS

Size of Holdings	No. of Unitholders	%	No. of Units	%
1 - 999	171	2.12	53,794	0.00
1,000 - 10,000	5,958	73.87	23,965,841	1.44
10,001 - 1,000,000	1,911	23.70	99,421,610	5.98
1,000,001 and above	25	0.31	1,539,877,556	92.58
	8,065	100.00	1,663,318,801	100.00

LOCATION OF UNITHOLDERS

Country	No. of Unitholders	%	No. of Units	%
Singapore	7,911	98.09	1,659,652,921	99.78
Malaysia	56	0.69	978,450	0.06
Others	98	1.22	2,687,430	0.16
	8,065	100.00	1,663,318,801	100.00

UNITHOLDERS STATISTICS

TWENTY LARGEST UNITHOLDERS

S/No.	Name	No. of Units	%
1.	CITIBANK NOMINEES SINGAPORE PTE LTD	306,327,440	18.42
2.	PYRAMEX INVESTMENTS PTE LTD	300,219,553	18.05
3.	DBS NOMINEES PTE LTD	235,286,275	14.15
4.	ALBERT COMPLEX PTE LTD	147,000,000	8.84
5.	DBSN SERVICES PTE LTD	141,063,924	8.48
6.	HSBC (SINGAPORE) NOMINEES PTE LTD	128,186,079	7.71
7.	NTUC FAIRPRICE CO-OPERATIVE LTD	80,570,000	4.84
8.	UNITED OVERSEAS BANK NOMINEES (PTE) LTD	68,931,744	4.14
9.	PREMIER HEALTHCARE SERVICES INTERNATIONAL PTE LTD	33,000,000	1.98
10.	RAFFLES NOMINEES PTE LTD	28,662,975	1.72
11.	ALPHAPLUS INVESTMENTS PTE LTD	25,330,000	1.52
12.	DB NOMINEES (S) PTE LTD	13,752,277	0.83
13.	CAPITAMALL TRUST MANAGEMENT LIMITED	9,510,496	0.57
14.	BNP PARIBAS NOMINEES SINGAPORE PTE LTD	3,570,800	0.21
15.	TM ASIA LIFE SINGAPORE LTD-PAR FUND	2,862,000	0.17
16.	THIOEQUITIES PTE LTD	2,663,039	0.16
17.	ROYAL BANK OF CANADA (ASIA) LTD	2,347,000	0.14
18.	MERRILL LYNCH (SINGAPORE) PTE LTD	2,012,562	0.12
19.	SOCIETE GENERALE SPORE BRANCH	1,872,586	0.11
20.	MORGAN STANLEY ASIA (SINGAPORE) SECURITIES PTE LTD	1,268,106	0.08
		1,534,436,856	92.24

List of Directors' Interest
(As at 21 January 2008)

Name	No. of CMT Units Held
Hsuan Owyang	Nil
Liew Mun Leong	225,000 (Deemed)
Pua Seck Guan	Nil
James Glen Service	Nil
David Wong Chin Huat	60,000 (Direct) 30,000 (Deemed)
S. Chandra Das	Nil
Kee Teck Koon	Nil
Olivier Lim Tse Ghow	Nil
Wen Khai Meng	346,000 (Direct) 143,550 (Deemed)

UNITHOLDERS STATISTICS

List Of Substantial Unitholders (As At 3 March 2008)[1]

Name	No. of Units Held	% Of Issued Units
NTUC FairPrice Co-operative Limited	**Direct:** 81,070,000 units	4.87
	Deemed: 25,330,000 units (held by Alphaplus Investments Pte Ltd)	1.52
	Total: 106,400,000	6.40
Albert Complex Pte. Ltd. ("ACPL")	**Direct:** 147,000,000 units	8.84
Pyramex Investments Pte Ltd ("PIPL")	**Direct:** 300,219,553 units	18.05
CapitaLand Retail Limited ("CRTL")	**Deemed:** 480,219,553 units	28.87
	Comprising: 147,000,000 units held by ACPL	
	300,219,553 units held by PIPL	
	33,000,000 units held by Premier Healthcare Services International Pte Ltd ("PHSIPL")	
CapitaLand Limited ("CL")	**Deemed:** 489,730,049 units	29.44
	Comprising: 147,000,000 units held by ACPL	
	300,219,553 units held by PIPL	
	33,000,000 units held by PHSIPL	
	9,510,496 units held by CapitaMall Trust Management Limited	
Temasek Holdings (Private) Limited	**Deemed:** 492,663,759 units	29.62

[1] *Based on the Register of Substantial Unitholders maintained by the Manager.*

FREEFLOAT

Based on the information made available to the Manager, no less than 10.0 percent of the units in CMT were held in the hands of the public as at 3 March 2008. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

RELATED PARTY TRANSACTIONS

THE TRANSACTIONS ENTERED INTO WITH RELATED PARTIES DURING THE FINANCIAL YEAR, WHICH FALL UNDER THE LISTING MANUAL AND THE CIS CODE, ARE AS FOLLOWS:

Name of Related Party	Aggregate value of all related party transactions during the financial period under review (excluding transactions of less than S$100,000 each) S$'000
CapitaLand Limited and its subsidiaries or associates	
- Management fees[1]	25,512
- Property management fees & reimbursables	34,859
- Acquisition fees related to acquisition of balance 72.8% of CRS through Class E bonds	1,334
- Project management and consultancy fees for asset enhancement works	2,896
- Rental and service income	414
- Acquisition of balance 72.8% of CRS through Class E bonds	133,333
Temasek Holdings (Private) Limited and its associates	
- Rental and service income	1,973
- Utilities	17,950

[1] *For the purposes of Clause 907 of the Listing Manual of the SGX-ST, in arriving at this figure, the market price of the CMT Units (being the closing price of the Units traded on the SGX-ST on the relevant date of issue of the Units) issued to the Manager for the performance component of its management fees, was used to determine the amount of the aggregate asset management fees paid to the Manager for the period from 1 January 2007 to 31 December 2007. A total of 3,419,760 CMT Units amounting to an aggregate of S$12,038,328 have been or will be issued to the Manager as payment of the performance component of the asset management fees (as computed pursuant to the Trust Deed) for the period from 1 January 2007 to 31 December 2007. In respect of the period from 1 January 2007 to 31 March 2007, a total of 866,363 Units, comprising 317,210 and 549,153 CMT Units at issue prices of S$2.7807 and S$3.7076* per Unit respectively, were issued on 3 May 2007 to the Manager. The market price at the date of issue was S$4.16 per Unit and the aggregate market value of these Units was S$3,604,070 based on this market price. In respect of the period from 1 April 2007 to 30 June 2007, a total of 816,107 Units, comprising 299,147 and 516,960 CMT Units at issue prices of S$3.0496 and S$4.0661* per Unit respectively, were issued on 7 August 2007 to the Manager. The market price at the date of issue was S$3.48 per Unit and the aggregate market value of these Units was S$2,840,052 based on this market price. In respect of the period from 1 July 2007 to 30 September 2007, a total of 811,175 CMT Units, comprising 52,343 and 758,832 CMT Units at issue prices of S$2.8178 and S$3.7571* per Unit respectively, were issued on 9 November 2007 to the Manager. The market price at the date of issue was S$3.38 per Unit and the aggregate market value of these Units was S$2,741,772 based on this market price. In respect of the period from 1 October 2007 to 31 December 2007, a total of 926,115 CMT Units at issue price of S$3.3173* per Unit, were issued on 4 February 2008 to the Manager. The market price at the date of issue was S$3.08 per Unit and the aggregate market value of these Units was S$2,852,434 based on this market price.*

* *Based on the volume weighted average traded price for a Unit for all trades on the SGX-ST in the ordinary course of trading on the SGX-ST for the last ten business days of the relevant period in which the management fee accrues.*

Save as disclosed above, there were no additional Related Party Transactions (excluding transactions of less than S$100,000 each) entered into during the financial period under review.

On 16 February 2004, CMT announced that the SGX-ST has on 10 February 2004 granted a waiver to CMT from rules 905 and 906 of the SGX-ST's Listing Manual in relation to payments for management fee, payments for acquisition and divestment fees, payments of property management fee, reimbursement to the property manager in respect of payroll and related expenses as well as payments of trustee's fee not to be included in the aggregated value of total related party transactions as governed by rules 905 and 906 of the Listing Manual.

Please also see Significant Related Party Transactions on note 23 in the financial statements.

Subscription of CMT Units

For the financial year ended 31 December 2007, an aggregate of 100,951,981 CMT units were issued and subscribed for. As at 31 December 2007, 1,662,392,686 CMT units were in issue and outstanding. On 4 February 2008, 926,115 CMT units were issued to the Manager as part payment of the performance component of its asset management fees for the fourth quarter of 2007.

MALL DIRECTORY

MALLS	ADDRESS	TEL (GENERAL)	FAX (GENERAL)	WEBSITE
Bugis Junction	200 Victoria Street, Singapore 188021	(65) 6557 6556	(65) 6338 1783	www.bugisjunction-mall.com.sg
Bukit Panjang Plaza	1 Jelebu Road, Singapore 677743	(65) 6314 6380	(65) 6763 4829	www.capitalandretail.com/malls_sg_bpp.html
Funan DigitaLife Mall	109 North Bridge Road, Singapore 179097	(65) 6332 7843	(65) 6333 4275	www.funan.com.sg
Hougang Plaza	1189 Upper Serangoon Road, Singapore 534785	(65) 6385 3641	(65) 6385 7338	-
IMM Building	2 Jurong East Street 21, Singapore 609601	(65) 6665 8288	(65) 6562 3933	www.imm.sg
Junction 8	9 Bishan Place, Singapore 579837	(65) 6354 9282	(65) 6354 2977	www.junction8.com.sg
Jurong Entertainment Centre	2 Jurong East Central 1, Singapore 609731	(65) 6665 8288	(65) 6562 3933	www.capitalandretail.com/malls_sg_jec.html
Lot One Shoppers' Mall	21 Choa Chu Kang Avenue 4, Singapore 689812	(65) 6314 6210	(65) 6763 2405	www.capitalandretail.com/malls_sg_lotone.html
Plaza Singapura	68 Orchard Road, Singapore 238839	(65) 6332 9770	(65) 6339 5006	www.plazasingapura.com.sg
Raffles City	**Retail:** 252 North Bridge Road Singapore 179103 **Office:** 250 North Bridge Road Singapore 179101 **Hotels:** Swissôtel The Stamford Singapore 2 Stamford Road Singapore 178882 Fairmont Singapore 80 Bras Basah Road Singapore 189560	(65) 6338 7766	(65) 6337 3618	www.rafflescity.com
Rivervale Mall	11 Rivervale Crescent, Singapore 545082	(65) 6489 1954	(65) 6489 1956	www.capitalandretail.com/malls_sg_river.html
Sembawang Shopping Centre	604 Sembawang Road, Singapore 758459	(65) 6757 8009	(65) 6257 1463	www.capitalandretail.com/malls_sg_ssc.html
Tampines Mall	4 Tampines Central 5, Singapore 529510	(65) 6788 8377	(65) 6787 0995	www.tampinesmall.com.sg

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Partner-In-Charge : Mr Ronald Tay

(Since the financial period ended 31 December 2007)

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THE MANAGER

REGISTERED ADDRESS

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DIRECTORS OF THE MANAGER

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Chairman & Independent Non-Executive Director

Mr Liew Mun Leong
Deputy Chairman & Non-Executive Director

Mr Pua Seck Guan
Chief Executive Officer & Executive Director

Mr James Glen Service
Independent Non-Executive Director

Mr David Wong Chin Huat
Independent Non-Executive Director

Mr S. Chandra Das
Non-Executive Director

Mr Kee Teck Koon
Non-Executive Director

Mr Olivier Lim Tse Ghow
Non-Executive Director

Mr Wen Khai Meng
Non-Executive Alternate Director

EXECUTIVE COMMITTEE

Mr Liew Mun Leong

Mr Pua Seck Guan

Mr Kee Teck Koon

Mr Olivier Lim Tse Ghow

AUDIT COMMITTEE

Mr Hsuan Owyang

Mr James Glen Service

Mr David Wong Chin Huat

Mr Olivier Lim Tse Ghow

CORPORATE DISCLOSURE COMMITTEE

Mr Hsuan Owyang

Mr Liew Mun Leong

Mr Kee Teck Koon

Mr Olivier Lim Tse Ghow

COMPANY SECRETARY

Ms Kannan Malini

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AS MANAGER OF CAPITAMALL TRUST

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